

# Notice of Determination

**To:**

Office of Planning and Research  
U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Los Angeles  
Address: 12400 Imperial Hwy. Norwalk CA 90650

**From:**

Public Agency: City of Santa Fe Springs  
Address: 11710 Telegraph Road  
Santa Fe Springs, CA 90670  
Contact: Wayne Morrell  
Phone: (562) 868-0511

Lead Agency (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2021100075

Project Title: The Richman Group Lakeland Road Housing Development

Project Applicant: The Richman Group of California, 420 31st Street, Suite B1, Newport Beach, California, 92663

Project Location (include county): 13231 Lakeland Road, Santa Fe Springs, Los Angeles County, California 90670. The applicable parcel numbers include 8011-012-902 ,

**Project Description:**

The construction of a new 139-unit housing development on a site located near the intersection of Lakeland Road and Laurel Avenue.

*Tentative Parcel Map No. 083238 A* Request for approval to subdivide one parcel (APN: 8011-012-902) of ±3.95 acres into three parcels: Parcel 1 of 0.81 acres, Parcel 2 of 2.19 acres and Parcel 3 of 0.95 acres, on property located at 13231 Lakeland Road, in the R-3-PD, Multiple-Family Residential-Planned Development, Zone; and

*Development Plan Approval Case No. 974:* A request for approval to allow the construction of a 19-unit transitional/supportive housing and appurtenant improvements; and

*Conditional Use Permit Case No. 811:* A request for approval allow the establishment of a 19-unit transitional housing use and appurtenant improvements within the Planned Development Zone; and

*Development Plan Approval Case No. 975:* A request for approval to allow the construction of a 50-unit senior apartment housing and appurtenant improvements; and

*Conditional Use Permit Case No. 812:* A request for approval to allow the establishment of a 50-unit senior apartment use and appurtenant improvements; and

*Development Plan Approval Case No. 991:* A request for development plan approval to allow the construction of two 3-story courtyard style wood-frame walk up building, with an elevator and interior corridors and one, 1-story clubhouse; and

*Conditional Use Permit Case No. 827:* A request for approval to allow the establishment of a 22-unit senior apartment use, a 30 unit apartment use and a clubhouse use, within the PD, Planned Development Zone.

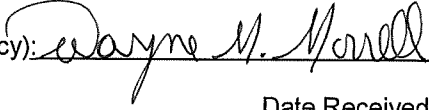
This is to advise that City of Santa Fe Springs (Lead Agency) has approved the above described project

This is to advise that City of Santa Fe Springs (Lead Agency) has approved the above described project on 1/24/2022 and has made the following determinations regarding the above described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=15524>

Signature (Public Agency):  Title: Director of Planning

Date: 1/27/2022 Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.