For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Norwalk Entertainment District - Civic Center Specific Plan Project
Contact Person: Jill Ann Arabe, AICP, Development Services Manager

Project Location: County: Los Angeles City/Nearest Community: Norwalk
Cross Streets: Norwalk Blvd and Imperial Highway Total Acres: approx. 13.2 acres
Lat. / Long.: 33.916, -118.071 Waterways: La Canada Verde Creek
Assessor’s Parcel No. APN 8047-006-922, -924, and-925 and a portion of APN 8047-006-927
Within 2 Miles: State Hwy #: 1-5; I-605; I-105
Airports: n/a Railways: mainline rail (Metrolink) to the east; branch line to the west; Spur to the south
Schools: Paddison Elementary School (northwest); William Orr ES (northwest); Cresson ES (north); Thomas B Moffitt ES (east); Cesar Chavez ES (south); Nettie Waite MS (south); Morrison HS (west); Los Alisos MS (south); Loretta Lampton ES (south); Earl E. Edmondson ES (south); Excelsior HS (south); Solland ES (south); John Glenn HS (east); Southeast Academy HS (east); Lakeland ES (north); Norwalk Christian School (northwest); Santa Fe HS (northwest); Lakeside Middle School (west)

Document Type: CEQA: ☑ NOP ☑ Early Cons ☑ Neg Dec ☑ Mit Neg Dec ☑ Supplement/Subsequent EIR ☑ (Prior SCH No.) ☑ NEPA: ☑ NOI ☑ Draft EIR ☑ EA ☑ Draft EIS ☑ FONSI

Local Action Type: ☑ General Plan Update ☑ Specific Plan ☑ Rezone ☑ Annexation ☑ General Plan Amendment ☑ Master Plan ☑ Prezone ☑ Redevelopment ☑ General Plan Element ☑ Planned Unit Development ☑ Use Permit ☑ Coastal Permit ☑ Community Plan ☑ Site Plan ☑ Land Division (Subdivision, etc.)


Water Facilities: Type MGD Transportation: Type Mining: Mineral Power: Type MW Waste Treatment: Type MGD

Project Issues Discussed in Document:
- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Absorption
- Economic/Jobs
- Other:

- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Wildlife
- Growth Inducing
- Land Use
- Cumulative Effects
Project Description:
The City has prepared a DEIR to analyze environmental impacts associated with implementation of the proposed project, which would include the establishment and implementation of the Norwalk Entertainment District-Civic Center Specific Plan. The proposed project seeks to implement the City's Economic Development Opportunities Plan, which identified the project site as an area for the promotion of economic development, by revitalizing the project site with the development of a vibrant community-focused development. The proposed project described in the specific plan includes the construction of a mixed-use development with residential, commercial, and open space uses on the location of the current City Hall Lawn and surface parking lot. Up to 350 residential units and associated amenities would be developed. Up to 110,000 square feet of commercial uses would be developed and would include a mix of retail, food and beverage, health and wellness, and/or grocery/market uses.

The proposed project would include ground-floor open space that would be publicly accessible but privately maintained and operated, and residential open space areas for residents. Assuming full buildout as provided in the specific plan, the proposed project would construct 851 parking spaces within the new mixed-use buildings. The remainder of the parking spaces required for the proposed project pursuant to the specific plan would be within the existing 1,050-space parking garage. The proposed project would also allow for the construction of up to two additional stories on the existing parking structure (700 additional parking spaces). No modifications are proposed to the existing Norwalk City Hall building or the small portion of the County accessory building (located south of City Hall) that are within the project site. Construction of the proposed project, in accordance with the proposed specific plan, is anticipated to begin in 2023 and last up to 23 months.

A general plan map and text amendment is proposed to establish a land use designation of “mixed use” and apply this designation to the project site. A zoning text and map amendment is proposed to establish the proposed specific plan as the zoning for the project site and to remove the existing Public Facilities Overlay designation from the project site. The proposed project would also include other discretionary actions from the City and other public agencies including, without limitation, ground lease(s), reciprocal easement agreement(s), parking lease and/or license, easements, master conditional use permit(s) for alcohol, a development agreement, and other agreements or actions of the City or other public agencies in furtherance of the proposed project. The development area of the project site is owned by the City but is proposed to be developed by the applicant through a public private partnership with the City, which may include, among other things, one or more lease(s) or other agreements with the applicant relating to portions of the project site in order to implement the development authorized by the specific plan.

Form A, continued
Notice of Completion and Environmental Document Transmittal

Reviewing Agencies Checklist
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an “X”.
If you have already sent your document to the agency please denote that with an “S”.

X Air Resources Board
X Office of Historic Preservation
X Caltrans District #7
X Office of Public School Construction
— Boating and Waterways, Department of California Highway Patrol
X Parks and Recreation
— Caltrans Division of Aeronautics
X Pesticide Regulation, Department of Public Utilities Commission
X Caltrans Planning (Headquarters)
X Reclamation Board
— Coachella Valley Mountains Conservancy
X Regional WQCB # Los Angeles
— Coastal Commission
X Resources Agency
X Colorado River Board
S.F. Bay Conservation and Development Commission
X Conservation, Department of
San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy
X Corrections, Department of
San Joaquin River Conservancy
— Delta Protection Commission
Santa Monica Mountains Conservancy
— Education, Department of
State Lands Commission
X Energy Commission
X SWRCB: Clean Water Grants
— Fish and Game Region #5 South Coast
X SWRCB: Water Quality
— Food and Agriculture, Department of
SWRCB: Water Rights
— Forestry and Fire Protection
Tahoe Regional Planning Agency
X General Services, Department of
X Toxic Substances Control, Department of
X Health Services, Department of
X Water Resources, Department of
X Native American Heritage Commission
Other:
X Office of Emergency Services
Other:
**Local Public Review Period** (to be filled in by lead agency):

Starting Date: **July 1, 2022**

Ending Date: **August 15, 2022**

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<thead>
<tr>
<th>Lead Agency (complete if applicable):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consulting Firm: PlaceWorks</td>
</tr>
<tr>
<td>Address: 700 Flower St, Suite 600</td>
</tr>
<tr>
<td>City/State/Zip: Los Angeles, CA 90017</td>
</tr>
<tr>
<td>Contact: Mariana Zimmermann</td>
</tr>
<tr>
<td>Telephone: 714-966-9220</td>
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<tr>
<th>Applicant:</th>
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<tbody>
<tr>
<td>Name: Primestor</td>
</tr>
<tr>
<td>Address: 9950 Jefferson Blvd. Building 2</td>
</tr>
<tr>
<td>City/State/Zip: Culver City CA 90232</td>
</tr>
<tr>
<td>Telephone: (213) 223-5514</td>
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**Signature of Lead Agency Representative** [Signature]

Date: **6/30/2022**

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