

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: ALONDRA MAIDSTONE MIXED USE PROJECT

Lead Agency: CITY OF NORWALK Contact Person: MANRAJ G. BHATIA
 Mailing Address: 11600 ALONDRA BOULEVARD Phone: 562-929-5710
 City: NORWALK Zip: 90650 County: LOS ANGELES

Project Location: County: LOS ANGELES City/Nearest Community: NORWALK
 Cross Streets: ALONDRA BOULEVARD AND MAIDSTONE AVENUE Zip Code: 90650

Longitude/Latitude (degrees, minutes and seconds): 33 ° 53 ' 13.2 " N / 118 ° 05 ' 09.9 " W Total Acres: 8

Assessor's Parcel No.: 7014-001-002 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR-91, I-605 Waterways: _____

Airports: _____ Railways: _____ Schools: Excelsior High School, Niemes Elementary School, Ross Middle School, Gahr High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Precise Development Plan, Modified Parking Rate

Development Type:

Residential: Units 209 Acres 8.06
 Office: Sq.ft. 3,056 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal / Cultural Resources

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Neighborhood Commercial; Zoning: C-1 Restricted Commercial, P Parking

Project Description: (please use a separate page if necessary)

The project applicant proposes to redevelop an 8-acre property into a mixed-use development composed of a 209-dwelling unit multi-family residential community, including 6 commercial flex units fronting Alondra Boulevard. The proposed density would be 25.93 dwelling units per acre (du/ac). Amenities include a pool area, leasing office/clubhouse, spa, and landscaped outdoor areas. The project would have 410 on-site parking spaces, including 134 one car garages, 72 carports, and 204 open guest parking spaces.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 11, 2022 Ending Date November 30, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>Shapell Properties, Inc.</u>
Address: <u>1100 Town and Country Road, Suite 700</u>	Address: <u>11200 Corbin Avenue, Suite 201</u>
City/State/Zip: <u>Orange, CA 92868</u>	City/State/Zip: <u>Porter Ranch, CA 91326</u>
Contact: <u>Elizabeth Cobb</u>	Phone: <u>323-988-7594</u>
Phone: <u>714-333-0835</u>	

Signature of Lead Agency Representative: *Manraj G. Bhatia* Date: 11/08/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.