



CITY OF CERRITOSSM

CIVIC CENTER • 18125 BLOOMFIELD AVENUE
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NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A PROPOSED SHOEMAKER AVENUE INDUSTRIAL PROJECT CONDITIONAL USE PERMIT 2023-1 PRECISE PLAN 2023-6

DATE: February 10, 2023

TO: Interested Agencies, Organizations, and Individuals

Notice is hereby given that the City of Cerritos has completed an Initial Study for the adoption and implementation of a Shoemaker Avenue Industrial Project ("Project") in accordance with the State California Environmental Quality Act (CEQA) Guidelines (*California Code of Regulations*, Title 14, Section 15000 seq.).

LEAD AGENCY: City of Cerritos

PROJECT APPLICANT: Duke Realty Shoemaker, LP

PROJECT TITLE: Conditional Use Permit (CUP) 2023-1 to allow for a warehouse use at the subject property; and Precise Plan 2023-6, to allow demolition of an existing light manufacturing building, and the construction and development of a proposed warehouse building, and other related site improvements at the subject property.

PROJECT LOCATION: The Project site is located within the City of Cerritos ("City" or "Cerritos"), on one parcel at 16323 Shoemaker Avenue, Cerritos, County of Los Angeles, California ("subject property"). The Project site is comprised of a 7.21-acre parcel, occupied by an existing single-story light manufacturing building zoned Development Area One (ADP-1). This parcel is identified as Assessor's Parcel Number (APN) 7010-016-050.

PROJECT DESCRIPTION: The Project proposes to demolish an existing $\pm 70,110$ square-foot light industrial manufacturing building, and to construct an approximately $\pm 159,627$ square-foot warehouse building. The proposed building would include a $\pm 9,000$ square-foot office space, mezzanine, loading docks, and associated vehicle parking spaces. Additionally, $\pm 50,645$ square-foot of landscaping is proposed around the perimeter of the warehouse building and within parking areas. The subject property has a General Plan designation of Light Industrial and is zoned Development Area One (ADP-1), Cerritos Industrial Park. The Project would comply with the intended uses under ADP-1, with the approval of a CUP.

ENVIRONMENTAL DETERMINATION: An Initial Study has been prepared for the Project and has found that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by, or agreed to by, the Project applicant. Mitigation measures have been identified to avoid or reduce the Project impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared.

HAZARDOUS WASTE SITE: The Project site is not included on a list enumerated in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: Begins February 10, 2023 Ends March 2, 2023

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of at least 20 days. Responsible agencies should limit their comments to those Project activities that are within your area of expertise or which will be required to be carried out or approved by your agency. Any person may submit written comments on the Initial Study/Mitigated Negative Declaration to the Community Development Department before the end of the public review period. Written comments should be submitted no later than 5:00 PM on March 2, 2023. If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Community Development Department prior to the end of the public review period. Written comments may be sent by mail, e-mail, or delivered in-person to:

City of Cerritos
Community Development Department
Attn: Sandy Cisneros, Current Planning Manager
18125 Bloomfield Avenue, Cerritos, CA 90703-3130
Email: scisneros@cerritos.us

DOCUMENT AVAILABILITY: Copies of the Initial Study/Mitigated Negative Declaration document may be reviewed:

Online at:

1. http://www.cerritos.us/BUSINESSES/planning_and_building_permits.php#publicreview

In-person at the following locations during normal business hours:

1. City of Cerritos Community Development Department, 18125 Bloomfield Avenue, Cerritos, CA 90703-3130; and
2. Cerritos Library, 18025 Bloomfield Avenue, Cerritos, CA 90703-3130.

PUBLIC HEARING DATE/TIME/LOCATION:

April 5, 2023, 7:00 P.M.
Cerritos Planning Commission
Sierra Room at the Cerritos Center for the Performing Arts,
18000 Park Plaza Drive, Cerritos, California, 90703

February 10, 2023

Date


Sandy Cisneros