

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: KPAC Coil Avenue Freezer ExpansionLead Agency: City of Los AngelesContact Person: Norali MartinezMailing Address: 200 N. Spring Street, Room 721Phone: 213-978-1346City: Los AngelesZip: 90012County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: Los AngelesCross Streets: Drumm Avenue, Pacific Coast Hwy, Coil Avenue, O Street, and Alameda Street Zip Code: 90744Longitude/Latitude (degrees, minutes and seconds): 118 ° 14 ' 28 " N / 33 ° 47 ' 40 " W Total Acres: 17.16Assessor's Parcel No.: 7426029006-007, 742603004-015,74Section: 00Twp.: 4 SouthRange: 13 West Base: _____Within 2 Miles: State Hwy #: 710

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Height Adj., Waiver**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. 13,939 Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. 46,464 Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**Industrial/[Q]MR2-1VL-CUGU, [Q]M3-1VL-CUGU/Heavy Manufacturing, Light Industrial, Light Manufacturing**Project Description:** (please use a separate page if necessary)

The project involves the improvement and expansion of an existing one-story, 42-foot tall, 221,496 square-foot cold storage facility, resulting in a two-story, 65-foot tall, 281,899 square foot facility, with a total 0.38:1 Floor Area Ratio ("FAR"). The expansion includes the demolition and alteration of 27,157 square foot existing cold dock for a new 71,331 square feet freezer, resulting in a net addition of 44,174 square feet of new floor area. The improvements include 13,939 square feet of new office space, and 2,290 square feet of a new engine/mechanical room, electrical room, and fire pump room. The project also involves new automated racking system, other interior improvements, and decreasing the length of the existing double rail spur. The project will provide 119 parking spaces, with no (0) trees to be removed, and with an import of 7,000 cubic yards of soil.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>4</u>
<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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 24, 2025 Ending Date May 27, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Meridian Consultants</u>	Applicant: <u>Alston Construction Company, Inc.</u>
Address: <u>860 Hampshire, Suite P</u>	Address: <u>1901 Butterfield Road, Suite 1020</u>
City/State/Zip: <u>Westlake Village, CA 91361</u>	City/State/Zip: <u>Downers Grove, IL 60515</u>
Contact: <u>Christ Kirikian</u>	Phone: <u>630-437-5818</u>
Phone: <u>818-415-7274</u>	

Signature of Lead Agency Representative: *Noel Martinez* Date: 4/18/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.