



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

ROSECRANS/MARILLA HOMES

Lead Agency: City of Norwalk, Community Development Department; 12700 Norwalk Boulevard, Norwalk, CA 90650

Project Applicant: Touraj Kavandi, NFT Real Estate LLC, 6051 Maywood Ave, Huntington Park, CA 90255

Public Review Period: Monday, July 10, 2023 to Monday, July 31, 2023

Project Location: 13310 Rosecrans Avenue, City of Norwalk, CA 90650

Description: The project applicant proposes to merge five (5) existing parcels into three (3) parcels to allow for the development of three (3) single family homes. The proposal involves: a General Plan Amendment (GPA), to amend the General Plan land use designation from Neighborhood Commercial to Low Density Residential; a Zone Change (ZC), to Amend the Zoning classification from Restricted Commercial (C-1) to Single Family Residential (R-1); and a Tentative Parcel Map (TPM), to permit the conversion of five existing parcels into three parcels to accommodate three single family homes.

Environmental Review Information: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines of the City of Norwalk, a Mitigated Negative Declaration (MND) has been prepared for the proposed project. The public comment period for the Mitigated Negative Declaration will begin on **July 10, 2023** and end on **July 31, 2023**. Pursuant to the State of California Public Resources Code and the CEQA Guidelines of the City of Norwalk, this notice is to advise you that the City intends to adopt a Mitigated Negative Declaration for the proposed project described above. A public hearing date will be scheduled and noticed separately.

Public Review/Comment: Interested persons are invited to review the MND at: <https://www.norwalk.org/city-hall/departments/community-development/planning/rosecrans-marilla-homes>. Additionally, copies of the MND are available for review at the following locations during normal business hours:

City of Norwalk
Community Development, Room 12
Norwalk, CA 90650

Norwalk Library
12350 Imperial Highway
Norwalk CA, 90650

The City will accept written comments regarding the MND and this notice through the close of business on **July 31, 2023**. Please send your written comments to Manraj Bhatia, PhD, AICP, Senior Planner, Community Development Department, Room 12, 12700 Norwalk Boulevard, Norwalk, CA 90650 or by email to MBhatia@norwalkca.gov.

More Information: Questions concerning the matter should be directed to Manraj Bhatia, PhD, AICP, Senior Planner at (562) 929-5710 or MBhatia@norwalkca.gov.

Dated this 7th day of July 2023.