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NOTICE OF PREPARATION AND SCOPING MEETING

Date: May 13, 2024

To: Responsible Agencies, Trustee Agencies, and Interested Parties

Lead Agency: City of Santa Fe Springs

Subject: Notice of Preparation of a Draft Environmental Impact Report for the NWC Telegraph and Santa Fe Springs Project

Public Review: May 13, 2024, to June 12, 2024

Project Title: NWC Telegraph and Santa Fe Springs

Project Applicant: Bridgeland Resources, LLC

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR): The City of Santa Fe Springs (City) will be the Lead Agency and will be responsible for the preparation of a Draft EIR pursuant to the California Environmental Quality Act (CEQA) for the proposed NWC Telegraph and Santa Fe Spring Project (Project). The City has prepared an Initial Study and determined that an EIR is required for the Project based on its potential to cause significant environmental effects (State CEQA Guidelines Section 15-6- and 15081). The City is requesting your review and comments as to the scope and content of the forthcoming EIR.

Due to limits mandated by State law, your response must be received at the earliest possible date, but not later than 30 days after receipt of this NOP. The public comment period for this NOP begins on May 13, 2024, and is set to close at 5:00 p.m. on June 12, 2024.

Please send written comments to Jimmy Wong, Associate Planner, at the address shown below or via email to jimmywong@santafesprings.org. Please include the name and contact person of the agency or organization.

Agencies: The City requests your review on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits that your agency must issue, or other approval for the project.

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with implementation of the proposed Project.

Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem
City Council
Juanita Martin • Annette Rodriguez • Joe Angel Zamora
City Manager
René Bobadilla, PE, City Manager

Project Information.

Location and Setting: The proposed Project is located within the central portion of the City of Santa Fe Springs, at the northwest corner of Santa Fe Springs Road and Telegraph Road. Regional access to the Project site is provided by Interstate 5 (I-5), Interstate 605 (I-605), and State Route 72 (SR-72). Local access to the Project site is provided via Telegraph Road and Santa Fe Springs Road. The Project site and surrounding areas are shown in Figure 1, *Local Vicinity*, and Figure 2, *Aerial View*.

The Project site consists of one parcel encompassing approximately 26.77 acres and is identified by Assessor's Parcel Number (APN) 8005-015-05. The Project site has a General Plan land use designation of Industrial, and a zoning designation of Heavy Manufacturing (M-2).

Project Description: The Project proposes to subdivide the approximately 26.77-acre parcel into two parcels. The applicant for the proposed Project is requesting approval from the City of Santa Fe Springs to demolish the existing building onsite, abandon the existing onsite oil wells, and to construct two new warehouse buildings with parking, landscaping, and access improvements. The proposed Building 1 would be approximately 298,373 square feet (SF) with a FAR of 0.51. The proposed Building 2 would be approximately 286,305 SF with a FAR of 0.49. Additional improvements include parking, loading docks, decorative landscaping, associated onsite infrastructure, and construction of a cul-de-sac driveway.

The following discretionary actions are required as part of the Project:

- Tentative Parcel Map
- Development Plan Approval

Probable Environmental Effects of the Scoping Meeting: Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR.

The purpose of the meeting is to present the Project and environmental topics in a public setting and provide an opportunity for the City to hear from the community and interested agencies on what potential environmental issues are important to them. The meeting will include a brief presentation of the proposed Project, the EIR process, and the topics to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to offer their views concerning what environmental issues should be included in the DEIR.

The Public Scoping Meeting will be held on the following date, time, and location:

Date: May 22, 2024

Time: 5:30 PM

Location: Santa Fe Springs City Council Chambers
11710 East Telegraph Road
Santa Fe Springs, California 90670

Jay Sarno, Mayor • William K. Rounds, Mayor Pro Tem
City Council

Juanita Martin • Annette Rodriguez • Joe Angel Zamora
City Manager

René Bobadilla, PE, City Manager

Response to this Notice of Preparation: The Initial Study and NOP are available for public review on the City's website at

https://www.santafesprings.org/departments/planning_and_development_department/planning/environmental_documents.php

or at City offices at 11710 East Telegraph Road, Santa Fe Springs, California 90670.

Please provide written comments no later than 30 days from the receipt of this NOP. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that you or your agency will need to have explored in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

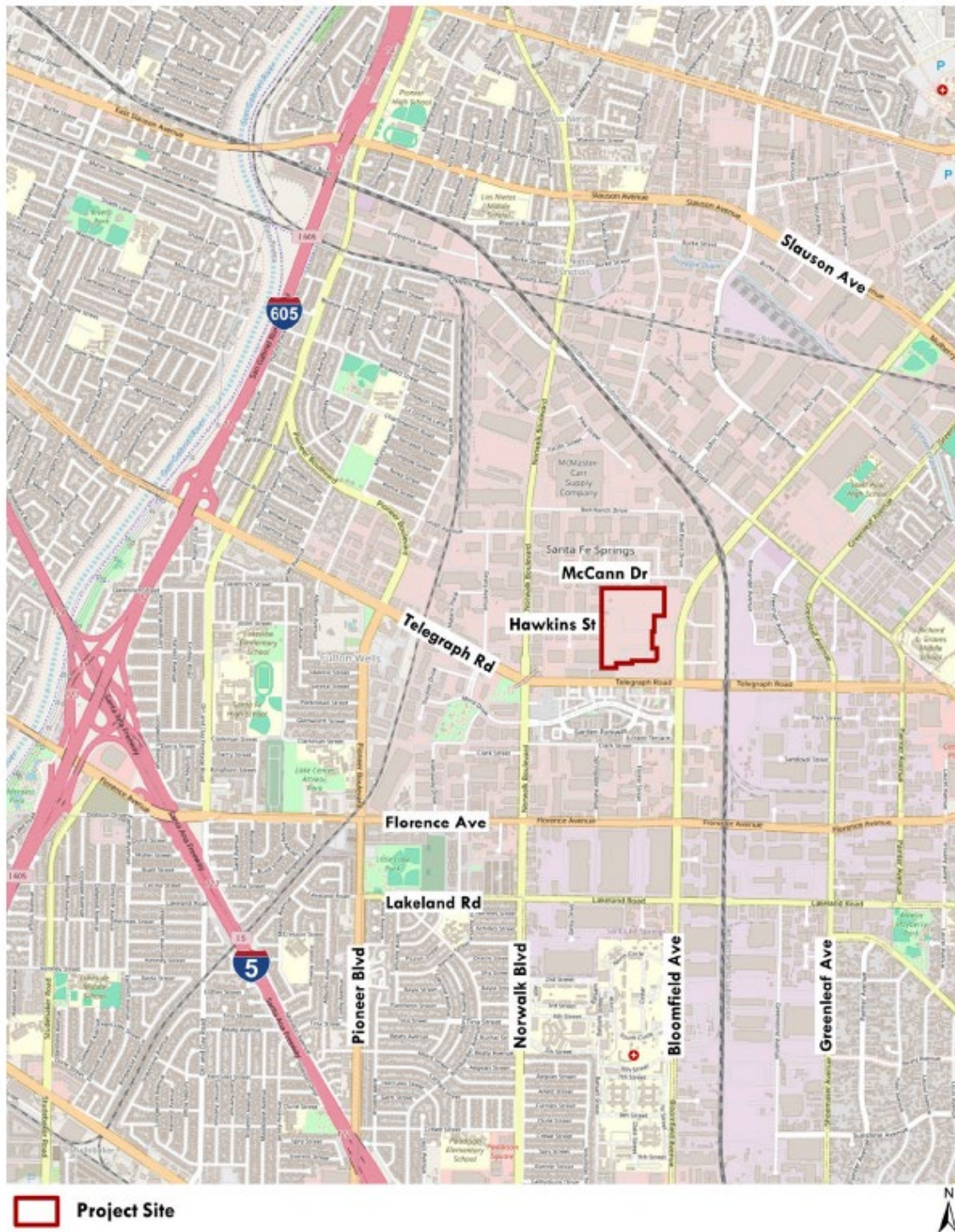
Jimmy Wong, Associate Planner
City of Santa Fe Springs Planning Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
Or via email to jimmywong@santafesprings.org

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Figure 1: Local Vicinity



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Figure 2: Aerial View



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