

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 # 2017051068

Project Title: Southern California Flower Market

Lead Agency: City of Los Angeles Contact Person: Adam Villani
Mailing Address: 221 North Figueroa Street, Suite 1350 Phone: (213) 847-3688
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: Wall Street, Maple Avenue Zip Code: 90014
Longitude/Latitude (degrees, minutes and seconds): 34 02 29.2 N / -118 05 01.1 W Total Acres: 3.8
Assessor's Parcel No.: 5145-004-033, -034, -035 Section: N/A Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-5, I-10, US-101, SR-110 Waterways: Los Angeles River
Airports: None Railways: Metro, Metrolink, BNSF Schools: LAUSD, private

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: Final EIR [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Governor's Office of Planning & Research

APR 17 2019

STATE CLEARINGHOUSE

Development Type:

[X] Residential: Units 323 Acres
[X] Office: Sq.ft. 64,363 Acres Employees
[X] Commercial: Sq.ft. 91,816 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Currently developed as the Southern California Flower Market/M2-2D/Light Manufacturing.

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

See Attachment "A."

State Clearinghouse Contact: (916) 445-0613

State Review Began: - 2019

SCH COMPLIANCE - 2019

FYI: Final

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 4
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
X State Lands Comm
Tahoe Rgl Plan Agency
X Baldwin Hills Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2017051068

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 4 / 20)

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 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 #7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #4 (LA) |
| <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 checked="" type="checkbox"/> Fish & Game Region #5 | <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 | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 12, 2019 Ending Date N/A

Lead Agency (Complete if applicable):

Consulting Firm: <u>CAJA Environmental Services</u>	Applicant: <u>Southern California Flower Growers, Inc.</u>
Address: <u>15350 Sherman Way, Suite 315</u>	Address: <u>755 S. Wall Street</u>
City/State/Zip: <u>Van Nuys, CA 91406</u>	City/State/Zip: <u>Los Angeles, CA 90014</u>
Contact: <u>Chris Joseph/Stacie Henderson</u>	Phone: <u>(213) 627-2482</u>
Phone: <u>(310) 469-6700</u>	

Signature of Lead Agency Representative:  **Date:** 4-16-19

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

Attachment A

Southern California Flower Market – Project Description

The Project Applicant proposes to expand and redevelop the existing Flower Market facility between Maple Avenue and Wall Street, south of 7th Street, while maintaining the existing wholesale market. The existing property consists of two buildings, the north building (206,517 square feet) and the south building (185,111 square feet). Both buildings include open roof-top parking. The Applicant proposes to maintain and renovate the north building and its roof-top parking and demolish the south building in preparation of a new building with one level of subterranean parking.

The Project would be a new mixed-use development consisting of wholesale trade, retail, restaurant, office, and residential uses. The new Flower Market building (in place of the existing south building) would be 15 stories (12-story residential tower, over three stories of office, retail, restaurant, wholesale flower market and parking) and 205 feet in height. The development program would consist of: 323 residential units (the Applicant voluntarily providing 10% of the units [or approximately 32 units] for moderate income families), 64,363 square feet of office space, 4,385 square feet of retail space, 63,785 square feet of wholesale space and storage, 13,420 square feet of food and beverage space, and 10,226 square feet of event space. The ground floor of the new south building would include restaurants for general public use, a public paseo, retail uses, wholesale flower space, and bike storage. The existing north building would continue operating as the Flower Market with offices on the second floor and an event space with terrace on the fourth floor. The Flower Market would continue to operate in the existing north building during and after the redevelopment, with construction carefully phased, to avoid disruption of existing business operations. Parking would be provided in accordance with an approved parking demand study.