

**NORWALK PLANNING COMMISSION  
RESOLUTION NO. 24-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORWALK RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF NORWALK ADOPT ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR SCH #2022070103) FOR SPECIFIC PLAN NO.17, THE “NORWALK TRANSIT VILLAGE SPECIFIC PLAN,” APPROVE A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS**

**WHEREAS**, the City has received General Plan Amendment No. 2022-01 (2024-01), Zone Change No. 2022-01 (2024-02), and Zoning Text Amendment No. 2022-02 (2024-04) to establish Specific Plan No. 17, the “Norwalk Transit Village Specific Plan,” at 13200 Bloomfield Avenue Norwalk, California, 90650 (“Subject Parcel”); also known as Assessor’s Parcel Number (“APN”) 8045-008-902; requests from The City of Norwalk (“Applicant”) and

**WHEREAS**, Specific Plan No. 17, the “Norwalk Transit Village Specific Plan,” would allow for the redevelopment of the Specific Plan area as vibrant and interactive mixed-use development with open spaces; and

**WHEREAS**, pursuant to section 21067 of the Public Resource Code, and Section 15367 of the California Environmental Quality Act (“CEQA”) Guidelines (Cal. Code Regs., tit. 14, Sections 15000 *et seq.*), the City of Norwalk is the lead agency for the proposed Project; and

**WHEREAS**, based on the Initial Study, the City determined that an EIR should be prepared because the Project may have a significant effect on the environment; and

**WHEREAS**, in accordance with State CEQA Guidelines Section 15082, on July 8, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation (“NOP”) stating that an Environmental Impact Report (SCH # 2022070103) (“EIR”) would be prepared; and

**WHEREAS**, pursuant to Public Resources Code Section 21083.9 and CEQA Guidelines Sections 15082(c) and 15083, the City held one duly noticed Scoping Meeting on July 21, 2022, to solicit comments on the scope of the environmental review of the proposed Project; and

**WHEREAS**, a Draft EIR was prepared, incorporating comments received in response to the NOP; and

**WHEREAS**, in accordance with State CEQA Guidelines Section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on July 8, 2022; and

**WHEREAS**, as required by State CEQA Guidelines Section 15087(a), on February 2, 2024, the City provided Notice of Availability of the Draft EIR, which was available for a 45-day public review period beginning on February 2, 2024 and extended to March 20, 2024; and

**WHEREAS**, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at Norwalk City Hall and Norwalk Library and the City also consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines Section 15086; and

**WHEREAS**, the City received numerous written comment letters on the Draft EIR; and

**WHEREAS**, pursuant to State CEQA Guidelines Section 15088.5, the City has prepared written responses to all comments submitted on the Draft EIR; and

**WHEREAS**, the City has prepared a Final Environmental Impact Report (“Final EIR”), which consists of the Draft EIR and its associated technical appendices, comments to the Draft EIR and its associated technical appendices, and written responses to comments on the Draft EIR; and

**WHEREAS**, on July 10, 2024, the Planning Commission conducted a duly noticed public hearing to consider the Final EIR, and the proposed Project, and to solicit comments on the documents from staff, the public, the applicant and the City’s consultant team; and

**WHEREAS**, all potentially adverse environmental impacts were sufficiently analyzed in the Final EIR; and

**WHEREAS**, all of the requirements of the Public Resources Code and State CEQA Guidelines have been satisfied by the City in connection with the preparation of the Final EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the Final EIR sufficiently analyzes the Project’s potentially significant environmental impacts and a reasonable range of feasible alternatives capable of reducing these effects to less than significant levels to the extent feasible; and

**WHEREAS**, all of the findings and conclusions made by the Planning Commission pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and the entirety of the administrative records of the Project, which are incorporated herein by this reference, and are not based solely on the information provided in this Resolution; and

**WHEREAS**, the Mitigation Monitoring and Reporting Program, which sets forth the binding mitigation measures for the Project, is attached hereto as **Exhibit “A”**; and

**WHEREAS**, the Findings of Fact and Statement of Overriding Considerations are attached hereto as **Exhibit “B”**;

**WHEREAS**, the Final EIR reflects the independent judgment of the City and is fully adequate for purposes of making decisions on the merits of the Project; and

**WHEREAS**, no comments made or information presented during or after the public review of the Final EIR has produced any significant new information requiring recirculation of the Draft EIR or additional environmental review of the Project under Public Resources Code Section 210092.1 or State CEQA Guidelines Section 15088.5.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**Section 1.** The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

**Section 2.** The Planning Commission hereby recommends that the City Council of the City of Norwalk certify that (i) the Final EIR has been prepared in accordance with the requirements of CEQA and the State CEQA Guidelines, (ii) the Final EIR was presented to the City and the City has reviewed and considered the information contained in the Final EIR prior to considering adoption of the Project, and (iii) the Final EIR reflects the independent judgment and analysis of the City.

**Section 3.** The Planning Commission hereby recommends that the City Council find, based on consideration of the whole record before it, including the Final EIR and testimony received at the public hearing, as follows:

A. **Review Period:** The City provided a 45-day public review period for the Draft EIR as required under State CEQA Guidelines Sections 15087 and 15105; and **Compliance with Law:** The Final EIR was prepared, processed, and noticed in accordance with the CEQA and the State CEQA Guidelines; and

B. **Independent Judgment:** The Final EIR reflects the independent judgment and analysis of the City Council and is deemed adequate for purposes of making decisions on the merits of the Project; and

C. **Mitigation Monitoring and Reporting Program:** The Final EIR recommends adoption of mitigation measures to reduce significant impacts of the Project. Therefore, the Planning Commission recommends that the City Council adopt the Mitigation Monitoring and Reporting Program pursuant to Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15097. The Mitigation Monitoring and Reporting Program is designed to ensure compliance during project implementation and/or mitigation measures have been incorporated into the Project and are fully

enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6; and

D. Statement of Overriding Considerations: The Final EIR identifies that the Project has potentially significant effects that remain despite the implementation of all feasible mitigation measures. Therefore, in order to adopt the Project, the City Council must first adopt a Statement of Overriding Considerations that indicate the benefits of the Project outweigh the unavoidable significant environmental effects, which are described in the Findings of Fact and Statement of Overriding Considerations attached hereto as **Exhibit "B,"** Final EIR, and elsewhere in the administrative records.

**Section 4.** Location of Documents. The documents and materials that constitute the record of proceedings on which this Resolution have been based are located at Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California 90650. The custodian for these records is the Director of Community Development. This information is provided in compliance with Public Resources Code Section 21081.6.

**Section 5.** The Planning Commission recommends that the City Council direct staff to file a Notice of Determination with the Los Angeles County Clerk within five (5) business days of the final approval.

**Section 6.** The Planning Commission Secretary shall certify the adoption of this Resolution and it shall go into effect immediately upon its adoption.

*[Signatures on the following page]*

**APPROVED AND ADOPTED BY THE NORWALK PLANNING COMMISSION on  
this 10<sup>th</sup> day of July 2024.**

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**LINDA LOPEZ, CHAIR  
NORWALK PLANNING COMMISSION**

**ATTEST:**

I, ALEXANDER HAMILTON, Secretary of the City of Norwalk Planning Commission, **DO HEREBY CERTIFY** that the foregoing Resolution, being Resolution No. **24-10** has been duly signed by the Chair, and attested by the Secretary, all at a special meeting of the Norwalk Planning Commission, held July 10, 2024, and that same was approved and adopted by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

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**ALEXANDER HAMILTON, SECRETARY  
NORWALK PLANNING COMMISSION**

**EXHIBIT "A"**

**Draft Mitigation Monitoring and Reporting Program**

**EXHIBIT "B"**

Draft Findings of Fact and Statement of Overriding Consideration