Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway, Norwalk, CA 90650

From:
Public Agency: City of Norwalk
Address: 12700 Norwalk Boulevard, Norwalk, CA 90650
Contact: Carlos Rojas
Phone: 562-929-5769

Lead Agency (if different from above):
Address:
Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2024040140

Project Title: 12500 Firestone Boulevard Project

Project Applicant: City of Norwalk

Project Location (include county): 12500 Firestone Boulevard, Norwalk, CA - Los Angeles County

Project Description:

The Project proposes demolishing the existing Hotel Saddleback hotel and subdividing the approximately 7.7-acre property, allocating 5.88 acres for a new residential development that would include 120 dwelling units (70 townhomes and 50 single-family units) and the remaining 1.81 acres for an up to 130 key hotel with up to 104 parking spaces. The Project is an Addendum to the Heart of Norwalk Specific Plan Final Environmental Impact Report.

This is to advise that the City of Norwalk (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on July 22, 2026 (date) and has made the following determinations regarding the above described project.

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 record of project approval, or the negative Declaration, is available to the General Public at:
https://www.norwalk.org/departments_services/community_development/heart_of_norwalk.php

Signature (Public Agency):  Title: Deputy City Manager

Date: 7/23/2026 Date Received for filing at OPR: 7/23/2026

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011