



NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

NORWALK ENTERTAINMENT DISTRICT – CIVIC CENTER SPECIFIC PLAN PROJECT AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2022020128)

TO: Area Residents, Agencies, Organizations, and Interested Parties

APPLICANT: Primestor Development, Inc.

SUBJECT: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the Norwalk Entertainment District – Civic Center Specific Plan Project and notice of public informational meeting. (Una versión en español de este aviso está disponible usando el enlace que se encuentra al final de este aviso.)

DEIR PUBLIC REVIEW PERIOD: July 1, 2022 – August 15, 2022

PUBLIC INFORMATIONAL MEETING: Wednesday, August 3, 2022, 6:00 p.m. to 7:30 p.m., details below

Notice is hereby given that the City of Norwalk (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared an Environmental Impact Report (EIR) for the Norwalk Entertainment District-Civic Center Specific Plan Project (proposed project) pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines). The purpose of this notice is (1) to serve as an NOA of a DEIR pursuant to the CEQA Guidelines Section 15087, (2) to receive comments on content of the DEIR, and (3) to provide notice of a public informational meeting regarding the DEIR.

Project Location: The proposed specific plan area, or project site, consists of approximately 13.2 acres located at the southeast corner of the intersection of Imperial Highway and Norwalk Boulevard in the City of Norwalk. The project site consists of three parcels with Assessor's Parcel Numbers (APN) 8047-006-922, -924, and -925 which are owned by the City of Norwalk, and a portion of one parcel with APN 8047-006-927, which is owned by the County of Los Angeles (County). The project site is bordered by Imperial Highway to the north, Avenida Manuel Salinas to the east, the Los Angeles County Superior Court–Norwalk property to the south, and Norwalk Boulevard to the west. The nearest freeways providing regional access to the project area are Interstate 605 (I-605), Interstate 5 (I-5), Interstate 105 (I-105), and U.S. Route 91 (US-91). The project site is located approximately 0.6 mile west of the Norwalk/Santa Fe Springs Transportation Center (Metrolink). The Norwalk Los Angeles County Metro Station is approximately 1.7 miles west of the project site on Hoxie Avenue.

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.

Environmental Determination: The DEIR analysis determined that the proposed project has the potential to result in significant impacts related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Transportation, and Tribal Cultural Resources and incorporates mitigation measures to ensure that the proposed project will not result in any significant, adverse effects on the environment. Impacts related to Aesthetics, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, Recreation, and Utilities and Service Systems were determined to be less than significant. Impacts related to Greenhouse Gas Emissions were found to remain significant and unavoidable even after implementation of mitigation measures.

Public Review Period and Document Availability: The City welcomes input and comments on the DEIR. The DEIR is available for a 45-day public review period beginning **July 1, 2022** and ending **August 15, 2022**. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Copies of the DEIR are available for review at (physical locations during normal business hours):

City of Norwalk,
Community Development, Room 12
12700 Norwalk Boulevard
Norwalk, CA 90650

Norwalk Library
12350 Imperial Highway
Norwalk, CA 90650

Pursuant to Public Resources Code Section 21092(b)(1), all documents referenced in the DEIR are available for inspection at the address above. The DEIR is also available at <https://www.norwalk.org/city-hall/departments/community-development/planning/norwalk-entertainment-district>.

Public Comments: The City will accept written comments regarding the DEIR and this notice through the close of business on **August 15, 2022**. Please send your written comments to Jill Arabe, AICP, Development Services Manager, Community Development, Room 12, 12700 Norwalk Boulevard, Norwalk, CA 90650; or by e-mail at jarabe@norwalkca.gov.

Please send your responses and comments with the subject heading “Norwalk Entertainment District – Civic Center Specific Plan Project” and include the name, phone number, and e-mail address of a contact person in all responses submitted.

Public Informational Meeting: A public informational meeting will be held at the address below on **Wednesday, August 3, 2022**, from 6:00 p.m. to 7:30 p.m., to solicit input from any interested parties on the content of the DEIR. Applicable COVID-19 policies in place at the time will be followed. The public informational meeting is intended to receive input from interested parties on the content of the DEIR and no decisions about the proposed project or the DEIR will be made at the public informational meeting. Anyone wishing to make formal comments on the content of the DEIR should also do so in writing. Written comments can also be submitted at the informational meeting. You may also send a written

response to this Notice and comments on the DEIR to the email and/or mailing address listed above by **August 15, 2022**, without attending the informational meeting.

A copy of the materials presented at the informational meeting will be posted to the City's website: <https://www.norwalk.org/city-hall/departments/community-development/planning/norwalk-entertainment-district> following the meeting.

The public informational meeting will be held at the location identified below.

Location: City of Norwalk
City Council Chambers
12700 Norwalk Boulevard
Norwalk, CA 90650

More Information: Questions concerning the matter should be directed to Jill Arabe, AICP, Development Services Manager, at (562) 929-5741 or jarabe@norwalkca.gov.

Accessibility: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk Department at (562) 929-5720. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide participation in the meeting or service. Assisted hearing devices will be available at this meeting without prior notification.

Dated this 1st day of July 2022.

Theresa Devoy, CMC
City Clerk

A Spanish version of this notice is provided on the City's website here: <https://www.norwalk.org/city-hall/departments/community-development/planning/norwalk-entertainment-district>.