



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
GARDENA INDUSTRIAL CENTER PROJECT**

TO: Responsible and Interested Parties

FROM: City of Gardena
Community Development Department
1700 W. 162nd Street
Gardena, CA 9024

In accordance with the CEQA and the CEQA Guidelines, this notice is to advise you that the City of Gardena intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below:

LEAD AGENCY: City of Gardena

PROJECT TITLE: Gardena Industrial Center Project

PROJECT APPLICANT: Gardena Owner LP

PROJECT LOCATION: 1600 W. 135th Street, City of Gardena, County of Los Angeles

PROJECT DESCRIPTION: The Proposed Project involves the demolition of 22 existing on-site industrial buildings, totaling 296,630 square feet of building space, parking lots, and associated improvements. The site has been used to manufacture silica and carbon-based products since original construction. The Proposed Project consists of a new 190,860-square foot tilt-up concrete industrial building, constituting 180,860 square feet of industrial uses and 10,000 square feet of office uses. The proposed building has been designed to accommodate up to two tenants with a wide variety of uses, including light assembly, manufacturing, e-commerce, and warehousing/distribution. The Proposed Project requires a conditional use permit (CUP #7-21) for warehousing/distribution and a site plan review (SPR #9-21). At this time no tenant has been identified

ENVIRONMENTAL DETERMINATION: The City has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) (EA #18-21) and determined that the Project may have a significant effect on the environment, but by implementing the identified mitigation measures, the Project's impacts would be reduced to less than significant levels. Accordingly, City staff is recommending that the Planning Commission adopt the MND. The Planning Commission shall consider adopting the MND as part of their consideration of the project at a future public hearing.

Hazardous Waste Site: A portion of the Project site is included on a list enumerated in Gov. Code section 65962.5. (CAD000631747) The Project Site is recognized as a cleanup program site and identified as being under Open Remediation. This means that an approved remedy or remedies has/have been selected for the impacted media at the site and the responsible party (RP) is implementing one or more remedies under an approved cleanup plan for the site. This includes

any ongoing remedy that is either passive or active or uses a combination of technologies. However, with implementation of Mitigation Measure HAZ-1 which requires a Remedial Action Plan (RAP) for review and approval by the Los Angeles Regional Water Quality Control Board (LARWQCB), the Proposed Project would not create a significant hazard to the public or the environment. Therefore, impacts associated with a hazardous materials site would be less than significant with mitigation.

DOCUMENT AVAILABILITY: Copies of the Draft IS/MND will be available for public review beginning October 13, 2022 at the following locations:

- City's website: <https://cityofgardena.org/community-development/planning-projects/>
- City of Gardena City Hall, Receptionist – 1700 West 162nd Street, Gardena
- Gardena Mayme Dear Library – 1731 West Gardena Boulevard, Gardena

PUBLIC REVIEW: The public review period will begin on October 13, 2022 and end November 14, 2022. Any interested person or agency may comment on this matter by submitting comments via email to aacuna@cityofgardena.org. Please indicate “Gardena Industrial Center Project” in the subject or via postal mail to: Amanda Acuna – Senior Planner, 1700 West 162nd Street, Gardena, CA 90247. **Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on November 14, 2022.** Responsible agencies should limit their comments to those Project activities that are within your area of expertise or which will be required to be carried out or approved by your agency.

