

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 # 2021070577

Project Title: Buena Vista Project

Lead Agency: City of Los Angeles Contact Person: Kiersten Turner
 Mailing Address: 221 North Figueroa Street, Suite 1350 Phone: (213) 756-1731
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
 Cross Streets: North Broadway and North Spring Street Zip Code: 90012

Longitude/Latitude (degrees, minutes and seconds): 34 ° 4 ' 8.4 " N / 118 ° 13 ' 58.8 " W Total Acres: 8.08

Assessor's Parcel No.: 5414-016-002 Section: 22 Twp.: 01S Range: 13W Base: _____

Within 2 Miles: State Hwy #: SR 110 Waterways: LA River
 Airports: N/A Railways: Metro A Line Schools: Cathedral HS; Solano Ave Elem.

Document Type:

CEQA: 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: _____ FONSI _____

Local Action Type:

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

Development Type:

Residential: Units 986 Acres 2.93
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 38,800 Acres 0.89 Employees 146 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: 116,610 square feet of outdoor trellis/overhang areas

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Designated as Light Industrial in General Plan, zoned as MR2 (Restricted Light Industrial)

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

The Project is for the construction of a mixed-use development consisting of 986 residential units, including 200 affordable units; 15,000 square feet of retail; 23,800 square feet of restaurant; and 116,610 square feet of outdoor trellis/overhang areas on an existing approximately 8.08-acre site. The Project Site includes a "South Parcel," generally located at the southern portion of the Project Site, and a "North Parcel," generally located on the northern portion of the Project Site. The South Parcel consists of a six-story podium connecting two buildings, Building 1, a 26-story building, and Building 2, a 22-story building. The North Parcel consists of a two-story podium connecting three buildings, the North Building, a 15-story building, the Courtyard Building, a six-story building, and the Retail Block Building, a three story building. The Project would also provide parking within three partial subterranean levels on both the South Parcel and North Parcel. In total, the Project would include up to 1,245,536 square feet of floor area, and approximately one acre of publicly accessible open space. All existing structures on the Project Site would be removed.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" 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 checked="" type="checkbox"/> Conservation, Department of	<input checked="" 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 checked="" 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	<input checked="" type="checkbox"/> Other: <u>LA County Metro</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date July 10, 2025 Ending Date August 25, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eyestone Environmental, LLC</u>	Applicant: <u>S&R Partners, LLC c/o Jenny Pham</u>
Address: <u>101 Continental Boulevard, Suite 240</u>	Address: <u>737 Lamar Street</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>Los Angeles, CA 90031</u>
Contact: <u>Ashley Wright, Principal Planner</u>	Phone: <u>(510) 387-0428</u>
Phone: <u>(424) 261-6456</u>	

Signature of Lead Agency Representative: *Kiersten Turner* Date: 7/9/2025

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