



CITY OF COMMERCE

ECONOMIC DEVELOPMENT AND PLANNING

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN of the availability of a Draft Environmental Impact Report (Draft EIR) for the Modelo Project (the Project) located in the City of Commerce (City). The City will be the Lead Agency under the California Environmental Quality Act (CEQA) for the Environmental Impact Report (EIR) for the Project proposed by Comstock Realty Partners, LLC.

PROJECT LOCATION AND SUMMARY DESCRIPTION: The Project site is located immediately west of the Interstate 5 freeway, south of Zindell Avenue, and east of a single-family residential neighborhood located west of Avenida Aguascalientes, and north of the Rio Hondo River and Path. The approximately 17.32-acre Project site currently consists of the Veterans Memorial Park (6364 Zindell Avenue) and a vacant lot (7316 Gage Avenue).

The Project proposes the construction of a mixed-use development including park and open space, residential, commercial uses, and related amenities. The Project involves reconstruction of Veterans Memorial Park and an adjacent vacant parcel into a mixed-use development, including public community uses, 850 residential units, approximately 165,000 square feet of entertainment retail uses, and associated on-site parking. Additionally, due to the previous use of the Project site as a landfill, the Project involves remediation to allow for safe implementation of the Project. The Project proposes to revitalize Veterans Memorial Park with new structures, a playground, a soccer and baseball youth sports complex, a library, a grass-stepped amphitheater, and additional outdoor green space. The Project would include 850 new residential units, comprised of a mixture of 25-50 townhomes for sale, and the rest for-rent apartment and townhouse style units. Additionally, the Project would include approximately 165,000 square feet of entertainment retail, including a multi-screen Cineplex, a gaming/bowling/family venue, restaurants and on-site parking to serve all uses. Upon approval of the Project, the land use designation of the Veterans Memorial Park portion would change from Public Facilities to Commercial Manufacturing, with the corresponding Specific Plan zone.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: Based on analysis provided in the Draft EIR, it was determined that the Project would have significant and unavoidable environmental impacts that cannot be mitigated to below a level of significance related to air quality, noise, and transportation.

PUBLIC COMMENT PERIOD: A copy of the Draft EIR prepared for the Project is available for public review online at <http://www.ci.commerce.ca.us/index.aspx?NID=357>, and in hard copy at City of Commerce Economic Development and Planning Department, 2535 Commerce Way, Commerce, California 90040

In accordance with the CEQA, a minimum 45-day public review period will be provided for all interested persons to submit comments on the adequacy of the Draft EIR. The comment period will start on July 16, 2020 and end at 6:00 p.m. on August 31, 2020. Written comments should be directed by e-mail or U.S. mail to:

Jose Jimenez, City of Commerce, 2535 Commerce Way, Commerce CA. 90040

Email: jjimenez@ci.commerce.ca.us (323) 722-4805

PUBLIC MEETING: On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

As of the date of this notice, in response to the novel coronavirus (COVID-19) public health emergency, all City facilities are closed to the public for the foreseeable future. In accordance with the Safer at Home Orders by the State of California and County of Los Angeles, the City will host a public meeting on the Project on **August 1, 2020 at Veterans Memorial Park, located at 6364 Zindell Ave, Commerce, CA 90040**, in a format that is safest to the all participants. Two separate times will be provided for meeting attendance: **11:00am and 1:30pm**. Both meetings will also be held virtually via Zoom. The purpose of these meetings is to present information about the proposed Project and the City's process and timelines, as well as solicit input on the content of the Draft EIR. Interested parties, including public agencies, are encouraged to participate in the meeting to learn more about the proposed Project and the environmental review process.

Information about the public meetings (including registration) will be posted on the City's website, as follows: <http://www.ci.commerce.ca.us/index.aspx?NID=357>

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