



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: July 27, 2021

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE FLORENCE AVENUE TOWNHOME PROJECT AT 11733 FLORENCE AVENUE
EXTENDED PUBLIC REVIEW THROUGH THURSDAY, AUGUST 12, 2021

The City of Santa Fe Springs (City) is the California Environmental Quality Act (CEQA) Lead Agency for the proposed Florence Avenue Townhome Project (proposed project) located at 11733 Florence Avenue. 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 11733 Florence Avenue, Santa Fe Springs, California 90670. The project site consists of one parcel with the Assessor's Parcel Number (APN): 8008-017-014. The project site is generally bound by Florence Avenue to the south, Lake Center Park Athletic Park to the north, and a church and multi-family residential to the east.

Project Description: The project would demolish the existing church and parking lot to redevelop the 3.02-acre project site with 63 attached for-sale 3-story multi-family residential townhomes and open space and recreational areas. The proposed residences would include between 2 and 4 bedrooms and have an attached 2-car garage. The project requests the approval of the following: 1) a General Plan Amendment from "Public Facilities" to "Multiple Family Residential" (0-21.8 du/ac); a Zone Change from (PF) "Public Facilities" to (R-3) "Multiple Family Residential"; a Development Plan Approval with a Modification Permit for the front wall setback; and a Tentative Tract Map (TTM 83383), to develop the residential multi-family townhome community with private drive aisles, parking, landscaping, and recreation area. Construction activities for the project would occur over approximately 14 months and in the following stages: (1) demolition and removal of existing structures, foundations, asphalt/pavement, utilities, and other subsurface improvements; (2) grading and excavation; (3) site preparation, which includes clearing any remaining infrastructure, utilities, and trenching for the new utilities and services; (4) building construction; and (5) landscape installation, paving, and application of architectural coatings. Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. pursuant to the City's Municipal Code Chapter 155.425.

John M. Mora, Mayor • Annette Rodriguez, Mayor Pro Tem
City Council
Jay Sarno • Juanita A. Trujillo • Joe Angel Zamora
City Manager
Raymond R. Cruz

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

Public Review Period July 13, 2021 through August 12, 2021: In compliance with CEQA, the City sent a notice to begin a 20-day public review period beginning July 13, 2021 and ending August 2, 2021 to solicit comments and input on the Draft IS/MND. The City is extending the public review period by 10 days to allow additional time for public input until August 12, 2021. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the Draft IS/ND may be submitted electronically to Jimmy Wong at JimmyWong@santafesprings.org or mailed to:

City of Santa Fe Springs
Planning Department
Attn: Jimmy Wong, Associate Planner
11710 E. Telegraph Road
Santa Fe Springs, Calif. 90670

Comments should be submitted no later than 5:00 pm on **Thursday, August 12, 2021.**

A copy of the IS/MND is available for public review at the following location:

Santa Fe Springs City Hall
Planning Department
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

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

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