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NOTICE OF PREPARATION AND SCOPING MEETING

Date: December 2, 2025

To: Responsible Agencies, Trustee Agencies, and Interested Parties

Lead Agency: City of Santa Fe Springs

Subject: Preparation of a Draft Environmental Impact Report for the Goodman Gateway Santa Fe Springs Project

Public Review: December 2, 2025, to January 5, 2026

Project Title: Goodman Gateway Santa Fe Springs Project

Project Applicant: Goodman Group

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 Goodman Gateway Santa Fe Springs Project (Project). The City has prepared an NOP 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 December 2, 2025, and is set to close at 5:00 p.m. on January 5, 2026.

Please send written comments to Vince Velasco, Assistant Director of Community Development, at the address shown below or via email to VinceVelasco@santafesprings.gov. 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 approvals for the project.

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

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City Council
Annette Rodriguez • Juanita Martin • John M. Mora
City Manager
René Bobadilla, PE, City Manager

Project Information.

Location and Setting: The proposed Project is located within the southwestern portion of the City of Santa Fe Springs at 12801 Excelsior Drive & 14420 Bloomfield Avenue. Regional access to the Project site is provided via Interstate 5 (I-5), Interstate 605 (I-605), and State Route 91 (SR-91). Local access to the Project site is provided via Bloomfield Avenue, Shoemaker Avenue, and Excelsior Drive. The Project site and surrounding area are shown in Figure 1, *Local Vicinity*, and Figure 2, *Aerial View*.

The Project site consists of two parcels encompassing approximately 79.65 acres and is identified by Assessor's Parcel Number (APN) 8082-003-010 and -006. The Project site has a General Plan land use designation of Industrial, and a zoning designation of Heavy Manufacturing (M-2).

Project Description: The proposed Project consists of approval of a Specific Plan and an Implementing Project, described as follows:

- **Goodman Gateway Specific Plan (Specific Plan):** The Specific Plan establishes a conceptual land use plan, regulations, guidelines, and programs to guide development of the approximately 79.65-acre Project site. The Specific Plan would allow for a mix of industrial manufacturing, warehouse, and distribution uses in a manner consistent with the goals, objectives, principles, and policies of the Santa Fe Springs General Plan. Development of the Specific Plan allows for the development of the site with up to 1,835,696 SF of industrial uses.
- **Implementing Project:** The Implementing Project involves demolition of the existing onsite structures and redevelopment of the site with one of two design options: Two Industrial Buildings and a Trailer Parking Lot Option (Two-Building Option) and Five Industrial Buildings Option (Five-Building Option).

  The Two-Building Option would consist of the construction and operation of two new buildings comprised of a 579,134 SF industrial warehouse building and a 105,380 SF cross-dock terminal building; this option would result in a combined total building area of approximately 684,514 SF.

  The Five-Building Option would consist of the construction and operation of five new industrial warehouse buildings that would range in size from approximately 93,895 SF to 583,450 SF, resulting in a combined total building area of approximately 1,734,191 SF of warehouse and supporting office use.

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

- Specific Plan Approval
- Tentative Parcel Map
- Development Plan Approval

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- Development Agreement

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 from 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: December 15, 2025
Time: 5:00 PM
Location: Santa Fe Springs City Council Chambers
11710 East Telegraph Road
Santa Fe Springs, California 90670

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

https://www.santafesprings.gov/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:

Vince Velasco, Assistant Director of Community Development
City of Santa Fe Springs Community Development Department
11710 East Telegraph Road
Santa Fe Springs, California 90670
Or via email to VinceVelasco@santafesprings.gov

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Figure 1: Local Vicinity

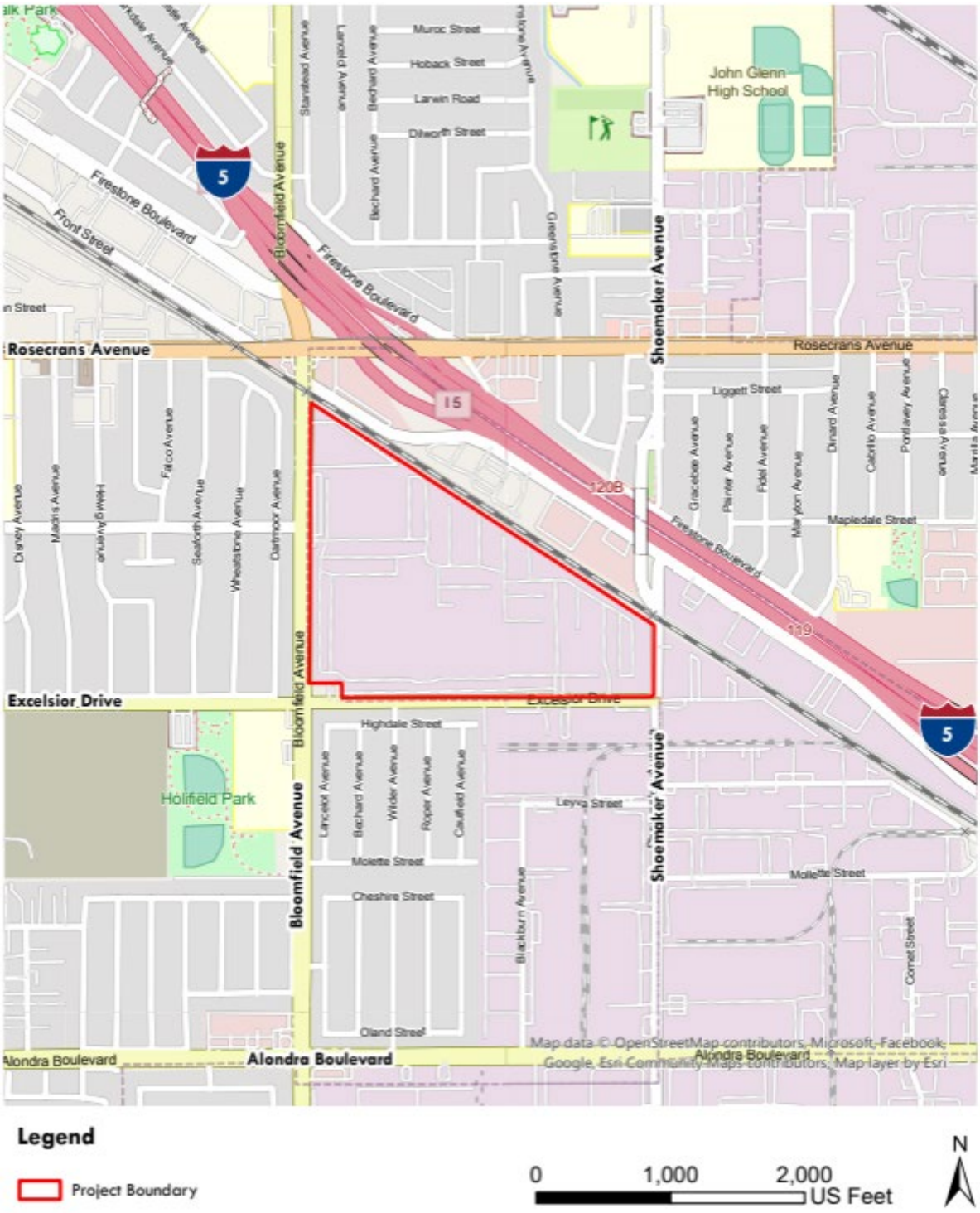

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Figure 2: Aerial View

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