

CITY OF SAN FERNANDO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



PROJECT NAME: 655 Fourth Street Industrial Development.

LEAD AGENCY: City of San Fernando
Community Development Department
117 Macneil Street
San Fernando, California 91340.

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA).

APPLICANT: Richard Montes, 610 Ilex Street, San Fernando, California 91340.

CITY/COUNTY: City of San Fernando, Los Angeles County.

LOCATION: The project site's legal address is 655 Fourth Street, San Fernando, California 91340 and the site's applicable Assessor Parcel Numbers (APNs) are 2519-021-014 and 2519-021-015.

DESCRIPTION: The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.

The proposed project will involve a Zone Change (ZC 2018-001) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone; and, a General Plan Amendment (GPA 2018-001) to change the current land use designation from *Low Density Residential* to *Industrial*. This site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the California Government Code.

FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse immitigable impacts. For this reason, the City of San Fernando has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.

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- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

REVIEW: Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following location:

Community Development Department (Planning Counter)
117 Macneil Street
San Fernando, California, 91340

Copies of the IS/MND can also be found online at ci.san-fernando.ca.us. Please send your comments to the attention of Gerardo M. Marquez, Associate Planner, City of San Fernando, 117 Macneil Street, San Fernando, California, 91340. Mr. Marquez's contact number with the City is (818) 837-1540 and email address is gmarquez@sfcity.org. Your comments are due by December 30th, 2019. Adoption will take place at the Planning Commission meeting on January 13th, 2020 at 6:30 PM in the Council Chambers at the address above.

A handwritten signature in blue ink, appearing to read "Gerardo M. Marquez", written over a horizontal line.

Gerardo M. Marquez (Associate Planner)

Date: December 9, 2019