



Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing

To: Reviewing Agencies and Interested Parties

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for the Greenleaf Business Center Project

From: City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, California 90670
Contact: Jimmy Wong, Contract Planner

Project Location: The approximately 25-acre project site (25.33 acres) is in the northeastern portion of Santa Fe Springs in Los Angeles County. The City is approximately 13 miles southeast of downtown Los Angeles with neighboring cities of Whittier, La Mirada, Cerritos, Norwalk, Downey, and Pico Rivera. The project site is generally at the northwestern corner of the Los Nietos Road/Greenleaf Avenue intersection — it is bound by Los Nietos Road to the south; Greenleaf Avenue to the east; and Santa Fe Springs Road to the west. The project site is comprised of seven parcels — Assessor Parcel Numbers 8167-002-025, 026, 030, 050, 051, 052 and 8163-002-053.

Project Description: The proposed project involves the construction and operation of a new warehouse and distribution facility on a mostly vacant site generally situated at the northwest corner of the Los Nietos Road/Greenleaf Avenue intersection. The warehouse and distribution business (tenant unknown at this time) would operate out of a proposed building that would encompass a total of 216,500 square feet, comprising 200,500 square feet of light industrial and warehouse space and 16,000 square feet of ancillary office space to support the industrial tenant(s). The project would also feature a large interior truck trailer parking and storage area (open yard) and a loading dock for up to 46 loading dock positions. Other project components include vehicular and pedestrian access and circulation improvements; asphalt parking areas; utility and infrastructure improvements; and various hardscape and landscape improvements. Project development would require City approval of a specific plan amendment, tentative parcel map, and development plan.

Project Applications: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approval of a Specific Plan Amendment (GPA No. 28); Approval of Tentative Parcel Map (TPM No. 82709); and Development Plan Approval (DPA No. 964)

Project Applicant: John R. Lass, LEED AP+BD&C, CenterPoint Properties, 725 S. Figueroa Street, Suite 3005, Los Angeles, California, 90017

Environmental Information: Notice is hereby given that the City of Santa Fe Springs has completed an Initial Study for the proposed project, which was prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study was undertaken for the purpose of determining whether the project may have a significant effect on the environment. Based on the Initial Study, the City has concluded that the project will not have a significant effect on the environment subject to implementation of mitigation measures and has therefore, prepared an Initial Study to support the adoption of Mitigated Negative Declaration (MND). The MND reflects the independent judgement of the City.

Public Review and Comments: The City invites you to comment on the MND. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than **December 17, 2019**. The Notice of Intent and accompanying MND are available for a 30-day public review period beginning **November 18, 2019**, and ending **December 17, 2019**.

Copies of the MND and supporting documents are available for review at the following locations:

- Santa Fe Springs City Hall, Planning and Development Department, 11710 E. Telegraph Road, Santa Fe Springs, CA 90670
- Santa Fe Springs City Library, 11700 Telegraph Road, Santa Fe Springs, CA 90670

A copy of the MND is also available online at:

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

The City will accept written comments during the aforementioned public review period — please include your name, address, and contact information in your correspondence. Written comments must be directed to Jimmy Wong, Contract Planner, and received in the offices of the City of Santa Fe Springs Planning and Development Department at 11710 E. Telegraph Road, Santa Fe Springs, CA 90670, or by e-mail at JimmyWong@santafesprings.org. For any questions or to obtain further information about the project please contact Jimmy Wong at the City of Santa Fe Springs Planning and Development Department via the aforementioned email or by phone at 562-868-0511.

Public Meetings: The City of Santa Fe Springs Planning Commission will consider and take action on the project and Mitigated Negative Declaration at a public meeting scheduled for Monday, January 13, 2020 at 6:00 PM in the City Hall Council Chambers at 11710 E. Telegraph Road, Santa Fe Springs, CA 90670.