



LOS ANGELES COUNTY CLERK
CEQA FILING COVER SHEET

FILED

FEB 10 2022

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
DEPUTY

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Florence Avenue Townhome Project

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

To:

Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Hwy, Norwalk, CA 90650

From:

Public Agency: City of Santa Fe Springs
Address: 11710 East Telegraph Road
Santa Fe Springs, CA 90670
Contact: Jimmy Wong
Phone: (562) 868-0511, Ext 7451

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Florence Avenue Townhome Project

Project Applicant: Melia Homes

Project Location (include county): 11733 Florence Ave, Santa Fe Springs, Los Angeles County, CA 90670

Project Description:

The project would redevelop the 3.02-acre project site with 54 attached for-sale multifamily residential townhomes and open space and recreational areas. The proposed residences would include between 2 and 4 bedrooms and have an attached 2-car garage. The project requests the approval of the following: 1) a General Plan Amendment from "Public Facilities" to "Multiple Family Residential"; 2) a Zone Change from (PF) "Public Facilities" to (R-3) "Multiple Family Residential,"; 3) a Development Plan Approval for the development of 54 units residential townhomes; 4) Modification permit for the front wall setback; and 5) a Tentative Tract Map (TTM 83383), to develop the residential multifamily townhome community with private drive aisles, parking, landscaping, and recreation area.

This is to advise that the City of Santa Fe Springs has approved the above
(Lead Agency or Responsible Agency)

described project on 2/8/2022 and has made the following determinations regarding the above
(date)
described project.

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 record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.santafesprings.org/civicax/filebank/blobdload.aspx?BlobID=15464>

Signature (Public Agency):  Title: Associate Planner

Date: 2/9/2022 Date Received for filing at OPR: _____