



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

September 19, 2018

<b>PROJECT NAME:</b>	Rose Hill Courts Redevelopment
<b>PROJECT APPLICANT:</b>	Related California
<b>PROJECT ADDRESS:</b>	4446 Florizel Street, Los Angeles, CA 90032
<b>COMMUNITY PLAN AREA:</b>	Northeast Los Angeles Community Plan Area
<b>LA COUNCIL DISTRICT:</b>	14 – Huizar
<b>PUBLIC COMMENT PERIOD:</b>	September 19, 2018 – October 22, 2018
<b>SCOPING MEETING:</b>	5:00 P.M. – 7:00 P.M., October 4, 2018. 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 Rose Hill Courts Redevelopment (Project). Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code sections 21000 et seq. and the State 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, acting through the City of Los Angeles Housing + Community Investment Development (HCID) as the 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 the National Environmental Policy Act.

In accordance with State 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 as to 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 4446 Florizel Street in the City of Los Angeles, 90032 between Boundary Avenue and McKenzie Avenue (Project Site). The Project Site is approximately 5.24 acres in size and is located in the City's Rose Hills neighborhood. The Project Site is currently developed with a public housing complex comprised of fifteen structures. Fourteen structures include a total of 100-multi-family units, and one structure is used as an

Administration Building. Buildings throughout the complex are rectangular in shape and are generally arranged in parallel groupings. The existing access to the Project Site is from local surface streets surrounding the site, which include: Florizel Street to the north; McKenzie Avenue to the east; Mercury Avenue to the south; and Boundary Avenue to the west. Current Project Site access is via a driveway that runs in an east-west direction across the middle of the Project Site bisecting it into two parts, the northern part and the southern part.

**PROJECT DESCRIPTION:**

The proposed Project includes the demolition of the existing Rose Hill Courts complex and subsequent construction of 191 affordable housing units in two phases. Construction for each phase is expected to be completed within an 18-24 month time frame. During Phase I, 94 units would be constructed and during Phase II, 97 units would be constructed. Opening years for the two phases are estimated to be: 2022 for Phase I and 2025 for Phase II. The Project proposes a mix of one-bedroom, two-bedroom, three-bedroom, and four-bedroom units. The Project proposes access points into the complex from three driveways along Florizel Street, one driveway along Boundary Avenue, one driveway along Mercury Avenue, and one driveway along Mackenzie Avenue. The existing driveway, which currently runs east-west through the Project Site would be removed with development of the proposed project. The existing utility easements within the existing driveway would be removed with development of the proposed Project. See attached Figure 1 – Conceptual Site Plan.

**REQUESTED ACTIONS:**

- (1) Disposition and Development Agreement approval from HACLA.
- (2) Public Benefits Project and Alternative Compliance approval from the Los Angeles Department of City Planning;
- (3) Grading and Building Permits from the Los Angeles Department of Building and Safety;
- (4) National Environmental Policy Act (NEPA) Part 58 Compliance necessary for Demolition/Disposition and Rental Assistance Demonstration (RAD) Conversion of the existing Rose Hill Courts development from the United States Department of Housing and Urban Development (HUD) and potential federal funding for the Project;
- (5) Certification of the Environmental Impact Report/Environmental Impact Statement (EIR/EIS);
- (6) Haul route approval from the Los Angeles Department of Building and Safety (if required);
- (7) Permit for removal of street trees from the Los Angeles Board of Public Works (if required); and
- (8) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, 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:**

HACLA has prepared an Initial Study for the Project, which is a preliminary analysis used to focus the EIR/EIS on potential significant impacts. Based on an Initial Study, 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, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Tribal Cultural Resources.

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held 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. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. HACLA encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for entitlement requests, 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:** Thursday October 4, 2018  
**Time:** 5:00 p.m. – 7:00 p.m.  
**Location:** Rose Hill Courts Community Building  
4446 Florizel Street  
Los Angeles, CA 90032

**REVIEW AND COMMENTS:**

The Initial Study is available for public review at HACLA at 2600 Wilshire Blvd, Los Angeles, CA 90057 and the Administrative Office of the Rose Hill Courts Community Center located at 4466 Florizel St., Los Angeles, 90032. To review the Initial Study, please contact Mario Ramsey at: (323) 342-6710 to schedule an appointment for viewing.

A copy of this notice and the Initial Study prepared for the Project may also be viewed at HACLA's website (<http://www.hacla.org/dsprojects/ID/8/Rose-Hill-Courts>). In addition, this notice and Initial Study will be available for review at the El Sereno Branch Library, located at 522 Huntington Drive S., Los Angeles, CA 90032 (T: 323/225-9201). In an effort to broaden community outreach, copies of this notice have been translated in Spanish and Vietnamese and are available at the above described locations and on the HACLA website. 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 Monday, October 22, 2018 no later than 4:00 p.m. Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail: Dhiraj Narayan, Development Officer  
Housing Authority of the City of Los Angeles  
2600 Wilshire Boulevard  
Los Angeles, CA 90057  
Telephone: (213) 252-6120  
E-mail: RHCRdev.CEQA@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 facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon written request submitted a minimum of seven (7) working days in advance to: RHCRdev.CEQA@hacla.org.

Attachments:

Figure 1 - Conceptual Site Plan

*Puede obtener informacion en Espanol acerca de esta junta llamando al (323) 342-6710.*  
Quý vị có thể lấy thông tin bằng tiếng Việt về cuộc họp này xin vui lòng gọi số (323) 342-6710.

Figure 1 Rose Hill Courts Redevelopment Conceptual Site Plan



Disclaimer: Illustration provided by Withee Malcolm Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied

Source: Withee Malcolm Architects, January 2018

