

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Los Angeles County
Registrar-Recorder/County Clerk
12400 E. Imperial Hwy.
Norwalk, CA 90650

From: City of Norwalk
12700 Norwalk Boulevard
Norwalk, CA 90650

Applicant: Primestor Development, Inc.

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

Norwalk Entertainment District – Civic Center Specific Plan Project

Project Title

2022020128

Jill Ann Arabe, AICP, Development
Services Manager

562-929-5741

State Clearinghouse Number
(If submitted to Clearinghouse)

Contact Person

Area Code/Telephone/Extension

Project Location: The proposed 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. 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 project establishes the Norwalk Entertainment District-Civic Center Specific Plan and includes the construction and operation 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. Parking for the proposed project would be accommodated in the new mixed-use buildings and within the existing parking structure. 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.

On October 4, 2022, the City Council approved the proposed project and took the following actions:

- Adoption of resolution for a General Plan Amendment to amend the General Plan to add a Mixed-Use land use designation and change the land use designation of the project site from Institutional to Mixed-Use and for a Zone Map amendment to change the zoning of the project site from Institutional to SPA-16 (Specific Plan Area 16)
- Adoption of resolution for a Conditional Use Permit to permit the sales and consumption of alcohol for commercial businesses within the proposed project
- Adoption of resolution for a Ground lease by and between City of Norwalk and Primestor Development, Inc. for the Norwalk Entertainment District – Civic Center Project
- Certifying of the Environmental Impact Report, approving the Mitigation Monitoring and Reporting Program, and adopting of the Statement of Overriding Considerations

CEQA: California Environmental Quality Act

This is to advise that the City of Norwalk has approved the above described
(Lead Agency or Responsible Agency)


project on October 4, 2022 and has made the following determinations regarding the above described project:
(Date)

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 the record of project approval is available to the General Public at:

City of Norwalk, Community Development Department, 12700 Norwalk Boulevard, Norwalk CA 90650

Date received for filing and posting at OPR:

 Community Development Director 10/4/2022
Signature (Public Agency) Title Date