

Form A

Notice of Completion and Environmental Document Transmittal

SCH # 2022020128

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

Lead Agency: City of Norwalk Contact Person: Jill Ann Arabe, AICP, Development Services Manager
Street Address: 12700 Norwalk Boulevard Telephone: 562-929-5741
City: Norwalk Zip Code: 90650 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Norwalk

Cross Streets: Norwalk Blvd and Imperial Highway Zip Code: 90650

Lat. / Long.: 33.916, -118.071 Total Acres: approx. 13.2 acres

Assessor's Parcel No. APN 8047-006-922, Section: 18 Twp: 3S Range: 11W Base: -924, and-925 and a portion of APN 8047-006-927

Within 2 Miles: State Hwy #: I-5; I-605; I-105 Waterways: La Canada Verde Creek

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 ES (west); DD Johnston ES (west); Corvallis MS (west); New River ES (west); Norwalk 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 [x] Draft EIR [] Early Cons [] Supplement/Subsequent EIR (Prior SCH No.) [] Neg Dec [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

[] General Plan Update [x] Specific Plan [x] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[x] Residential: Units 350 Acres Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees Transportation: Type
[x] Commercial: Sq.ft. 110,000 Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Approx. Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
Total Acres (approximate): 13.2 acres Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Wildlife
[] Coastal Zone [x] Noise [x] Solid Waste [x] Growth Inducing
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Land Use
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Cumulative Effects
[] Other:

Present Land Use/Zoning/General Plan Designation: Zoning: Institutional

Land Use: Zoning: General Plan: Institutional

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 651 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

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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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating and Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Parks and Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # <u>Los Angeles</u> |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation and Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish and Game Region # <u>5 South Coast</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food and Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry and Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing and Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Office of Emergency Services | _____ |

Local Public Review Period (to be filled in by lead agency):

Starting Date: July 1, 2022

Ending Date: August 15, 2022

Lead Agency (complete if applicable):

Consulting Firm: PlaceWorks

Address: 700 Flower St, Suite 600

City/State/Zip: Los Angeles, CA 90017

Contact: Mariana Zimmermann

Telephone: 714-966-9220

Applicant:

Name: Primestor

Address: 9950 Jefferson Blvd.

Building 2

City/State/Zip: Culver City CA 90232

Telephone: (213) 223-5514

Signature of Lead Agency Representative Mariana Zimmermann

Date: 6/30/2022

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.