

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: City of Stanton

Contact Person: Crystal Landavazo

Mailing Address: 7800 Katella Avenue

Phone: (714) 890-4213

City: Stanton

Zip: 90680

County: Orange

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: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.)

 Draft EIS Other: Mit Neg DecOther: Subsequent Mit Neg Dec 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:**Development Type:** Residential: Units 139 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:** Aesthetics/Visual Flood Plain/Flooding Recreation/Parks Tribal Cultural Resources Agricultural Land Forest Land/Fire Hazard Schools/Universities Vegetation Air Quality Geologic/Seismic Septic Systems Water Quality Archaeological/Historical Greenhouse Gas Emissions Sewer Capacity Water Supply/Groundwater Biological Resources Minerals Soil Erosion/Compaction/Grading Wetland/Riparian Coastal Zone Noise Solid Waste Growth Inducement Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects Fiscal 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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <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: <u>Psomas</u>	Applicant: <u>City of Stanton, Community and Economic Development Department</u>
Address: <u>5 Hutton Centre Drive, Suite 300</u>	Address: <u>7800 Katella Avenue</u>
City/State/Zip: <u>92707</u>	City/State/Zip: <u>Stanton, CA 90630</u>
Contact: <u>Alia Hokuki, AICP</u>	Phone: <u>(714) 890-4291</u>
Phone: <u>714-751-7373</u>	

Signature of Lead Agency Representative:  Date: 11/13/23

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