



NOTICE OF AVAILABILITY

Date: February 2, 2024

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (Draft EIR)

Project Title: Norwalk Transit Village
State Clearinghouse No. 2022070103

Project Applicant: City of Norwalk

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), that the City of Norwalk (City) has completed the Draft Environmental Impact Report (Draft EIR) for the Norwalk Transit Village (project) described below, and that the Draft EIR is available for public review.

Comment Period: Agencies, organizations, and the public must submit comments in response to this notice within the 45-day public review period beginning **February 2, 2024**, and ending the close of business on **March 18, 2024**. All comments must be submitted in writing via mail or email to:

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

Document Availability: The Draft EIR, along with documents referenced in the Draft EIR, are available for review during the 45-day public review period at the following locations:

1. City of Norwalk Community Development, located at 12700 Norwalk Boulevard, Room 12, Norwalk, CA 90650
2. Norwalk Library, located at 12350 Imperial Highway, Norwalk, CA 90650
3. City of Norwalk Website:
<https://www.norwalk.org/city-hall/departments/community-development/planning/advanced-planning-projects/norwalk-transit-village>

Project Location: The proposed Norwalk Transit Village (project) site is an approximately 32.3-acre area located at 13200 Bloomfield Avenue (Assessor's Parcel Number [APN] 8045-008-902), in the City of Norwalk, in the southeastern portion of Los Angeles County. The project site is generally situated between Imperial Highway to the north, Zimmerman Park and the Union Pacific Railroad to the east, and Bloomfield Avenue to the west. Regional access to the site is provided via Interstate 5 (I-5). Local access is provided via Imperial Highway and Bloomfield Avenue.

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Project Description: The project proposes the Norwalk Transit Village Specific Plan (Specific Plan) and Tentative Tract Map to allow the demolition of the former California Youth Authority (CYA) facility on site, and construction of a mixed-use transit-oriented community featuring market rate and affordable high-density housing, both rental and for-sale, an approximately 150-key hotel, commercial uses (e.g., restaurants), and open spaces (e.g., parks, trails). The project would provide a combination of private open space, common areas, and publicly accessible open space, as well as site-wide landscape improvements. The proposed project would install utility infrastructure and public services, including water lines, sanitary sewer lines, and a storm drain system, as well as dry utilities (including natural gas lines, electrical lines, and communication lines).

The project is required to obtain various permits and approvals from the City, including: General Plan Amendment; Change of Zone; Specific Plan; Tentative Tract Map; Development Agreement; Comprehensive Sign Program; Conditional Use Permit(s); Use Permit(s); Site Development Review; Safety, Lighting, and Signage Lighting Plan; and applicable grading and building permits. In addition, the following permits/approvals may be required of other agencies: Los Angeles Regional Water Quality Control Board; Golden State Water Company and Central Basin Municipal Water District; Department of Toxic Substances Control; County of Los Angeles Fire Department; Los Angeles County Sanitation Districts and Los Angeles County Flood Control District; and South Coast Air Quality Management District.

Significant Environmental Effects: The Draft EIR fully assessed the potentially significant environmental impacts of the following environmental topic areas:

- Aesthetics
- Air Quality
- 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 and Recreation
- Transportation
- Tribal and Cultural Resources
- Utilities and Service Systems

The project site is listed pursuant to Government Code Section 65962.

Upcoming Public Meetings: Members of the public are invited to provide comments and input on the project. For additional information on the City's community outreach efforts and access to draft documents, please visit:

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

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.