

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 # 2018081070

Project Title: 2159 Bay Street Project

Lead Agency: City of Los Angeles Contact Person: Kimberly Henry
 Mailing Address: 221 N. Figueroa Street, Suite 1350 Phone: (213) 847-3688
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Central City
 Cross Streets: Bay Street/Santa Fe Avenue and Sacramento Street/Santa Fe Avenue Zip Code: 90021

Longitude/Latitude (degrees, minutes and seconds): 34 ° 01 ' 53.62 " N / 118 ° 13 ' 40.56 " W Total Acres: 1.70

Assessor's Parcel No.: 5166-001-002; 5166-005-008, -009, -010, -013 Section: 9 Twp.: 1S Range: 13W Base: _____

Within 2 Miles: State Hwy #: US-101, I-5, I-10, SR-60 Waterways: Los Angeles River

Airports: _____ Railways: BNSF Railroad Schools: SEA Charter School, Oscar De La Hoya Animo Charter High School, Kipp La Prep, Kipp Promesa Prep, Animo Jefferson Charter Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: Haul Route

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. 217,189 Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 5,000 Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

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: GHG, Tribal Cultural Resources, Paleontology, Energy

Present Land Use/Zoning/General Plan Designation:

Office and Industrial Land Uses/M3-1-RIO/Heavy Manufacturing

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

See Attached Page for Project Description.

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 checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" 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 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 checked="" 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 October 6, 2022 Ending Date November 21, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eyestone Environmental</u>	Applicant: <u>Sacramento Street Property LP</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>400 S. Hope Street, Ste. 200</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>Los Angeles, CA 90017</u>
Contact: <u>Stephanie Eyestone-Jones</u>	Phone: <u>(213) 443-5048</u>
Phone: <u>(424) 207-5333</u>	

Signature of Lead Agency Representative:  Date: 10/06/2022

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

Project Description: 2159 Bay Street Project (ENV-2017-625-EIR, SCH # 2018081070)

The Project would include the development of a creative office campus comprised of a 10-story commercial high-rise building, a two-story commercial building, a one-story commercial building, and a one-story electrical enclosure. The Project would include approximately 217,189 square feet of creative office space and 5,000 square feet of retail and restaurant space, for a total of 222,189 square feet of new floor area. The Project would provide a total of 711 vehicle parking spaces within up to four subterranean parking levels and one ground floor parking level. To accommodate the Project, all existing buildings and uses on-site would be removed, including the three existing buildings that total 39,328 square feet of office and industrial uses.

The Project would create a pedestrian environment along Bay Street and Sacramento Street, an area that currently lacks pedestrian infrastructure, by constructing new sidewalks, planting new street trees, creating ground floor commercial space with storefront glazing, and a lobby entrance for the office/creative office tenants along a pedestrian paseo. Vehicular access to the Project would be provided from driveways located on Bay Street and Sacramento Street, and a lay-by for passenger drop-off and pick-up on Bay Street. The roof level of the 10-story building would include an outdoor landscaped terrace for the building's office tenants, and a pedestrian paseo would be provided at the ground level in the eastern portion of the Project Site.