



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: October 31, 2024

TO: Responsible Agencies, Trustee Agencies, Interested Parties

LEAD AGENCY: City of Monterey Park
Planning Division
320 West Newmark Avenue
Monterey Park, California 91754

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the 1977 Saturn Data Center Project

NOTICE IS HEREBY GIVEN that the City of Monterey Park (City) has prepared an Initial Study and Mitigated Negative Declaration (IS/MND), which is being distributed for public review pursuant to the California Public Resources Code Section 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15072 for the following project:

Project Title: 1977 Saturn Data Center Project

Project Location: The Project Site is comprised of a 15.8-acre property (Assessor's Parcel Number [APN] 5265-026-054), located at 1977 Saturn Street in the City of Monterey Park. The Project Site is currently developed with a two-story commercial office building, an associated one-story utility building with a diesel-powered emergency backup generator, and surface parking lot.

Project Description: The Project would demolish the existing site improvements and construct a new 218,400-square-foot data center with an ancillary equipment yard, substation, parking, and landscaping. The proposed data center building would be one story and 36 feet in height (46.5 feet to top of mechanical equipment platform screening). An approximately 75,000-square-foot ancillary equipment yard would be located adjacent to the north side of the data center. The Project would include several back-up diesel generators to provide power in the event of an emergency. The Project would also include a 24,000-square-foot electrical substation, appurtenant to the function of the data center. Project construction is anticipated to occur over one phase, lasting approximately 24 months, beginning as early as September 2025 and ending as early as August 2027.

Environmental Determination: Based on the findings of the Initial Study, the City has determined that this Project would not result in significant environmental impacts. Mitigation measures for cultural resources, paleontological resources, hazards and hazardous materials,

and tribal cultural resources will be required to reduce impacts to less than significant. Accordingly, the City intends to adopt a Mitigated Negative Declaration, pursuant to Public Resources Code Section 21080(c).

Hazardous Waste Sites: The Project Site is not included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

Public Review/Public Comment Period: The IS/MND will be available for public review and comment for a period of 30 days beginning Thursday October 31, 2024 and ending Monday December 2, 2024. Any person may submit written comments to the Planning Division before the end of the review period. Copies of the IS/MND, Project plans, and supporting documents are available for public review at the City of Monterey Park, Planning Division, 320 West Newmark Avenue, Monterey Park, California 91754. These materials are also available for review on the City's website at: <http://www.montereypark.ca.gov/1535/Public-Notices>. Comments should be submitted in writing no later than 5:00 p.m. on December 2, 2024, to the City of Monterey Park Planning Division. If you would like to comment, please send written comments to:

Beth Chow, AICP, Planning Manager
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