

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Los Angeles
 Address: 12400 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of Commerce
 Address: 2535 Commerce Way
Commerce, Ca 90040
 Contact: Jose Jimenez
 Phone: jjimenez@ci.commerce.ca.us

Lead Agency (if different from above): _____
 Address: _____
 Contact: _____
 Phone: _____

FILED
FEB 23 2022

SUBJECT: Filing of Notice of Determination in compliance with Section 21100 of the Public Resources Code.

HELEN SOTO
 REGISTRAR-RECORDING COUNTY CLERK
 H. SOTO DEPUTY

State Clearinghouse Number (if submitted to State Clearinghouse): 2019080312

Project Title: Modelo Project

Project Applicant: Comstock Realty Partners, LLC

Project Location (include county): Gage Avenue and Zindell Avenue, Commerce, Los Angeles County

Project Description:

The Modelo Project involves the development of a mixed-use project that would provide residential, commercial, and park and open space uses. The Project includes the reconstruction of the existing Veterans Memorial Park and adjacent vacant parcel into a revitalized Veterans Memorial Park, 850 residential units, and approximately 165,000 square feet of entertainment/retail space. The Project involves remediation of former landfill uses to allow for construction of the Project.

This is to advise that the City of Commerce has approved the above
 Lead Agency or Responsible Agency)

described project on 2/22/22 and has made the following determinations regarding the above
 (date)
 described project.

1. The project will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not] adopted for this project.
5. A statement of Overriding Considerations was was not] adopted for this project.
6. Findings were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

2535 Commerce Way, Commerce, Ca 90040

Signature (Public Agency): [Signature] Title: Director ED & Planning

Date: February 22, 2022 Date Received for filing at OPR: _____

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202202230550003
STATE CLEARING HOUSE # (If applicable) 2019080312

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF COMMERCE			DATE 02/23/2022
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2022042647
PROJECT TITLE MODELO PROJECT			
PROJECT APPLICANT NAME JOSE JIMENEZ			PHONE NUMBER
PROJECT APPLICANT ADDRESS 2535 COMMERCE WAY	CITY COMMERCE	STATE CA	ZIP CODE 90040

PROJECT APPLICANT (Check appropriate box):

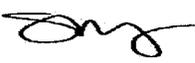
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ 3,539.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,548.00	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,203.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
 \$ 3,614.25

SIGNATURE X 	TITLE ITC
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<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
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<input type="checkbox"/> Other _____		\$ <u>0.00</u>

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 Credit
 Check
 Other _____
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SIGNATURE X 	TITLE ITC
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Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: L. MCCOY



* 2 0 2 2 0 2 2 3 0 5 5 0 0 0 3 *

Wednesday, February 23, 2022 10:18 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2022042647	1	\$75.00
NoD - Environmental Impac 2022042647	1	\$3,539.25
Total		\$3,614.25

Total Documents: 1

Customer payment(s):

Check \$3,614.25

Check List:
#423 \$3,614.25