

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019080312

Project Title: Modelo Project

Lead Agency: City of Commerce

Contact Name: Jose Jimenez

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Project Location: Commerce Los Angeles
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 (a mixture of 25-50 townhomes for sale, and the rest for-rent apartment and townhouse style 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. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The DEIR identified potentially significant environmental impacts to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources. Mitigation is provided for each of these topics to reduce impacts to the extent feasible. All of these potential significant impacts would be reduced to less than significant with implementation of the proposed mitigation measures, except for impacts to Air Quality, Noise, and Transportation, which would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of known controversy include:

- Construction and operational impacts to transportation and traffic, including parking.
- Impact to public services, specifically the increased need for police protection services.
- Impact on air quality, specifically air pollution.
- Impacts related to population and housing, specifically population increases in the area and the correlated socioeconomic repercussions, such as homelessness and security issues.
- Impacts to cultural resources on-site.
- Concerns related to Project design.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board, Los Angeles Region (RWQCB #4)

State Water Resources Control Board (SWRCB), Water Quality