



# NOTICE OF INTENT TO ADOPT AN MITIGATED NEGATIVE DECLARATION

## Tilbury Village Residential Project

This notice serves as the City of Hawaiian Garden's Notice of Intent to adopt a Mitigated Negative Declaration (MND) for the Tilbury Village Residential Project (Project), prepared in accordance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines.

**LEAD AGENCY:** City of Hawaiian Gardens

**PROJECT NAME:** Tilbury Village Residential Project

**PROJECT APPLICANT:** Urban Pacific

**PROJECT LOCATION:** The Project Site is located at 12345 Carson Street (APN: 7066-017-127) in the City of Hawaiian Gardens (City). The .57 acre (25,182 square foot) Project Site is on the corner of Tilbury Street and Claretta Avenue, approximately .85 mile east of Interstate 605. Based on the Initial Study prepared for the proposed project, the City has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA and the State CEQA Guidelines. Pursuant to CEQA, the City is providing this Notice of Intent (NOI) to Adopt an MND to the public, responsible agencies, trustee agencies, the County Clerk, and other interested parties.

**PROJECT DESCRIPTION:** The Applicant (Urban Pacific) proposes to redevelop the vacant .57-acre site with 13 multifamily housing (mid-rise) dwelling units within two buildings. The maximum lot coverage would be 10,605 square feet (42%) of the 25,182 square foot lot area that makes up the Project Site. The buildings would be 3 stories at a height of 33 feet and 8 inches. The Project Site is currently designated for General Commercial (GC), which does not allow residential development. Therefore, the project includes a general plan amendment and zone change to High Density Residential (R-4) to permit the construction of 13 multi-family residential units.

**NOTICE IS HEREBY GIVEN THAT** the City proposes to adopt an MND for the Project described above. The MND is based on the finding that the Project would not have a significant effect on the environment. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, MND, and supporting materials are available for review in-person at the following locations:

Hawaiian Gardens Community Development Dept	Hawaiian Gardens Library
21815 Pioneer Boulevard	11940 Carson Street
Hawaiian Gardens, California 90716	Hawaiian Gardens, California 90716

A copy of the Initial Study, MND and related documents is also available on the City's website:

<https://www.hqcity.org/hq>

Any comments and questions regarding the MND should be sent to Kevin Nguyen, Associate Planner II, at either City of Hawaiian Gardens, Community Development Department, 21815 Pioneer Boulevard, Hawaiian Gardens, California 90716 or [knguyen@hqcity.org](mailto:knguyen@hqcity.org) or 562-420-2641 ext. 246.

**PUBLIC REVIEW PERIOD:                      Begins: February 11, 2022                      Ends: March 11, 2022**

In accordance with the CEQA guidelines, any comments concerning the findings of the proposed MND must be submitted in writing and received by the City no later than 5:00 p.m. on March 11, 2022 in order to be considered prior to the City's final determination on the Project. Should you decide to challenge this Project, you may be limited to the issues raised during this public review period.