



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

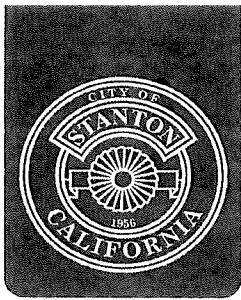
PUBLIC NOTICE/POSTING: STANTON TOWN CENTER SPECIFIC PLAN

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): POSTING

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON November 15, 2023
Posted for 30 days
DEPUTY CARINA CORTES

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Stanton (City) is the Lead Agency for the Town Center Specific Plan Project (project). Based on the Initial Study prepared for the project, the City has prepared a Draft Subsequent Mitigated Negative Declaration (MND), pursuant to CEQA and the State CEQA Guidelines, to analyze environmental impacts of the project and propose mitigation measures to reduce the significant impacts to less than significant levels.

The City is providing this Notice of Intent to Adopt a Subsequent MND (NOI) to the public, responsible and trustee agencies, the County Clerk, and other interested parties and considers adoption of the said document. The City anticipates receipt of comments on the Subsequent MND, which is available for a 30-day public review from November 15 to December 14, 2023.

Lead Agency: City of Stanton

Project Title: Stanton Town Center Specific Plan

Project Location: The Town Center Specific Plan Project site is bounded by Cerritos Avenue to the north, Dale Avenue to the east, Katella Avenue to the south, and Rose Street to the west.

Project Description: The Town Center Specific Plan is intended to improve, enhance, and supplement the land uses within the Specific Plan area by creating a mixed-use, pedestrian-friendly environment. The project proposes an increase of 139 multi-family dwelling units, excluding accessory dwelling units located on existing single-family properties. With the project, the Beach Boulevard corridor would be transformed into a mixed-use and pedestrian-friendly community while protecting the existing single-family uses. The Specific Plan will include policies, guidelines and standards designed to sustain the vision for the Town Center Specific Plan. While the Specific Plan area would increase residential multifamily units, retail/commercial, and light industrial uses through new development and redevelopment, the Subsequent MND analyzes the potential impacts of the additional 139 multi-family dwelling units only.

Subsequent MND: The City has determined that a Subsequent MND is the appropriate CEQA document for the project, as changes outside the scope of the original project (i.e., 2008 General Plan) are proposed that were not covered in the 2008 GP EIR, which accounted for 1,399 multi-family units within the Town Center Specific Plan area. The Subsequent MND, tiering off from the 2008 GP EIR, examines the potential impacts of the 139 units in relation to the following environmental topics: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

Document Availability: The Draft Subsequent MND, technical studies, and all other associated documents may be viewed at the City's website at https://www.stantonca.gov/departments/community_development/planning_division/stanton_town_center_specific_plan.php and are also available for review at the City of Stanton, Community and Economic Development Department, Planning Division, 7800 Katella Avenue, Stanton, CA 90680, Monday through Thursday, between the hours of 7:00am to 12:00pm; 1:00pm to 6:00pm.

Written comments may be submitted in writing to Irving Anaya, Senior Planner, by email at ianaya@stantonca.gov or by mail at City of Stanton, Community and Economic Development Department, Planning Division, 7800 Katella Avenue, Stanton, CA 90630.

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: Stanton Town Center Specific Plan Project

Lead Agency: <u>City of Stanton</u>	Contact Person: <u>Crystal Landavazo</u>
Mailing Address: <u>7800 Katella Avenue</u>	Phone: <u>(714) 890-4213</u>
City: <u>Stanton</u> Zip: <u>90680</u>	County: <u>Orange</u>

Project Location: County: Los Angeles City/Nearest Community: Stanton
 Cross Streets: Katella and Stanton Avenues Zip Code: 90860
 Longitude/Latitude (degrees, minutes and seconds): 34°20'04" N/118°23'44" W Total Acres: 156.9

Assessor's Parcel No.: _____ Section: _____ Twp: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy. #: I-5 and SR-22 Waterways: _____
 Airports: None Railways: Stanton Industrial Lead (Union Pacific Railroad) Schools: Twila Reid ES, Robert Pyles STEM, Dale JH, Magnolia HS

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: <u>Subsequent Mit Neg Dec</u>	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>139</u> Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetics/Visual	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Archaeological/Historical	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Fiscal			<input checked="" type="checkbox"/> Other: Energy _____

Present Land Use/Zoning/General Plan Designation:

Zoning: Industrial General (IG). Other zones: Commercial Neighborhood (CN), Commercial General (CG); Medium Density Residential (RM), Open Space/Buffer (OS), Parks and Recreation (PR), and Public Institutional (PI). General Plan: Town Center Mixed-Use District, High-Density Residential, Medium-Density Residential, Industrial, Public/Institutional, and Open Space.

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

The proposed Town Center Specific Plan, comprised of 156.9 acres, is intended to improve, enhance, and supplement the land uses within the Specific Plan area by creating a mixed-use, pedestrian-friendly environment. The Project proposes an increase of 139 multi-family dwelling units, excluding accessory dwelling units located on single-family properties. While the Specific Plan area would increase residential multifamily units, retail/commercial, and light industrial uses through new development and redevelopment, the Subsequent MND analyzes the potential impacts of the additional 139 multi-family dwelling units only. Additionally, the Beach Boulevard corridor would be transformed into a mixed-use and pedestrian-friendly community while protecting the existing single-family uses. New gateways are required for corner properties, and opportunities would be created along Beach Boulevard at its intersections with Cerritos Avenue and Katella Avenue to identify the arrival into the Stanton Town Center. The Specific Plan will include policies, guidelines and standards designed to sustain the vision for the Stanton Town Center.

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 checked="" 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 checked="" type="checkbox"/> Caltrans District # 12 (OC) | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 (SA) |
| <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 & Mountains 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 Mountains 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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 5 (SC) | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date: November 15th 2023

Ending Date: December 14th 2023

Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: City of Stanton, Community and Economic Development Department

Address: 5 Hutton Centre Drive, Suite 300

Address: 7800 Katella Avenue

City/State/Zip: 92707

City/State/Zip: Stanton, CA 90630

Contact: Alia Hokuki, AICP

Phone: (714) 890-4291

Phone: 714-751-7373

Signature of Lead Agency Representative: _____

Date: 11/13/23

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.