

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: Normandie Crossing Specific Plan Project

Lead Agency: City of Gardena Contact Person: Amanda Acuna
 Mailing Address: 1700 West 162nd Street Phone: 310-217-6110
 City: Gardena Zip: 90247 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Gardena
 Cross Streets: South Normandie Avenue and West 169th Street Zip Code: 90247

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 5.3

Assessor's Parcel No.: 6106-030-011, 6106-030015, 6106-030-016, 6106-030-017 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-105, I-405, I110, and SR-91 Waterways: None

Airports: None Railways: UPRR Northern Track Schools: Peary Middle 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: Zoning Code Text Amendment and De

Development Type:

Residential: Units 403 Acres
 Office: Sq.ft. 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: Cultural Resources, Energy, GHG, and U₂

Present Land Use/Zoning/General Plan Designation:

Land Use: Industrial and Industrial, High Density 30 Overlay; Zoning: General Industrial Zone (M-2) and Industrial Zone (M-1), Housing Overlay 4 (HO-4)

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

The Applicant seeks approval of the Normandie Crossing Specific Plan ("NCSP") (SP #1-21) Project. The Project proposes to establish a maximum allowable development within the 5.3-acre NCSP area of up to 403 dwelling units (DU). The NCSP includes the statutory required elements, including a land use plan, a circulation plan, a description of existing and proposed utilities and infrastructure, development standards, and administrative provisions. In addition to the Specific Plan, the requested entitlements are the following: General Plan/General Plan Map Amendment (GPA #3-21); Zone Change and Zone Map Amendment (ZC #4-21); Zoning Code Text Amendment (ZTA #6-21); Site Plan Review (SPR #11-21); Vesting Tentative Tract Map (TTM #4-21); and Development Agreement (DA #2-21). The approvals are collectively referred to as the "Project."

The Project proposes to remove all existing onsite structures (approximately 115,424 square feet (SF) of industrial uses) and, in their place, construct up to 403 multi-family DU, including 328 apartment units in one building and 75 townhome style units in nine buildings. The seven-story apartment building would be developed on an approximately 2.1-acre portion of the Project site at a density of approximately 155 dwelling units per net acre (DU/net AC). The apartment building would provide approximately 31,127 SF of private/public open spaces, 399 vehicle parking spaces, and 173 bicycle parking spaces. The three-story townhomes would be developed on an approximately 3.1-acre portion of the Project site in nine buildings at a density of approximately 24 DU/net AC. The townhomes would provide approximately 22,645 SF of open space, 160 vehicle parking spaces (150 resident spaces in two-car garages and 10 guest spaces). The combined density of the two Project areas is 77 DU/net AC. Additionally, the Project proposes two offsite improvements: approximately 266 linear feet of offsite sidewalk improvements along the south side of 169th Street, just west of the Project site, between Brighton Way and Brighton Avenue; and railroad improvements on South Normandie Avenue, including approximately 830 linear feet of track improvements and various crossing improvements.

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. Revised 2010

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".

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| <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 10, 2023 Ending Date June 9, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>Saiko Investment Corporation</u>
Address: <u>1100 West Town and Country, SUite 700</u>	Address: _____
City/State/Zip: <u>Orange/CA/92868</u>	City/State/Zip: _____
Contact: <u>Rita Garcia</u>	Phone: _____
Phone: <u>714-786-6116</u>	

Signature of Lead Agency Representative: *Amanda Acuna* Date: 5/9/23

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