

NOTICE OF DETERMINATION

To:	<input checked="" type="checkbox"/>	Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	From:	City of Norwalk 12700 Norwalk Boulevard Norwalk, CA 90650
	<input checked="" type="checkbox"/>	Los Angeles County Registrar-Recorder/County Clerk 12400 E. Imperial Hwy. Norwalk, CA 90650	Applicant:	Primestor Development, Inc.

Subject: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

Norwalk Entertainment District – Civic Center Specific Plan Project

Project Title

2022020128

Jill Ann Arabe, AICP, Development
Services Manager

562-929-5741

State Clearinghouse Number
(If submitted to Clearinghouse)

Contact Person

Area Code/Telephone/Extension

Project Location: The proposed project site consists of approximately 13.2 acres located at the southeast corner of the intersection of Imperial Highway and Norwalk Boulevard in the City of Norwalk. The project site consists of three parcels with Assessor's Parcel Numbers (APN) 8047-006-922, -924, and -925 which are owned by the City of Norwalk, and a portion of one parcel with APN 8047-006-927 which is owned by the County of Los Angeles. The project site is bordered by Imperial Highway to the north, Avenida Manuel Salinas to the east, the Los Angeles County Superior Court–Norwalk property to the south, and Norwalk Boulevard to the west. The nearest freeways providing regional access to the project area are Interstate 605 (I-605), Interstate 5 (I-5), Interstate 105 (I-105), and U.S. Route 91 (US-91). The project site is located approximately 0.6 mile west of the Norwalk/Santa Fe Springs Transportation Center (Metrolink). The Norwalk Los Angeles County Metro Station is approximately 1.7 miles west of the project site on Hoxie Avenue.

Project Description: The project establishes the Norwalk Entertainment District-Civic Center Specific Plan and includes the construction and operation of a mixed-use development with residential, commercial, and open space uses on the location of the current City Hall Lawn and surface parking lot. Up to 350 residential units and associated amenities would be developed. Up to 110,000 square feet of commercial uses would be developed and would include a mix of retail, food and beverage, health and wellness, and/or grocery/market uses.

The proposed project would include ground-floor open space that would be publicly accessible but privately maintained and operated, and residential open space areas for residents. Parking for the proposed project would be accommodated in the new mixed-use buildings and within the existing parking structure. The proposed project would also allow for the construction of up to two additional stories on the existing parking structure (700 additional parking spaces). No modifications are proposed to the existing Norwalk City Hall building or the small portion of the County accessory building (located south of City Hall) that are within the project site. Construction of the proposed project, in accordance with the proposed specific plan, is anticipated to begin in 2023 and last up to 23 months.

On October 4, 2022 the City Council approved the proposed project and adopted resolutions for the approval of General Plan amendments, Zone Map amendment, Conditional Use Permit, and ground lease, certification of the Environmental Impact Report, approval of the Mitigation Monitoring and Reporting Program, and adoption of the Statement of Overriding Considerations.

Since then on October 18, 2022, the City Council took the following additional actions:

- Adoption of Ordinance No. 22-1734 adopting Zone Text Amendment No. 2022-01 establishing the Norwalk Entertainment District – Civic Center Specific Plan
- Adoption of Ordinance No. 22-1735 approving development agreement No. 2022-01 by and between the City of Norwalk and Primestor Development, Inc.

CEQA: California Environmental Quality Act

This is to advise that the City of Norwalk has approved the above described
(☒ Lead Agency or ☐ Responsible Agency)

project on October 18, 2022 and has made the following determinations regarding the above described project:
(Date)

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and the record of project approval is available to the General Public at:

City of Norwalk, Community Development Department, 12700 Norwalk Boulevard, Norwalk CA 90650

Date received for filing and posting at OPR:


Signature (Public Agency)

Development Services Manager
Title

10/19/22
Date

OCT 07 2022

LOS ANGELES COUNTY CLERK

CEQA: California Environmental Quality Act

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1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Los Angeles County
Registrar-Recorder/County Clerk
12400 E. Imperial Hwy.
Norwalk, CA 90650

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12700 Norwalk Boulevard
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On October 4, 2022, the City Council approved the proposed project and took the following actions:

- Adoption of resolution for a General Plan Amendment to amend the General Plan to add a Mixed-Use land use designation and change the land use designation of the project site from Institutional to Mixed-Use and for a Zone Map amendment to change the zoning of the project site from Institutional to SPA-16 (Specific Plan Area 16)
- Adoption of resolution for a Conditional Use Permit to permit the sales and consumption of alcohol for commercial businesses within the proposed project
- Adoption of resolution for a Ground lease by and between City of Norwalk and Primestor Development, Inc. for the Norwalk Entertainment District – Civic Center Project
- Certifying of the Environmental Impact Report, approving the Mitigation Monitoring and Reporting Program, and adopting of the Statement of Overriding Considerations

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City of Norwalk, Community Development Department, 12700 Norwalk Boulevard, Norwalk CA 90650

Date received for filing and posting at OPR:

[Signature] Community Development Director 10/4/2022
Signature (Public Agency) Title Date

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202210070490007
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
CITY OF NORWALK			10/07/2022
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LOS ANGELES			2022219417
PROJECT TITLE			
NORWALK ENTERTAINMENT DISTRICT-CIVIC CENTER SPECIFIC PLAN PROJECT			
PROJECT APPLICANT NAME			PHONE NUMBER
JILL ANN ARABE			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
12700 NORWALK BLVD	NORWALK	CA	90650
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ 3,539.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,548.00	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,203.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other _____	\$ 3,614.25
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SIGNATURE	TITLE
X 	ITC