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**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: Fallbrook Point Project

Project Location: 22815 – 22825 West Roscoe Boulevard

Project Description: The project proposes to redevelop an existing surface parking lot located at 22815 and 22825 West Roscoe boulevard. The Project Site consists of an approximately 6.99-acre site irregularly shaped parcel which is currently zoned for limited industrial uses ([T][Q]M1-1) and has a land use designation of Limited Industrial. The Project would develop the site with three warehouse/manufacturing buildings with two-story heights not exceeding 37 feet. The three buildings would have floor areas of approximately 49,892 square feet, 31,169 square feet, and 17,553 square feet, for a Project total of approximately 98,614 square feet. The Project's total floor area would include approximately 23,500 square feet for potential office use, 19,000 square feet for manufacturing, and 56,114 square feet for warehouse use. The Project would provide 262 paved parking spaces within the site for employee vehicle use, and a total of 10 truck dock doors would be provided (two at the smallest building and four at each of the other two buildings). The truck dock bays would face the interior of the site, with dock doors and ramps recessed within the footprint of the structures such that loading docks would be shielded from residential uses in the vicinity. A preliminary landscaping plan indicates a variety of tree species would be installed in along the parking area and building perimeters, and along Fallbrook Avenue and Roscoe Boulevard. The Project would also retain a total of 32 existing trees within or adjacent to the site, including 27 existing trees that would be retained within a landscaped buffer area along Roscoe Boulevard at the southern boundary.

Schedule: The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning April 26, 2022 for 30 days, ending May 26, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the proposed mitigated negative declaration and all documents referenced in the proposed mitigated negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 763, Los Angeles, CA 90012.

Signature: CSH A Date: 4/20/22

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles

designated as CSH A

Department Representative