

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019080312

Project Title: Modelo Project

Lead Agency: City of Commerce Contact Person: Joseph Palombi
Mailing Address: 2535 Commerce Way Phone: 323.722.4805 ext. 2389
City: Commerce, CA Zip: 90040 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Commerce
Cross Streets: Gage Avenue and Zindell Avenue Zip Code: 90040
Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ' 18.94" N / 118 ° 07 ' 39.14" W Total Acres: 17.32
Assessor's Parcel No.: several; 6357-018-005 Section: 27 Twp.: 2S Range: 12W Base: San Berneg
Within 2 Miles: State Hwy #: Interstate 5 Waterways: Rio Hondo River
Airports: N/A Railways: N/A Schools: Ellen Ochoa Prep School

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [X] Specific Plan [ ] Rezone [ ] Annexation
[X] General Plan Amendment [ ] Master Plan [ ] Prezone AUG 19 2019 [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [X] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[X] Residential: Units 825 Acres
[ ] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 165,00 Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Park, Vacant Lot; Zoning/General Plan: Public Facilities, Commercial Manufacturing

Project Description: (please use a separate page if necessary)

The City of Commerce (City) received a development application from Comstock Realty Partners (Project Applicant) for a mixed-use development including park and open space, residential, and commercial uses. The proposed Modelo Project (Project) includes the reconstruction of the existing Veterans Memorial Park and adjacent vacant parcel into a revitalized Veterans Memorial Park, 825 residential units, and approximately 165,000 square feet of entertainment retail. The Project site was previously used for landfill operations, and thus, a component of the Project involves remediation to allow for construction of the Project. Additionally, the Project would enhance transit connection to the Project site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

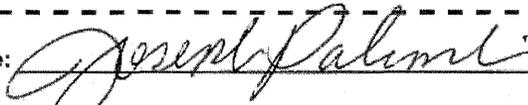
- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB #4 _____                   |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date August 19, 2019 Ending Date September 17, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Dudek</u>	Applicant: <u>Comstock Realty Partners, LLC</u>
Address: <u>38 North Marengo</u>	Address: <u>1801 Century Park East, Suite 1095</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Los Angeles, CA 90067</u>
Contact: <u>Ruta K. Thomas, REPA</u>	Phone: <u>310.729.2929</u>
Phone: <u>626.204.9822</u>	

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Signature of Lead Agency Representative:  Date: 08/13/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**NOP Distribution List**

A.H.

County: Los Angeles

SCH# 2019080312

Resources Agency

**Resources Agency**  
Nadell Gayou

**Dept. of Boating & Waterways**  
Denise Peterson

**California Coastal Commission**  
Allyson Hitt

**Colorado River Board**  
Elsa Contreras

**Dept. of Conservation**  
Crina Chan

**Cal Fire**  
Dan Foster

**Central Valley Flood Protection Board**  
James Herota

**Office of Historic Preservation**  
Ron Parsons

**Dept of Parks & Recreation**  
Environmental Stewardship Section

**S.F. Bay Conservation & Dev't. Comm.**  
Steve Goldbeck

**Dept. of Water Resources**  
Resources Agency  
Nadell Gayou

Fish and Wildlife

**Depart. of Fish & Wildlife**  
Scott Flint  
Environmental Services Division

**Fish & Wildlife Region 1**  
Curt Babcock

**Fish & Wildlife Region 1E**  
Laurie Harnsberger

**Fish & Wildlife Region 2**  
Jeff Drongesen

**Fish & Wildlife Region 3**  
Craig Weightman

**Fish & Wildlife Region 4**  
Julie Vance

**Fish & Wildlife Region 5**  
Leslie Newton-Reed  
Habitat Conservation Program

**Fish & Wildlife Region 6**  
Tiffany Ellis  
Habitat Conservation Program

**Fish & Wildlife Region 6 I/M**  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

**Dept. of Fish & Wildlife M**  
William Paznokas  
Marine Region

Other Departments

**California Department of Education**  
Lesley Taylor

**OES (Office of Emergency Services)**  
Monique Wilber

**Food & Agriculture**  
Sandra Schubert  
Dept. of Food and Agriculture

**Dept. of General Services**  
Cathy Buck  
Environmental Services Section

**Housing & Comm. Dev.**  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

**Delta Protection Commission**  
Erik Vink

**Delta Stewardship Council**  
Anthony Navasero

**California Energy Commission**  
Eric Knight

**Native American Heritage Comm.**  
Debbie Treadway

**Public Utilities Commission**  
Supervisor

**Santa Monica Bay Restoration**  
Guangyu Wang

**State Lands Commission**  
Jennifer Deleong

**Tahoe Regional Planning Agency (TRPA)**  
Cherry Jacques

Cal State Transportation Agency CalSTA

**Caltrans - Division of Aeronautics**  
Philip Crimmins

**Caltrans - Planning HQ LD-IGR**  
Christian Bushong

**California Highway Patrol**  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

**Caltrans, District 1**  
Rex Jackman

**Caltrans, District 2**  
Marcelino Gonzalez

**Caltrans, District 3**  
Susan Zanchi

**Caltrans, District 4**  
Patricia Maurice

**Caltrans, District 5**  
Larry Newland

**Caltrans, District 6**  
Michael Navarro

**Caltrans, District 7**  
Dianna Watson

**Caltrans, District 8**  
Mark Roberts

**Caltrans, District 9**  
Gayle Rosander

**Caltrans, District 10**  
Tom Dumas

**Caltrans, District 11**  
Jacob Armstrong

**Caltrans, District 12**  
Maureen El Harake

Cal EPA

Air Resources Board

**Airport & Freight**  
Jack Wursten

**Transportation Projects**  
Nesamani Kalandiyur

**Industrial/Energy Projects**  
Mike Tollstrup

**California Department of Resources, Recycling & Recovery**  
Kevin Taylor/Jeff Esquivel

**State Water Resources Control Board**  
Regional Programs Unit  
Division of Financial Assistance

**State Water Resources Control Board**  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

**State Water Resources Control Board**  
Div. Drinking Water #\_

**State Water Resources Control Board**  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

**State Water Resources Control Board**  
Phil Crader  
Division of Water Rights

**Dept. of Toxic Substances Control Reg. #**  
CEQA Tracking Center

**Department of Pesticide Regulation**  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

**RWQCB 1**  
Cathleen Hudson  
North Coast Region (1)

**RWQCB 2**  
Environmental Document Coordinator  
San Francisco Bay Region (2)

**RWQCB 3**  
Central Coast Region (3)

**RWQCB 4**  
Teresa Rodgers  
Los Angeles Region (4)

**RWQCB 5S**  
Central Valley Region (5)

**RWQCB 5F**  
Central Valley Region (5)  
Fresno Branch Office

**RWQCB 5R**  
Central Valley Region (5)  
Redding Branch Office

**RWQCB 6**  
Lahontan Region (6)

**RWQCB 6V**  
Lahontan Region (6)  
Victorville Branch Office

**RWQCB 7**  
Colorado River Basin Region (7)

**RWQCB 8**  
Santa Ana Region (8)

**RWQCB 9**  
San Diego Region (9)

**Other** \_\_\_\_\_

San Gabriel Lower L.A.  
Conservancy