

CITY OF SANTA FE SPRINGS
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Greenstone Avenue Industrial Development.

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)

LEAD AGENCY: City of Santa Fe Springs
Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California 90670

APPLICANT: Mr. Bobby Nassir, 1820 San Vicente Boulevard, Santa Monica, California, 90402.

CITY/COUNTY: Santa Fe Springs, Los Angeles County

LOCATION: 11401 Greenstone Avenue, Santa Fe Springs, CA, 90670. Assessor Parcel Number (APN): 8026-018-023.

DESCRIPTION: This Initial Study evaluates the environmental impacts associated with the construction and subsequent development of a 6.63-acre site located in the central portion of the City of Santa Fe Springs. The proposed project site is located at 11401 Greenstone Avenue and the corresponding assessor's parcel number (APN) is 8026-018-023. The proposed project would involve the construction of a new 144,434 square foot building that would include a 6,958 square foot mezzanine. Of this total floor area, 134,995 square feet would include warehouse space, 5,421 square feet of office space, and 4,018 square feet of storage space. A total of 16 dock high loading doors will be provided along the building's north elevation. A total of 205 parking spaces will be provided for employees and visitors. Access to the site will be provided by two, 40-foot wide driveway connections with the west side of Greenstone Avenue.

Discretionary approvals required as part of the proposed project's implementation include the following:

- Development Plan Approval (DPA Case No. 980) to construct an industrial buildings on land currently used a truck trailer parking facility; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

Other permits will also be required, including permits for construction, grading, utility connections, and building occupancy.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse impacts with the implementation of the appropriate mitigation measures. For this reason, the City of Santa Fe Springs determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels,

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threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.

- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

REVIEW: The Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Santa Fe Springs Public Library (next to the City Hall)

11710 Telegraph Road

Santa Fe Springs, California, 90670

and

Planning and Development Department (Planning Counter)

11710 Telegraph Road

Santa Fe Springs, California, 90670

Copies of the IS/MND can also be found online at <http://www.santafesprings.org/>. Please send your comments to the attention of Vincent Velasco, Associate Planner, City of Santa Fe Springs, Planning and Development Department, 11710 Telegraph Road, Santa Fe Springs, California, 90670. Mr. Velasco's contact number with the City is (562) 868-0511. Your responses are requested by June 13, 2021. The Planning Commission meeting will take place at 6:00 PM on June 14, 2021 in the council chambers.

Date: May 25, 2021

Vince Velasco

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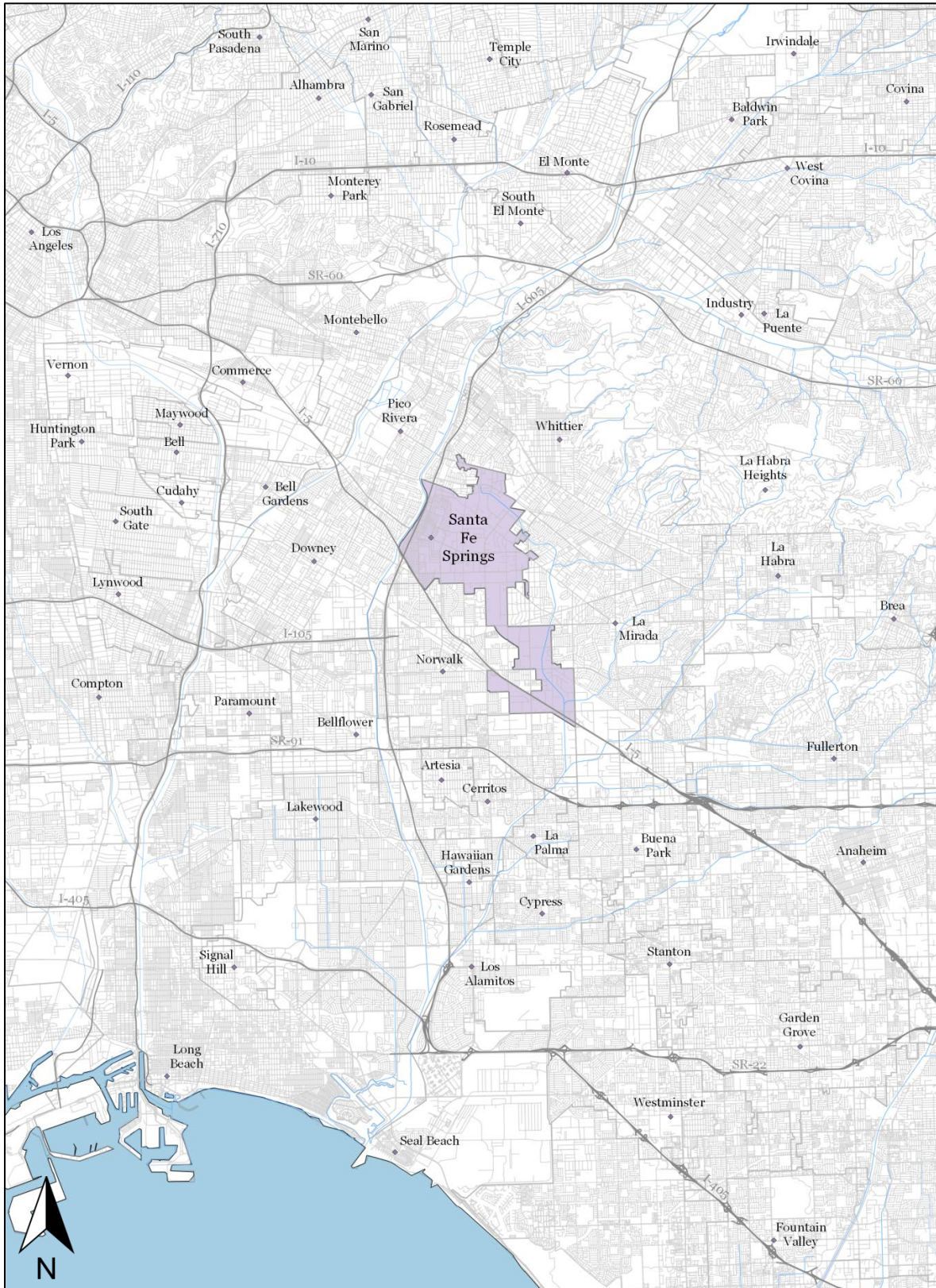


EXHIBIT 1
REGIONAL MAP
SOURCE: QUANTUM GIS

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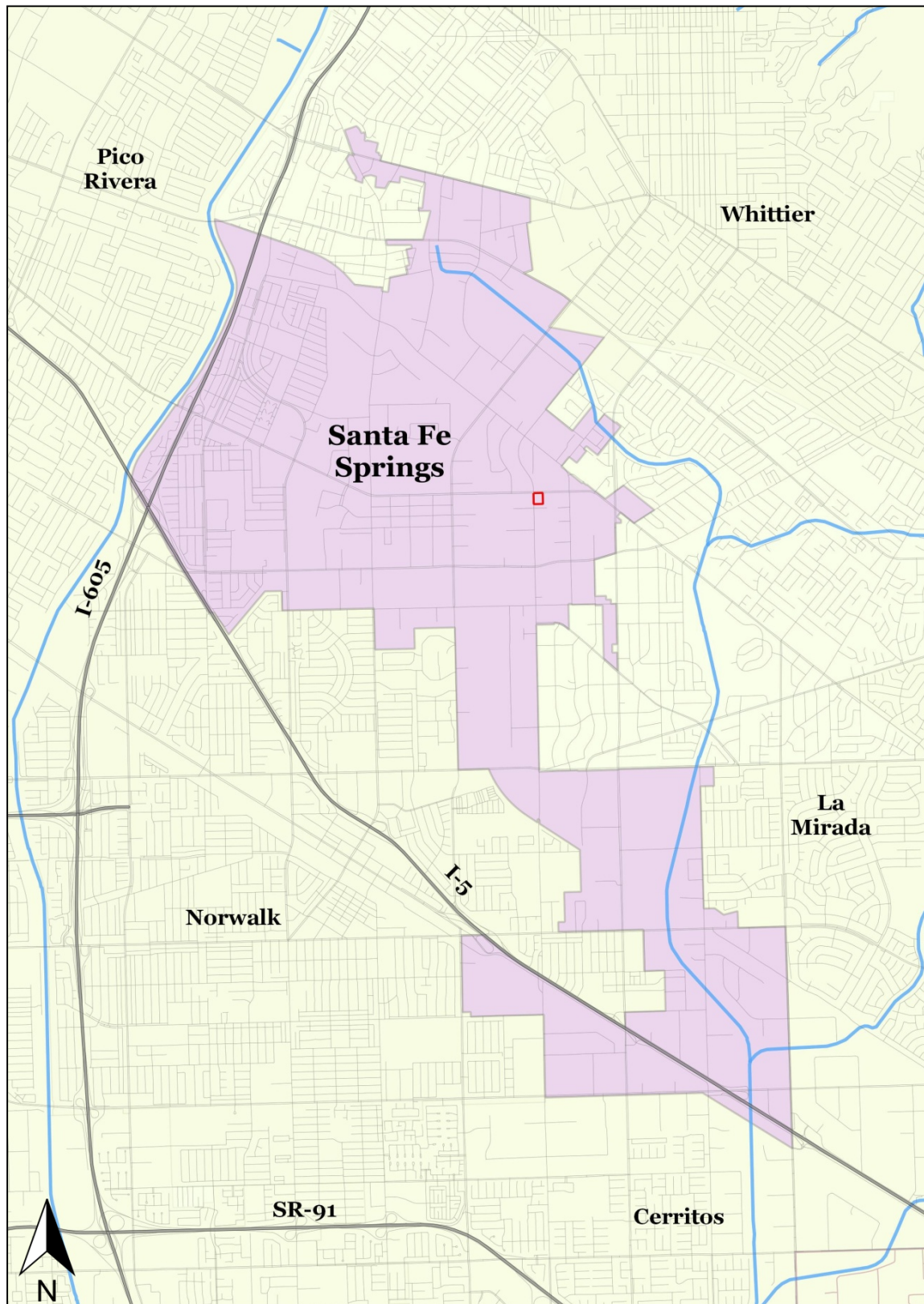


EXHIBIT 2
CITYWIDE MAP
SOURCE: QUANTUM GIS

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EXHIBIT 3
LOCAL MAP
SOURCE: QUANTUM GIS