

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Santa Fe Springs is circulating Initial Study/Mitigated Negative Declaration (MND) for public comment.

Project Name: Rexford 13711 Freeway Development

APPLICANT: Rexford Industrial – 13711 Freeway, LLC. 11620 Wilshire Boulevard, 10th Floor, Los Angeles, California, 90025.

SITE ADDRESS: 13711 Freeway Drive, Santa Fe Springs, California, 90670.

CITY/COUNTY: Santa Fe Springs, Los Angeles County.

DESCRIPTION: The proposed project would involve the construction and subsequent occupancy of a new 104,890 square foot industrial building on a 220,259 square foot (5.06 acre) property. The new building would include 10,000 square feet of office uses and 94,890 square feet of manufacturing/warehouse uses. With the exception of a 5,000 square foot office mezzanine, the entire building would consist of a single-level concrete tilt-up (Type III-B) structure. A total of 10 dock high loading docks would be provided along the building's north elevation. The main public entrance and office area would be located on the building's southwest corner. The maximum building height would be 45-feet. The proposed building's floor area ratio (FAR) would be 0.48. The City will require 6% of the total site area to be landscaped. Landscaping would be provided along the project's street frontages and along the perimeter. Vehicular access to the proposed project site would be provided by two driveway connections with the north side of Freeway Drive and a third driveway connection with the east side of Spring Avenue. A total of 154 parking spaces would be provided within three areas. A new internal drive aisle would connect the driveways, parking areas, and loading docks. The existing 82,086 square foot distribution facility that currently occupies the project site would be demolished to accommodate the proposed project. An existing digital sign located along the Freeway Drive frontage would remain. The project site is zoned as Heavy Manufacturing (M-2) and is within the Freeway Overlay Zone (FOV).

DOCUMENT AVAILABILITY: The Initial Study/MND will be available for review at the following locations beginning on Tuesday, May 2, 2023:

- City of Santa Fe Springs Planning and Development Department, 11710 Telegraph Road , Santa Fe Springs, CA 90670
- City of Santa Fe Springs website:

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

PUBLIC REVIEW PERIOD: The 20-day public review period for the Initial Study/MND is from May 2, 2023 to May 22, 2023.

COMMENTS: Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Monday, May 22, 2023. Written comments may be sent to: Jimmy Wong, Associate Planner, City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, CA 90670. Comments may also be sent by e-mail to Jimmywong@santafesprings.org.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in the attached Initial Study.

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| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation & Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project <i>COULD NOT</i> have a significant effect on the environment, and a <i>NEGATIVE DECLARATION</i> shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <i>MITIGATED NEGATIVE DECLARATION</i> shall be prepared.
<input type="checkbox"/>	The proposed project <i>MAY</i> have a significant effect on the environment, and an <i>ENVIRONMENTAL IMPACT REPORT</i> is required.
<input type="checkbox"/>	The proposed project <i>MAY</i> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <i>ENVIRONMENTAL IMPACT REPORT</i> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an <i>earlier EIR or NEGATIVE DECLARATION</i> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that <i>earlier EIR or NEGATIVE DECLARATION</i> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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 June 12, 2022 at 6 p.m. at City Hall in the Council Chambers at 11710 E. Telegraph Road, Santa Fe Springs.