

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)

DATE: October 17, 2022

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR INDUSTRIAL BUILDING AT 12222 FLORENCE AVENUE AND PARKING LOT AT 10840 NORWALK BOULEVARD**

The City of Santa Fe Springs (City) is the California Environmental Quality Act (CEQA) Lead Agency for proposed to construct a new 99,929 sq. ft. industrial building at 12222 Florence Boulevard (Parcel #1/ APN: 8009-022-046) and a parking lot at 10840 Norwalk Boulevard (Parcel # 2/ APN: 8009-022-039). 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 IS/MND will allow the project proponent to obtain permits, agreements, and approvals from necessary agencies to implement the project.

**Project Location:** The project sites are located at 12222 Florence Boulevard and at 10840 Norwalk Boulevard in Santa Fe Springs, southeast of the intersection of Norwalk and Florence Road. The proposed project would include a 99,929 sq. ft. industrial building (4.63- acres) and parking lot (0.423-acres) to meet the parking requirements. The project is not located on any hazardous materials sites enumerated under Section 65962.5 of the Government Code.

**Project Description:** As previously mentioned, the project includes the construction of a 99,929 sq. ft. industrial building and a parking lot to meet the required parking. The proposed building will be partially refrigerated; it will include 3,000 square feet of office, 5,200 square feet of upper-level mezzanine, and 91,369 square feet of warehousing space for a total of 99,929 square feet of floor area. The new structural improvements will occupy 45.6% of the lot. The proposed industrial building will have a contemporary design. Similar to industrial buildings, the northwest and west corners of the building will incorporate extensive glazing. While the north and west elevations will be more visible, architectural enhancements have been considered to the south and east elevations as well. Architectural features throughout the development a variety of color variations, pop-outs, height variation and a mixture of materials used. With a combination of the aforementioned architectural treatments, the project will result in an aesthetically pleasing building.

**Potentially Significant Environmental Impacts:** The IS identified no potentially significant impacts resulting from project implementation.

**Public Review Period October 17, 2022 through November 17, 2022:** In compliance with CEQA, the City has established a 30-day public review period beginning October 17, 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 [claudiajimenez@santafesprings.org](mailto:claudiajimenez@santafesprings.org) or to:



City of Santa Fe Springs  
Planning Department  
Attn: Claudia Jimenez, Assistant Planner  
11710 Telegraph Road  
Santa Fe Springs, Calif. 90670

Comments should be submitted no later than **(Thursday), November 17, 2022.**

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

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

The IS/MND is available for public review at the following web address:  
[https://www.santafesprings.org/cityhall/planning/planning/environmental\\_documents.asp](https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp)

**Public Hearing:** The Santa Fe Springs Planning Commission will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing on December 12, 2022 at 6 p.m. at City Hall in the Council Chambers at 11710 E. Telegraph Road, Santa Fe Springs.

Legal Agency Contact Person: Assistant Planner, Claudia L. Jimenez

Telephone/Extension: (562) 868-0511 x 7356

Signature \_\_\_\_\_ Date: October 17, 2022