



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: September 27, 2021

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE RICHMAN GROUP LAKELAND ROAD HOUSING DEVELOPMENT

PROJECT NAME: The Richman Group Lakeland Road Housing Development

PROJECT APPLICANT: The Applicant for the proposed project is Mr. Rick Westberg, Executive Vice President, The Richman Group of California, 420 31st Street, Suite B1, Newport Beach, California, 92663.

PROJECT LOCATION: The project site's legal address is 13231 Lakeland Road, Santa Fe Springs, California 90670. The applicable parcel numbers include 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4).

CITY AND COUNTY: City of Santa Fe Springs, Los Angeles County.

PROJECT: The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development on a site located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would involve the construction and occupancy of 121 rental units and 18 owner-occupied townhome condominium units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed with the construction of the proposed project is 4.68 acres (203,761 square feet).

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of Santa Fe Springs determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project will not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

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- The proposed project will not have impacts that are individually limited, but cumulatively considerable.

- The proposed project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

PUBLIC REVIEW PERIOD: In compliance with CEQA, the City sent a notice to begin a 30-day public review period beginning October 1, 2021 and ending October 31, 2021 to solicit comments and input on the Draft IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the Draft IS/ND may be submitted electronically to Wayne Morrell at Waynemorrell@santafesprings.org or mailed to:

City of Santa Fe Springs
Planning Department
Attn: Wayne Morrell,
11710 E. Telegraph Road
Santa Fe Springs, Calif. 90670

Comments should be submitted no later than 5:00 pm on **Monday, November 1, 2021.**

A copy of the IS/MND is available for public review at the following location:

Santa Fe Springs City Hall
Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

The IS/MND is available for public review at the following web address:

https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

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