



## NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

January 13, 2021

<b>PROJECT NAME:</b>	One San Pedro Specific Plan
<b>LEAD AGENCY:</b>	Housing Authority of the City of Los Angeles
<b>APPLICANT:</b>	One San Pedro (collectively)
<b>PROJECT ADDRESS:</b>	275 West First Street, Los Angeles, CA 90731
<b>COMMUNITY PLAN AREA:</b>	San Pedro Community Plan Area
<b>LA COUNCIL DISTRICT:</b>	15 – Buscaino
<b>PUBLIC COMMENT PERIOD:</b>	January 13, 2021 – February 12, 2021
<b>SCOPING MEETING:</b>	10:00 A.M., February 6, 2021. See below for additional information.

The Housing Authority of the City of Los Angeles (HACLA), which is the Lead Agency under CEQA (CEQA Lead Agency) for the proposed project, will be preparing a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the proposed One San Pedro Specific Plan (Project). Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and the CEQA Guidelines, Title 14 of the California Code of Regulations, section 15000 et seq., the Lead Agency has the principal responsibility for carrying out or approving a project and decides whether the project may have a significant effect on the environment. The U.S. Department of Housing and Urban Development (HUD), acting through the City of Los Angeles Housing + Community Investment Development (HCID) as the National Environmental Policy Act (NEPA) Lead Agency and Responsible Entity in accordance with Title 24 of the Code of Federal Regulations Part 58, is preparing the Environmental Impact Statement in compliance with NEPA.

In accordance with CEQA Guidelines Section 15082, HACLA has prepared this Notice of Preparation to provide the public, nearby residents/businesses and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects.

The CEQA Lead Agency requests your written comments on the scope and content of the EIR/EIS, including mitigation measures or project alternatives to reduce potential environmental impacts from the project. Comments must be submitted in writing according to directions below. If you represent a public agency, HACLA seeks written comments as to the scope and content of the environmental information in the EIR/EIS that are germane to your agency's statutory responsibilities in connection with the project. Your agency may need to use the EIR/EIS when considering your permit or other necessary approvals for the project.

A Public Scoping Meeting will be held to receive input regarding environmental areas of concern and topics the EIR/EIS should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

### PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project is located at 275 West First Street in the City of Los Angeles, CA 90731 in the community of San Pedro (project site). The project site is approximately 21 acres in size and is currently developed with an existing 478-unit public housing complex known as "Rancho San Pedro", which was initially developed in 1942 with subsequent development in 1955. The existing access to the project site is from local surface streets surrounding the site, which

include Santa Cruz Street to the north, Harbor Boulevard to the east, 3<sup>rd</sup> Street to the south, and Mesa Street to the west.

### **PROJECT DESCRIPTION:**

Development of the proposed project would occur in multiple phases. Initial phases would focus on replacement and expansion of the aging housing stock with the later phases dedicated to expansion of affordable units, community amenities, and services. The proposed phasing would be planned to minimize disturbance to current residents. The project would pursue a “build-first” approach to the greatest extent possible. When residents must be relocated, HACLA adheres to all of the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. For purposes of the environmental analysis and to provide a conservative analysis of environmental impacts., overall construction is estimated to take approximately 14 years, with construction activities occurring from 2024 to 2037. The opening year for the first constructed buildings is expected to occur in 2025. See attached Figure 1 – Conceptual Site Plan.

The proposed project involves the redevelopment of the Rancho San Pedro complex with a Specific Plan in order to improve the physical condition of the community and increase housing stock and amenities for residents. The proposed project would include demolition of the existing 478-unit Rancho San Pedro (in phases) complex, including 8,000 square feet (sf) of amenities, services and administration, and construction of new housing with a total of up to 1,390 multi-family residential units for mixed-income households, 85,000 sf of services, amenities and administration, and 45,000 sf of commercial/retail uses. Each building would have its own onsite parking garage with secured access limited to residents. In addition to secured parking garages, no zoning code on-street parking within and around the site would also be maximized, including expanding available diagonal parking where available. This would include reconfiguring on-street curb parking, transitioning from parallel to diagonal parking on some blocks. The proposed project would maintain the existing street grid and block configuration, with the exception of Beacon Street and the intersecting portion of Second Street, where a new pedestrian plaza is proposed. Site access would be similar to the existing conditions.

### **REQUESTED ACTIONS:**

- (1) Adoption of Master Development Agreement, Disposition and Development Agreements, Ground Leases, and Relocation Plan by HACLA;
- (2) National Environmental Policy Act (NEPA) Part 58 Compliance necessary for Demolition/Disposition and Rental Assistance Demonstration (RAD) Conversion of the existing Rancho San Pedro development from the United States Department of Housing and Urban Development (HUD) and potential federal funding for the Project;
- (3) Certification of the Environmental Impact Report/Environmental Impact Statement (EIR/EIS);
- (4) Adoption of the One San Pedro Specific Plan, General Plan Amendment, Phased Vesting Tentative Tract Map, and Zone and Height District change by the City of Los Angeles;
- (5) Haul route approval from the Los Angeles Department of Building and Safety (if required);
- (6) Permit for removal of street trees from the Los Angeles Board of Public Works (if required);
- (7) Approval of a Water Supply Assessment; and
- (8) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, demolition, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits in order to execute and implement the Project.

### **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

The proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR/EIS:

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Energy, Environmental Justice (NEPA), Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities/Service Systems.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in an online format using Zoom to share information regarding the project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR/EIS. Staff, environmental consultants, and project representatives will be available, and a brief presentation is scheduled. HACLA encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted during the project review period. No decisions about the project will be made at the Public Scoping Meeting. A separate public hearing on the underlying project approvals will be scheduled after the completion of the Draft EIR/EIS. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** Saturday, February 6, 2021  
**Time:** 10:00 a.m.  
**Location:** Virtual Meeting via:

<https://zoom.us/j/94249457658?pwd=RnJpbm8rN01HZWFNVS9pZDgra2RrQT09>  
Meeting ID: 942 4945 7658  
Passcode: 639556

Dial in by phone:  
+1-408-638-0968 or +1-669-900-6833  
Meeting ID: 942 4945 7658  
Find your local number: <https://zoom.us/u/aeEM1qQ8kr>

**REVIEW AND COMMENTS:**

If you have questions about this Notice of Preparation, please contact Jessica Frazier at (213) 219-1401 or [jessica.frazier@hacla.org](mailto:jessica.frazier@hacla.org).

In an effort to broaden community outreach, this notice has been translated into Spanish and is available on the HACLA website at <https://home.hacla.org/>. Puede obtener información en español sobre esta reunión llamando a Jocelyn Aldana al (213) 252-1037. In the event of any inconsistency between this notice in English and a translated notice, this notice shall prevail.

HACLA will consider all written comments regarding the potential environmental impacts of the project and issues to be addressed in the EIR/EIS. If you wish to submit comments, please reference the project name above, and submit them in writing by February 12, 2021. Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct comments to:

Mail: **Jessica E. Frazier, MBA** | Development Officer  
Strategic Development  
**Housing Authority of the City of Los Angeles**  
2600 Wilshire Blvd | 3rd Floor | Los Angeles, CA 90057  
☎:213-252-4215 | 📞:213-219-1401 | ✉:[jessica.frazier@hacla.org](mailto:jessica.frazier@hacla.org)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the Housing Authority of the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting is a virtual meeting and multi-language translation will be provided. HACLA wants the meeting to be open to those with Limited English Proficiency and Individuals with Disabilities. In order to ensure HACLA is able to effectively communicate with individuals in another language or with disabilities, including individuals with hearing, vision or speech impairments, HACLA will furnish appropriate auxiliary aids and services, where necessary. Examples of auxiliary aids and services include amplification headsets, language interpreters, note-takers, transcription services, written materials and large print materials. To ensure availability, you are advised to make your request for an auxiliary aid or service at least 72 hours prior to the meeting/event. Requests should be directed to Jocelyn Aldana at (213) 252-1037 or by email [Jocelyn.aldana@hacla.org](mailto:Jocelyn.aldana@hacla.org).

Attachments:

Figure 1- Conceptual Site Plan

*Puede obtener información en español sobre esta reunión llamando a Jocelyn Aldana al (213) 252-1037*

Figure 1 Rancho San Pedro Redevelopment Conceptual Site Plan

