



NOTICE OF PREPARATION NOTICE OF PUBLIC SCOPING MEETING

NORWALK TRANSIT VILLAGE PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

Lead Agency: City of Norwalk

Project Applicant: City of Norwalk

Notice of Preparation Review Period: Friday, July 8, 2022 to Monday, August 8, 2022

Scoping Meeting: July 21, 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), will prepare an Environmental Impact Report (EIR) for the Norwalk Transit Village (proposed project) pursuant to the California Public Resources Code, Division 13, Section 21000 et seq. (CEQA Statute), and the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of this Notice of Preparation (NOP) is to (1) serve as a public notice pursuant to CEQA Guidelines Section 15082 that an EIR will be prepared; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared; and (3) provide notice of the public scoping meeting. The City is seeking your input regarding the scope and content of the EIR, including input on potentially significant environmental effects, mitigation measures, or project alternatives that should be explored in the EIR. If you represent a public agency, the City seeks input as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

Due to time limits mandated by state law, public agencies, members of the public, or any other interested parties are requested to respond to this NOP in writing no later than 30 days from the date of this NOP. The City will accept written comments regarding this NOP through the close of business on **Monday, August 8, 2022**. Please send all written comments, including emailed comments, to Jonathan Kwan at the address below.

Project Location: Approximately 32.3-acre site located at 13200 Bloomfield Avenue, Norwalk, Los Angeles County, California. A detailed project location, including a mapping of the project site, is included in the Initial Study, available for review at:

<https://www.norwalk.org/city-hall/departments/community-development/planning/advanced-planning-projects/norwalk-transit-village>

Description: The City will prepare an EIR to analyze environmental impacts associated with implementation of the proposed project, which would include the establishment of the *Norwalk Transit Village Specific Plan* (Specific Plan) to allow the demolition of the former California Youth Authority (CYA) facility, construction of a mixed-use

transit-oriented community with a mix of office/retail, hotel, multi-family residential uses, and park land uses. Other project entitlements include a General Plan Amendment and Tentative Tract Map. The project would allow future development of five residential blocks (up to 770 units) with a total of up to 13,500 square feet of ancillary commercial (office/retail) use, a maximum of 10,000 square feet of quasi-civic uses, a non-residential block containing commercial uses with a maximum F.A.R. of 0.50 and a 150-key hotel, and common and private open space areas (e.g., a 1.6-acre park, 1.5-acre linear park and tot lot, a 0.9-acre open space area adjoining Zimmerman Park, a 0.3-acre linear park). A detailed project description is included in the Initial Study, available for review at <https://www.norwalk.org/city-hall/departments/community-development/planning/advanced-planning-projects/norwalk-transit-village>.

Potential Environmental Effects: An analysis of the potential environmental effects are contained in the Initial Study, available for review at <https://www.norwalk.org/city-hall/departments/community-development/planning/advanced-planning-projects/norwalk-transit-village>. In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this NOP to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects.

The City has determined that the proposed project could potentially affect 16 of the 20 environmental topic areas identified in Appendix G of the CEQA Guidelines. These 16 topical areas are aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. These impacts will be analyzed in detail in the EIR. The EIR will also address mandatory findings of significance. The EIR will address the short- and long-term effects of the proposed project on the environment. Feasible mitigation measures will be proposed for impacts that are determined to be potentially significant and reasonable alternatives will be considered. A mitigation monitoring program will also be developed for any mitigation measures required by the City. The proposed project is expected to have no impact on agriculture and forestry resources, biological resources, mineral resources, or wildfire, and therefore the EIR will not present a detailed analysis of the project's impact related to these topical areas.

Document Availability: The Initial Study is available for download on the City's official website <https://www.norwalk.org/city-hall/departments/community-development/planning/advanced-planning-projects/norwalk-transit-village>. In addition, a hard copy of the NOP/Initial Study is available for review at the following locations:

- **City of Norwalk**
Community Development, Room 12
12700 Norwalk Boulevard
Norwalk, CA 90650
- **Norwalk Library**
12350 Imperial Highway
Norwalk, CA 90650

The 30-day public review period for the NOP is from Friday, July 8, 2022 to Monday, August 8, 2022. In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in the EIR, written comments may be submitted via email or by mail to the addresses below. All written comments should be submitted at the earliest possible date but must be submitted no later than the close of business Monday, August 8, 2022. Public agencies should identify the contact person for your agency in your written comments.

Public Comments: Please submit your comments to:

- Mr. Jonathan Kwan, Contract Planner
- Mailing Address:
City of Norwalk
Community Development, Room 12
12700 Norwalk Boulevard
Norwalk, CA 90650
 - Email Address: JKwan@norwalkca.gov

Public Scoping Meeting: A public scoping meeting will be held at the address below on **Thursday, July 21, 2022, from 6:00 p.m. to 7:30 p.m.**, to solicit input from any interested parties on the scope and content of the EIR, in conformance with Section 21083.9 of the California Public Resources Code. Applicable COVID-19 policies in place at the time will be followed. The public scoping meeting is intended to receive input from interested parties and no decisions about the proposed project will be made at the public scoping meeting. Though staff will prepare a summary of the issues raised verbally at the public scoping meeting, anyone wishing to make formal comments on the scope of issues or content of the EIR should also do so in writing. Written comments can be submitted at the scoping meeting. You may also send a written response to this NOP to the email and/or address listed above by August 8, 2022, without attending the scoping meeting.

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

The public scoping 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 Jonathan Kwan, Contract Planner, at (714) 330-0176 or JKwan@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 7th day of July 2022.

Theresa Devoy, CMC
City Clerk