

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024040140

Project Title: Heart of Norwalk Specific Plan

Lead Agency: City of Norwalk

Contact Name: Carlos Rojas

Email: CRojas@norwalkca.gov Phone Number: (562) 929-5769

Project Location: City of Norwalk, County of Los Angeles
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Heart of Norwalk Specific Plan establishes new land use and zoning regulations and development standards within the Plan area which encourage development to provide public benefits through the allocation of additional density and other development standard concessions. The system of proposed districts in the Proposed Plan divides the 615-acre Heart of Norwalk area into walkable areas, no further than a ten-minute walk across, defined by unifying elements of use, public realm design and architectural character. The Proposed Plan identifies the following three districts and three corridors: Front Street Historic District, Town Square District, Triangle District, Firestone Boulevard Corridor, Railway Trail Corridor, and San Antonio Drive Corridor. The net development by 2055 under the Plan is anticipated to be: 3,087 residential units and a net increase of 2,285,418 square feet of residential development; 275,747 square feet reduction in commercial uses; 18,310 square feet reduction in industrial uses; and 53,011 square feet of reduction in institutional uses. While there will be a decrease in non-residential square footage, the Plan does assume 173,250 square feet of new commercial uses will be constructed over the course of the planning horizon (2055).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following environmental issues were identified as having potential impacts associated with the implementation of the Proposed Plan: Aesthetics, Air Quality, Cultural and Tribal Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Recreation, Transportation and Circulation, and Utilities and Service Systems (including Energy).

Mitigation is proposed for impacts related to Air Quality, Cultural and Tribal Cultural Resources, Hazards and Hazardous Materials, and Noise. Mitigation proposed for Cultural and Tribal Cultural Resources and Hazards and Hazardous Materials would reduce impacts to a less than significant level. Mitigation would reduce all impacts to the degree feasible, but Air Quality and Noise impacts would remain significant and unavoidable, despite mitigation being incorporated, since projects developed under the Specific Plan could result in significant impacts during construction and the Specific Plan can only be evaluated at a program level, as no specific development is proposed under the Specific Plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A NOP was circulated on April 3, 2024, to solicit comments and inform the public of the Proposed Plan. The Proposed Plan was described, potential environmental effects associated with implementation were identified, and agencies and the public were invited to review and comment on the Notice of Preparation. The NOP review and comment period closed on May 3, 2024. At the time of preparation of this Draft EIR, the City received one written comment regarding the scope and content of the PEIR from the California Department of Transportation and one comment regarding tribal consultation from the Native American Heritage Commission.

Pursuant to Section 15206 of the CEQA Guidelines, the City of Norwalk hosted a scoping meeting at 6:00 p.m. on April 23, 2024, at the City of Norwalk City Hall, 12700 Norwalk Boulevard, City Council Chambers, Norwalk, California.

City staff and the consultant, Impact Sciences, Inc., gave a brief presentation of the Plan and highlighted key components of the Plan. Consequently, verbal comments were received at the April 23, 2024 scoping meeting from a property owner and potential developers, which demonstrated interest in proposed Specific Plan and questions were asked regarding the plan and any potential developments within the Specific Plan area.

No issues were raised that highlighted any areas of controversy with implementation of the Plan. Issues found to be potentially significant are explored in the Program DEIR prepared for the Plan.

Provide a list of the responsible or trustee agencies for the project.

None.