



NOTICE OF COMPLETION AND AVAILABILITY OF RECIRCULATED PORTION OF DRAFT ENVIRONMENTAL IMPACT REPORT

April 15, 2021

ENVIRONMENTAL CASE NO.:	ENV-2016-2862-EIR
STATE CLEARINGHOUSE NO.:	2017021051
PROJECT NAME:	2800 Casitas Avenue Project
PROJECT APPLICANT:	2800 Casitas, LLC
PROJECT ADDRESS:	2750-2800 Casitas Avenue, Los Angeles, California 90039
COMMUNITY PLAN AREA:	Northeast Los Angeles
COUNCIL DISTRICT:	1 – Cedillo
PUBLIC COMMENT PERIOD:	April 15, 2021 – June 1, 2021

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Partially Recirculated Draft Environmental Impact Report (PR-DEIR) for the proposed Casitas Avenue Project (Project). This PR-DEIR includes minor revisions to the proposed Site Plan and Elevations; updates to Section IV.E, Hazardous Materials/Risk of Upset to incorporate the Department of Toxic Substances Control's proposed draft risk attenuation factor for human health risk assessments, and adds the Hydrology/Water Quality Section (updated from the Initial Study) to address in greater detail the potential for flooding on the Project Site. Comments on the information presented in the PR-DEIR must be submitted in writing according to the directions below.

Pursuant to CEQA Guidelines Section 15088.5, subdivision (f)(2)(ii), written responses will be prepared to address comments received that relate to the information presented in the Partially Recirculated Draft EIR and the initial DEIR in a separate document following the review period.

PROJECT DESCRIPTION:

The 2800 Casitas Avenue Project (proposed Project), would involve the demolition of an existing 117,000-square-foot manufacturing/warehouse/production building on the approximately 5.7-acre (248,190 square-foot) Project Site. The Project would construct a new 487,872 square-foot mixed-use development, consisting of up to 419 multi-family residential units (including 35 units for Very Low Income households), up to 64,000 square feet of commercial space, and a seven-story parking structure. Commercial uses on-site would include a mix of ground-floor restaurant uses and office space, and a rooftop urban farm/greenhouse. The proposed residential units would be located in four buildings ranging from five to six stories with a maximum height of 85 feet above grade. A seven-story (85-foot high) parking garage on the northwest end of the Project Site would provide on-site parking spaces on floors one through six, and an urban farm/greenhouse on the seventh floor. Off-site improvements include the construction of a secondary access road.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in this PR-DEIR, the Project would not result in any new significant and unavoidable impacts related to Hazardous Materials/Risk of Upset or Hydrology/Water Quality. The Project Site is identified on the following hazardous materials sites compiled pursuant to Government Code Section 65962.5: FINDS, CA HAZNET, CA EMI, RCRA-LQG, US AIRS, and EDR US Historical Auto Station. Additionally, the

Project Site was formally a part of the Taylor Yard property, which was identified as an UST, AST, Toxic Pits, Cortese, Historical Cortese, LA County Site Mitigation, VCP, Response, EnviroStor, Historical Cal-Site, CA Bond Plan, RCRA Generator, SLIC, Financial Assurance, CERCLIS NFRAP, CHMIRS, and WDS site.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies. As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The PR-DEIR is available online at the Department of City Planning's website at Planning4la.org/development-services/eir. The PR-DEIR can also be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below.

If you are unable to access digital copies of the PR-DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the PR-DEIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The PR-DEIR and the documents referenced in the PR-DEIR are available for public review, **by appointment only**, at the City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the PR-DEIR, please reference the Environmental Case No. ENV-2016-2862-EIR, and submit them in writing by **Tuesday, June 1, 2021, no later than 4:00 P.M.**

If you are unable to access project materials, or wish to schedule an appointment, please contact the staff planner for the project, Erin Strelch at (213) 847-3626 or at Erin.Strelch@lacity.org. Please direct your comments to:

Mail: Erin Strelch
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: Erin.Strelch@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Erin Strelch
Major Projects Section
Department of City Planning
213-847-3656

Puede obtener información en Español llamando al (213) 847-3656.