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**NOTICE OF INTENT TO ADOPT  
A NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

**Project Title:** KPAC Coil Avenue Freezer Expansion Project (ENV-2022-6860-ND)

**Project Location:** 1420 Coil Avenue

**Project Description:**

The proposed Project involves improvement and expansion of the existing cold storage facility which includes demolition and alteration of the 27,157 square foot existing cold dock for a new freezer. The new freezer would be approximately 71,331 square feet resulting in a net addition of 44,174 square feet of new floor area. The proposed Project would contain a maximum Floor Area Ratio (FAR) of 0.38:1 and would be 65 feet in height (not including rooftop equipment) which exceeds the 45-foot height limit currently allowed per the applicable zoning. Additionally, the existing interior freezer would be remodeled. The improved facility will be expanding to the west and would result in the removal of the existing portion of double rail spur that is located in the path of the expansion. Additionally, the proposed development would include 2,290 square feet designated for the mechanical room expansion, electrical room expansion, and fire pump building and 13,939 square feet of total new second floor building area for the offices. Following the expansion, the facility would also operate on Saturdays for one 8-hour shift. The expansion would decrease the length of the existing double rail spur and would also decrease the number of trains unloading stations from 18 down to 6. However, the overall operation of the cold storage facility would remain unchanged following the expansion. No trees would be removed as part of the expansion. Additionally, the Project includes import of 7,000 cubic yards of earth.

**Schedule:** The City of Los Angeles will receive comments on the negative declaration for 30 days beginning April 24, 2025, ending May 27, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the negative declaration and all documents referenced in the proposed negative declaration are available on the Department of City Planning's website at

<https://planning.lacity.org/development-services/negative-declaration-public-notice>. Submit your comments by contacting Norali Martinez at [norali.martinez@lacity.org](mailto:norali.martinez@lacity.org) or (213) 978-1346 or if you need to review the case file materials.

Signature: *Norali Martinez* Date: 4/18/25