



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Stanton (City) is the Lead Agency for the Bigsby Townhome Project and Orangewood Parkette (proposed project) located at 12200 Beach Boulevard and the terminus of Orangewood Avenue and Santa Rosalia Street. Based on the Initial Study prepared for the proposed project, the City has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA and the State CEQA Guidelines. Pursuant to CEQA, the City is providing this Notice of Intent (NOI) to Adopt an MND to the public, responsible agencies, trustee agencies, the County Clerk, and other interested parties.

Notice is hereby given that the City intends to consider adoption of an MND for the proposed project, and that the Draft MND for the proposed project is available for public review from **October 26, 2021 through November 29, 2021**, during which time the City will receive comments regarding the MND. The City has prepared the MND to analyze environmental impacts associated with implementation of the proposed project and to propose mitigation measures for identified potentially significant impacts that will eliminate or mitigate impacts to less than significant levels.

Lead Agency: City of Stanton

Project Title: Bigsby Townhomes and Orangewood Parkette

Project Applicant: Bonanni Development

Project Location: Bigsby Townhomes is proposed at 12200 Beach Boulevard and the Orangewood Parkette at the terminus of Orangewood Avenue and Santa Rosalia Street.

Project Description: The Applicant (Bonanni Development) proposes to construct a 79-unit townhome residential development on an approximately 3.54-acre site at 12200 Beach Boulevard Assessor Parcel Number 131-422-20, within the Commercial General (C-G) zone with a General Mixed-Use Overlay (GLMX). The proposed project also includes an off-site pocket park (Orangewood Parkette) of approximately 7,600 square feet at the terminus of Orangewood Avenue and Santa Rosalia Street. The proposed project will require approval of (1) Site Plan and Design Review (SPDR)- 811, (2) Conditional Use Permit (CUP) 20-04 for a stand-alone residential project in the Mixed-Use zone; (3) Planned Development Permit (PDP) 20-07 for projects between 51-500 units; (4) Tentative Tract Map (TTM) 20-06 for the subdivision of land for condominium purposes; and (5) Development Agreement (DA) 20-04 for projects requiring a Planned Development Permit.

MND: The MND examines the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems. This notice serves to inform local residents, institutions, agencies, and other interested parties about the availability of the MND during the public review period, which is from **October 26, 2021 through November 29, 2021**; comments regarding the MND may be submitted no later than **November 29, 2021**. Written comments may be submitted in writing to Estefany Franco, Associate Planner, by email at Efranco@stantonca.gov or may be submitted to the following address.

Estefany Franco, Associate Planner
City of Stanton
Planning Division
7800 Katella Avenue
Stanton, CA 90630

Document Availability: The Initial Study, MND, technical studies, and all other associated documents are located and may be viewed at the City's website at www.stantonca.gov/MND, and are also available for viewing between the hours of 7 a.m.- 12 p.m., 1 p.m.- 5 p.m. (We are closed from 12 p.m.-1 p.m.) Monday through Thursday, at the following address:

City of Stanton
Community and Economic Development Department, Planning Division
7800 Katella Avenue
Stanton, CA 90680