

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 #

Project Title: 501 - 601 Compton Boulevard Development Project

Lead Agency: <u>City of Compton</u>	Contact Person: <u>Michael L. Antwine II</u>
Mailing Address: <u>205 S. Willowbrook Avenue, Compton, CA 90220</u>	Phone: <u>310.605.5577</u>
City: <u>Compton, CA</u> Zip: <u>90220</u>	County: <u>Los Angeles County</u>

Project Location: County: Los Angeles County City/Nearest Community: Compton

Cross Streets: E. Compton Boulevard, N. Spring Avenue, N. Santa Fe Avenue Zip Code: 90221

Longitude/Latitude (degrees, minutes and seconds): 33 ° 53 ' 46.68 " N / 118 ° 13 ' 4.44 " W Total Acres: 6.12

Assessor's Parcel No.: 6166-022-900, 6166-022-901, 6166-022-902, 6166-022-903, 6166-022-904, 6166-022 Section: S T3S R12W Twp.: 3S Range: 12W Base:

Within 2 Miles: State Hwy #: 710, 105, 91, 110 Waterways: Los Angeles River

Airports: Compton Woodley Airport Railways: Metro A Line (Blue) Compton Station Schools: Compton HS, Mayo Elem

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) <u></u> | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u></u> |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u></u> | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input checked="" type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u></u> |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>300</u> Acres <u>4.75</u> | <input type="checkbox"/> Transportation: Type <u></u> |
| <input type="checkbox"/> Office: Sq.ft. <u></u> Acres <u></u> Employees <u></u> | <input type="checkbox"/> Mining: Mineral <u></u> |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>7,734</u> Acres <u>0.18</u> Employees <u></u> | <input type="checkbox"/> Power: Type <u></u> MW <u></u> |
| <input type="checkbox"/> Industrial: Sq.ft. <u></u> Acres <u></u> Employees <u></u> | <input type="checkbox"/> Waste Treatment: Type <u></u> MGD <u></u> |
| <input type="checkbox"/> Educational: <u></u> | <input type="checkbox"/> Hazardous Waste: Type <u></u> |
| <input type="checkbox"/> Recreational: <u></u> | <input type="checkbox"/> Other: <u></u> |
| <input type="checkbox"/> Water Facilities: Type <u></u> MGD <u></u> | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: <u></u> |

Present Land Use/Zoning/General Plan Designation:

CL Zone - Limited Commercial

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

The proposed project is a seven-story, 266,792 square-foot mixed-use development comprised of 7,734 square feet of retail/commercial uses, up to 300 residential units (including 20 percent affordable units), a pedestrian plaza (Willow Plaza), an Innovation Hub and Creative Studios, and two parking garages with up to 407 spaces. The building would have a maximum height of 85 feet along Compton Boulevard and lower heights on the north side of the project. In addition, the project includes the creation of a public pedestrian plaza by closing Willow Avenue to non-emergency vehicular traffic and reconfiguration of E. Compton Boulevard between Alameda Street East and Santa Fe Avenue, from two lanes in each direction to one lane in each direction. The project also includes streetscape improvements and bicycle parking on-site to encourage pedestrian and bicycle travel. The anticipated floor area ratio (FAR) is 2.86.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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

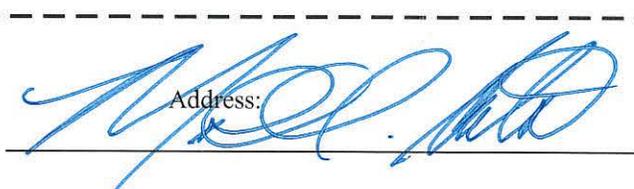
Local Public Review Period (to be filled in by lead agency)

Starting Date April 26, 2021 Ending Date May 27, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>ImpactSciences</u>	Applicant: <u>KBKEnterprises</u>
Address: <u>811W7 thStreet,Suite 200</u>	<u>239 FortPittBlvd</u>
City/State/Zip: <u>LosAngeles,CA90017</u>	City/State/Zip: <u>Pittsburgh,PA15222</u>
Contact: <u>VanessaWilliford</u>	Phone: <u>412-363-4401</u>
Phone: <u>818-858-4733</u>	

Signature of Lead Agency Representative:


Address: _____

Date: 4/27/21