



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: August 8, 2022

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 12300 LAKELAND ROAD DEVELOPMENT PROJECT

The City of Santa Fe Springs (City) is the California Environmental Quality Act (CEQA) Lead Agency for the proposed 12300 Lakeland Road Development Project (proposed project) located at 12300 Lakeland Road. The City has directed the preparation of an Initial Study (IS) in compliance with CEQA. The purpose of the IS is to provide decision makers, public agencies, and the general public with an objective and informative document that facilitates a basic understanding of the proposed project and fully discloses the potential environmental effects associated with the proposed project, including direct, indirect, and cumulative environmental effects. Based on the studies performed and information contained in the IS, the City is proposing to adopt a Mitigated Negative Declaration (MND). The adoption of the IS/MND and approval of the Development Plan would allow the project proponent to obtain permits, agreements, and approvals from necessary agencies to implement the project. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide interested parties with information about the Project details regarding the public comment period and document availability.

Project Location: The project site is located at 12300 Lakeland Road, Santa Fe Springs, CA 90670. The project site consists of one parcel with the Assessor's Parcel Number (APN): 8025-002-026. The project site is generally bound by Lakeland Road followed by industrial buildings across Lakeland Road to the north, Getty Drive followed by a warehouse to the west, industrial buildings and a warehouse to the south, and industrial buildings and Norwalk Boulevard to the west followed by residential.

Project Description: The project proposes to demolish the 4 existing buildings and parking lot currently occupied with an iron and steel manufacturing facility and to redevelop the 8.45-acre project site with a new warehouse building totaling 185,294 square feet with 24 loading docks. Related improvements include a surface parking lot with 234 passenger car parking spaces and 6 trailer parking stalls, landscaping along street frontages, and onsite infrastructure improvements. The project requests the approval of a Development Plan Approval to allow the development of the warehouse building and related parking, landscaping, and site improvements. Construction activities for the project would occur over approximately 9 months and in the following stages: (1) demolition and removal of existing structures, foundations, asphalt/pavement, utilities, and other subsurface improvements; (2) grading and excavation; (3) site preparation, which includes clearing any remaining infrastructure, utilities, and trenching for the new utilities and services; (4) building construction; and (5) landscape installation, paving, and application of architectural coatings.

Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425.

Potentially Significant Environmental Impacts: With implementation of mitigation measures, the IS/MND identified there would be no significant impacts resulting from project implementation.

Public Review Period August 8, 2022 through August 29, 2022: In compliance with CEQA, the City has established a 20-day public review period beginning August 4, 2022 to solicit comments and input on the Draft IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the Draft IS/MND may be submitted electronically to Jimmy Wong at jimmywong@santafesprings.org or mailed to:

City of Santa Fe Springs
Planning Department
Attn: Jimmy Wong, Associate Planner
11710 E. Telegraph Road
Santa Fe Springs, Calif. 90670

Comments should be submitted no later than 5:00 pm on **Monday, August 29, 2022.**

A copy of the IS/MND is available for public review at the following location:

Santa Fe Springs City Hall
Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

The IS/MND is available for public review at the following web address:

https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp