

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC SCOPING MEETING**

To: All Interested Agencies, Organizations and Persons

From: The City of Commerce

Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting

Project Title: Modelo Project

Project Proponent: Comstock Realty Partners, LLC

Project Address: 7316 Gage Avenue and 6364 Zindell Avenue, Commerce, CA 90040

Date of Notice: August 19, 2019

The City of Commerce (City) will be the Lead Agency and will require the preparation of an Environmental Impact Report (EIR) for the Modelo Project (the Project) proposed by Comstock Realty Partners, LLC. The City requests agencies' timely comments as to the scope and content of the EIR related to the agencies' responsibilities. For all interested agencies, organizations and persons, this scoping notice allows you an early opportunity to consult on the Project before preparation of the Draft EIR. Following preparation of the Draft EIR, there will be a later separate notice of the future opportunity to comment on the analyses of the Project in the Draft EIR.

The Project description, the potential environmental effects anticipated to be studied in the EIR, and the environmental factors not potentially affected that would not be addressed in the EIR are set forth in the Initial Study and summarized here. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR. No decisions about the Project will be made at the scoping meeting. A copy of the Initial Study prepared for the Project is not attached due to its length, but is available for public review online at <http://www.ci.commerce.ca.us/index.aspx?NID=357>, and in hard copy at the City of Commerce Public Works and Development Services Department, 2535 Commerce Way, Commerce, California 90040.

PROJECT LOCATION AND SUMMARY DESCRIPTION: The Project is located in the southeast corner of the City, near the City's boundaries with Bell Gardens, Downey, Pico Rivera, and Montebello. The Project site is located immediately west of the Interstate 5 freeway, south of Zindell Avenue, and east of a single-family residential neighborhood located west of Avenida Aguascalientes, and north of the Rio Hondo River and Path. The approximately 17.32-acre Project site currently consists of the Veterans Memorial Park (6364 Zindell Avenue) and a vacant lot (7316 Gage Avenue) (Figure 1, Project Location).

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, 825 residential units, and approximately 165,000 square feet of entertainment retail uses. 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. The Project would include 825 new residential units, comprised of a mixture of 25-50 townhomes for sale, and the rest for-rent apartment and townhouse style units. Additionally, the Project would include approximately 165,000 square feet of entertainment retail, including a multi-screen Cineplex, a gaming/bowling/family venue, and restaurants. 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 (Figure 2, Conceptual Site Plan).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance. These potential impacts will be addressed in the Draft EIR.

ENVIRONMENTAL FACTORS NOT POTENTIALLY AFFECTED: Based on the Initial Study, the following environmental factors do not need to be addressed in the Draft EIR: Agriculture and Forestry Resources, Mineral Resources, and Wildfire.

PUBLIC SCOPING MEETING DATE AND LOCATION: A Scoping Meeting will be held on August 24, 2019, from 9:00 A.M. to 12:00 P.M. at Veterans Memorial Park (6364 Zindell Avenue Commerce, California 90040).

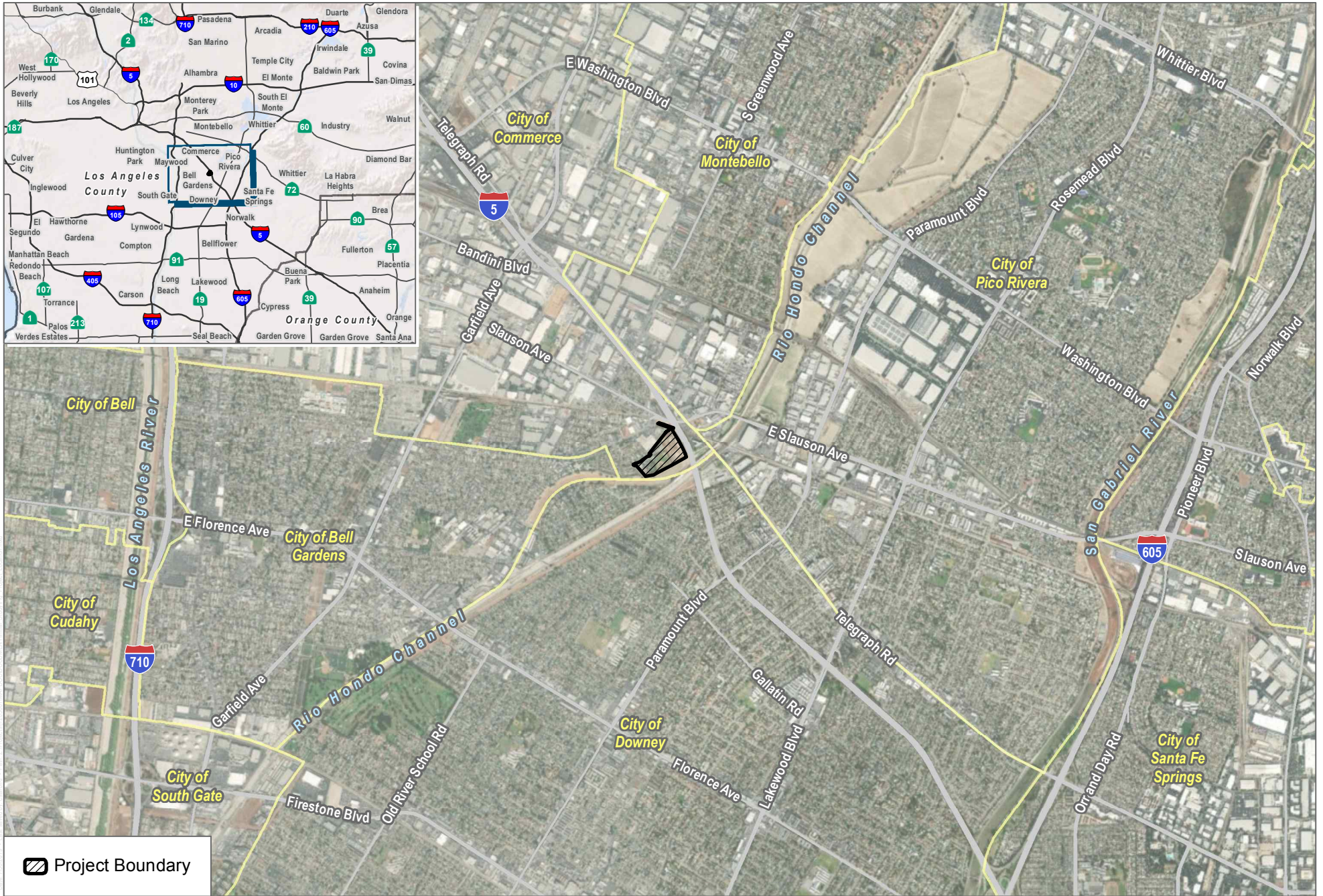
The purpose of the Scoping Meeting is to solicit agency and other early comments regarding environmental issues to be addressed in the Draft EIR. The Scoping Meeting will provide information regarding the proposed Project and the anticipated scope of analyses to be contained in the Draft EIR. Written comments may be submitted at the Scoping Meeting or at any time before the end of scoping on September 17, 2019. The City of Commerce encourages all interested individuals and organizations to attend the meeting. Attendance at the Scoping Meeting is not required, and written comments on the scope of the Draft EIR by US mail or email are welcome at the City of Commerce Public Works and Development Services Department address provided below.

Written comments must be submitted to the City of Commerce by September 17, 2019 to be timely scoping comments for consideration in the preparation of the Draft EIR.

Please direct your comments by e-mail or U.S. mail to:

Joseph Palombi
2535 Commerce Way,
Commerce, California 90040
(323) 722-4805 ext. 2389
E-Mail: jpalombi@ci.commerce.ca.us

Attachments:
Figure 1, Project Location
Figure 2, Conceptual Site Plan



SOURCE: Esri, Digital Globe, Open Street Map

FIGURE 1

Project Location



SOURCE: Comstock 2019

FIGURE 2
Conceptual Site Plan
 Commerce Modelo Initial Study