



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

"A great place to live, work, and play"

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

DATE: March 16, 2020

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR PIONEER BOULEVARD DEVELOPMENT PROJECT AT 9920 PIONEER BOULEVARD

The City of Santa Fe Springs (City) is the California Environmental Quality Act (CEQA) Lead Agency for the proposed Pioneer Boulevard Development Project (proposed project) located at 9920 Pioneer Boulevard. The City has directed the preparation of an Initial Study (IS) in compliance with CEQA. The purpose of the IS is to provide decision makers, public agencies, and the general public with an objective and informative document that facilitates a basic understanding of the proposed project and fully discloses the potential environmental effects associated with the proposed project, including direct, indirect, and cumulative environmental effects. Based on the studies performed and information contained in the IS, the City is proposing to adopt a Mitigated Negative Declaration (MND). The IS/MND will allow the project proponent to obtain permits, agreements, and approvals from necessary agencies to implement the project.

Project Location: The project site is located at 9920 Pioneer Boulevard, Santa Fe Springs, California 90670. The project site consists of one parcel with the Assessor's Parcel Number (APN): 8005-010-011. The project site is generally bound by Pioneer Boulevard to the west, Telegraph Road to the south, Hamden Place to the north, and the Southern Pacific railroad to the east.

Project Description: Currently, the project site is developed with seven industrial buildings that total approximately 158,000 square feet, which would be demolished as part of the proposed project. The project would redevelop the 9.06-acre project site with three concrete tilt-up industrial buildings totaling 163,518 gross square feet. Each proposed building would include a loading dock area, mezzanine office space, and automobile parking. The project requests the approval of the following entitlements: 1) a Tentative Parcel Map (TPM 82433) for condominium purposes; and 2) three Development Plan Approvals (DPAs 947-949) for consideration of the architectural design, conceptual landscaping, and overall compliance with the City's Zoning Regulations. The project is consistent the City's General Plan land use designation of Business Park and Limited Manufacturing Administration and Research Zone District (ML) zoning designation.

Potentially Significant Environmental Impacts: With implementation of mitigation measures, the IS identified there would be no potentially significant impacts resulting from project implementation.

Public Review Period March 18, 2020 through April 6, 2020: In compliance with CEQA, the City has established a 20-day public review period beginning March 18, 2020 to solicit comments and input on the Draft IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments

Juanita Trujillo, Mayor • William K. Rounds, Mayor Pro Tem
City Council
John M. Mora • Annette Rodriguez • Joe Angel Zamora
City Manager
Raymond R. Cruz

regarding the scope and content of information in the Draft IS/MND may be submitted electronically to Cuong Nguyen at cuongnguyen@santafesprings.org or mailed to:

City of Santa Fe Springs
Planning Department
Attn: Cuong Nguyen, Senior Planner
11710 E. Telegraph Road
Santa Fe Springs, Calif. 90670

Comments should be submitted no later than 5:00 pm on **Monday April 6, 2020**.

The IS/MND is available for public review at the following web address:

https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp

Public Hearing: The Santa Fe Springs Planning Commission will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing tentatively scheduled on **Monday, April 13, 2020** at 6 p.m. at City Hall in the Council Chambers at 11710 E. Telegraph Road, Santa Fe Springs.