



**NOTICE OF AVAILABILITY
CITY OF SANTA FE SPRINGS
NORTHWEST CORNER OF TELEGRAPH AND SANTA FE SPRINGS
DRAFT ENVIRONMENTAL IMPACT REPORT**

Date: November 27, 2024

SCH#: 2024050495

Project Title: Northwest Corner of Telegraph and Santa Fe Springs

This Notice of Availability is to notify agencies, organizations, and the interested parties that the City of Santa Fe Springs (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the Northwest Corner of Telegraph and Santa Fe Springs Project.

Project Location: The proposed NWC Telegraph and SFS Project (the Project, or proposed Project) is located within the central portion of the City of Santa Fe Springs, at the northwest corner of Santa Fe Springs Road and Telegraph Road. Regional access to the Project site is provided by Interstate 5 (I-5), Interstate 605 (I-605), and State Route 72 (SR-72). Local access to the Project site is primarily provided via Hawkins Street. Additional access is provided via Telegraph Road and Santa Fe Springs Road. The Project site consists of one parcel encompassing approximately 26.77 acres and is identified by Assessor's Parcel Number (APN) 8005-015-05. The Project site has a General Plan land use designation of Industrial, and a zoning designation of Heavy Manufacturing (M-2).

Lead Agency: City of Santa Fe Springs

Contact Person: Jimmy Wong, Associate Planner
Santa Fe Springs Community Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
jimmywong@santafesprings.org

Review Period: November 27, 2024 – January 13, 2025

Project Description: The Project proposes to subdivide the approximately 26.77-acre parcel into two parcels that would be approximately 13.45 acres and 13.09 acres. The applicant for the proposed Project is requesting approval from the City of Santa Fe Springs to demolish the existing building and other structures onsite, cease existing oil well activity and abandon the existing on-site oil wells, and to construct and operate two new warehouse buildings with parking, landscaping, and access improvements. The proposed Building 1 would be approximately 298,373 square feet (SF) with a FAR of 0.51. The proposed Building 2 would be approximately 286,305 SF with a FAR of 0.49. Additional improvements include two proposed underground on-site infiltration trenches, parking, loading docks, decorative landscaping, associated on-site infrastructure, and construction of a cul-de-sac driveway. Abandonment of the oil wells would be conducted pursuant to the requirements listed under Sections 117.129 and 117.130 of the Santa Fe Springs Municipal Code.

The following discretionary actions are required as part of the Project:

- Tentative Parcel Map
- Development Plan Approval

Significant Environmental Impacts: The Draft EIR determined that, even with implementation of all feasible and recommended mitigation, the following impacts would remain significant and unavoidable: Transportation (VMT). All other impacts evaluated in the Draft EIR are determined to be less than significant or can be feasibly reduced to less-than significant levels with incorporation of mitigation measures described in the Draft EIR.

Document Availability: The Draft EIR and related documents are available for review at the following locations:

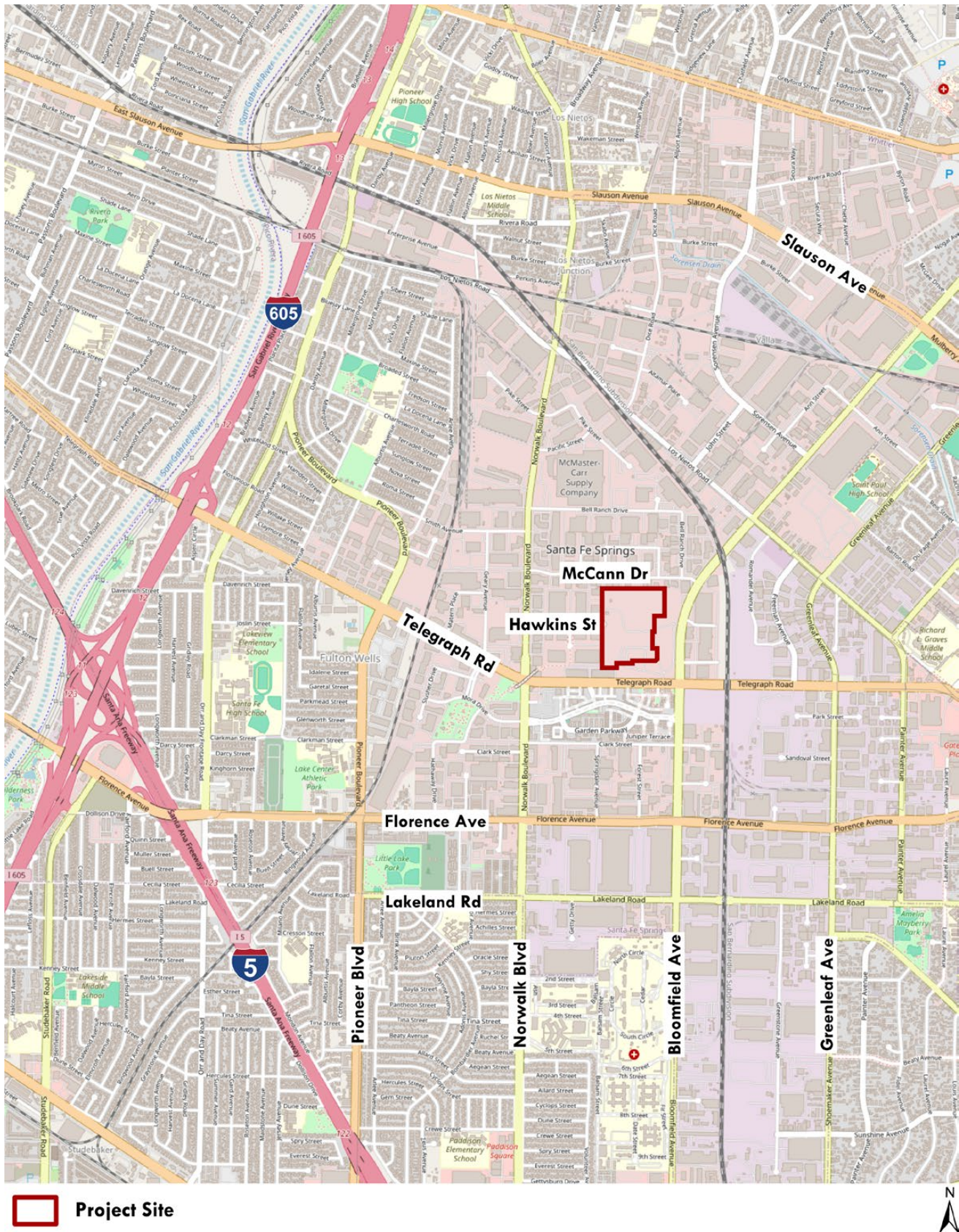
- Santa Fe Springs Community Development Department – 11710 East Telegraph Road, Santa Fe Springs, California, 90670
- Santa Fe Springs City Library, 11700 East Telegraph Road, Santa Fe Springs, California 90670
- https://www.santafesprings.org/departments/planning_and_development_department/planning/environmental_documents.php

Public Review Period: As mandated by State Law, the minimum public review period for this Draft EIR is 45 days. The Draft EIR will be available for public review and comment beginning **Wednesday, November 27, 2024 and ending Monday, January 13, 2025 at 5:00 PM.**

Where to Send Comments: Members of the public and interested agencies and individuals are invited to provide written comments on the Draft EIR. All written comments must be provided to the City at the following address during the 45-day public review period. Written comments will be accepted by mail or by e-mail and must be submitted no later than 5:00 pm on January 13, 2025.

Jimmy Wong, Associate Planner at the City of Santa
Fe Springs Community Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
(562) 868-0511
jimmywong@santafesprings.org

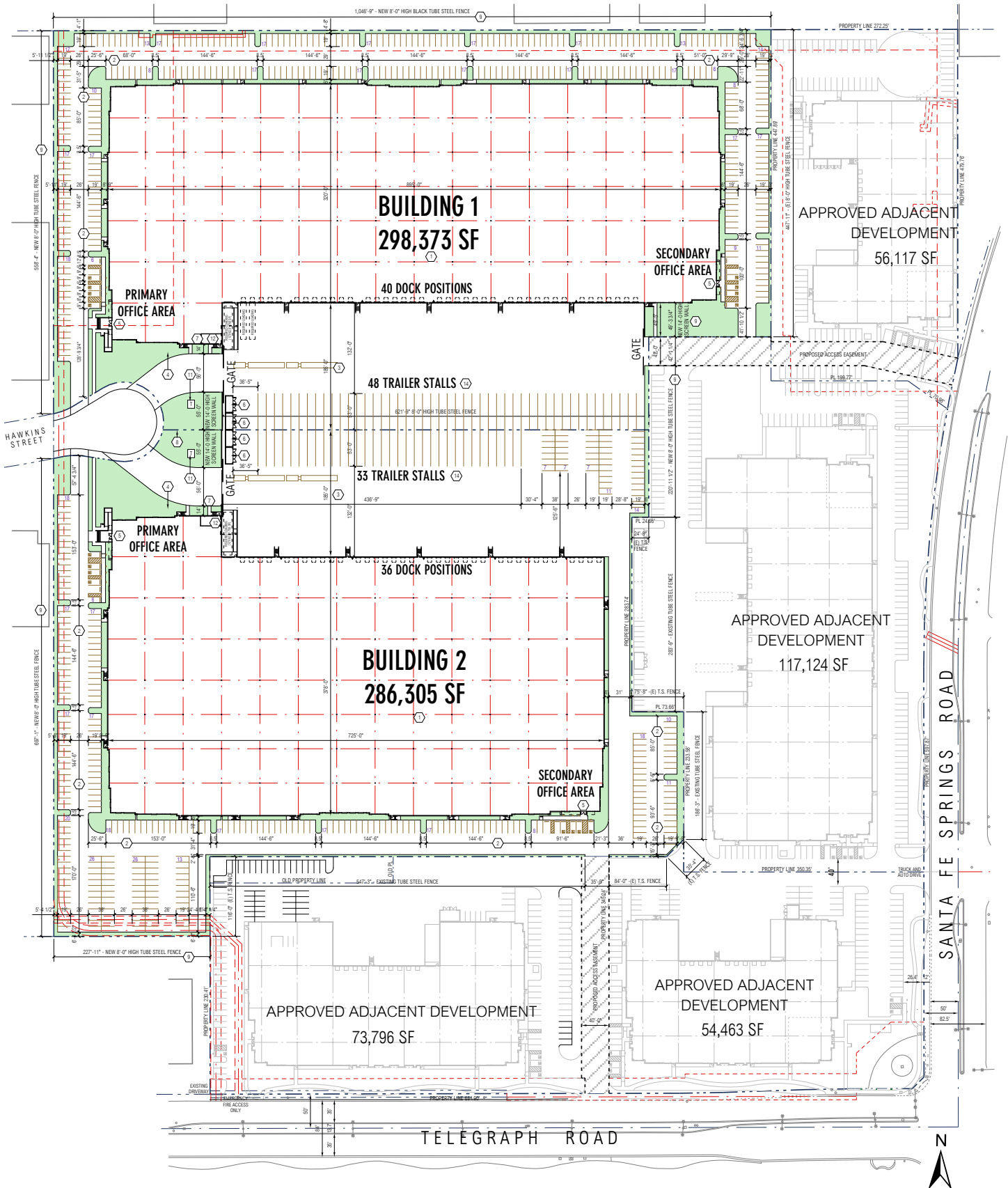
Local Vicinity



Aerial View



Conceptual Site Plan



NWC Telegraph and SFS
City of Santa Fe Springs

Figure 3