



NOTICE OF AVAILABILITY DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

The City of Lynwood has prepared a draft Supplemental Environmental Impact Report for the following project in accordance with City and State of California Environmental Quality Act Guidelines.

Project Title: Specific Plan Amendment 2018-03
Lead Agency: City of Lynwood, CA
Project Location: APN: 6169-002-001, 6169-002-904, 6169-002-905, 6169-001-001, 6169-001-002, 6169-001-008, 6169-002-004, 6169-002-005, 6169-002-008, Caltrans No. 058-165-01-01, and one Right of Way in Lynwood, Los Angeles County



Project Description:

The project applicant (City of Lynwood) is proposing to amend the Lynwood Transit Area Specific Plan to consistently zone all parcels within the project area from Industrial, Open Space, and Residential to West Town Center to create a zone that allows for various uses with the purpose of adding housing units and commercial/retail services to serve the community. The subject site is divided between two clusters of parcels. The Alameda Triangle portion is located easterly adjacent to Alameda Street between Fernwood Avenue and Imperial Highway. The smaller portion is located across the Triangle, south of and adjacent to the intersection of Fernwood Avenue and Imperial Highway. Total subject site is comprised of 12 parcels totaling approximately 13.8 acres.

The proposed Project consists of an Amendment to the Specific Plan that would allow for the development of approximately 632 units of housing consisting of market rate townhomes, affordable and market rate apartments, and approximately 25,000 square feet of commercial

and/or retail space. The opportunity to vacate Alameda between Fernwood Ave. and Imperial Hwy will also be explored. Approximately 5.6 acres will be developed with approximately 400 market-rate residential units. The development will also include approximately 120 affordable residential units and approximately 112 townhomes. Potential on-site community amenities will include a clubhouse for social engagements, offices to house governmental services, a health care center, a career services center, and an on-site daycare facility. The market rate apartments will include on-site parking to accommodate residents and guests. The apartment complexes will consist of buildings of varying heights up to of five floors maximum. The townhomes will be up to three floors maximum. At the highest portion of the site, the building maximum height will be six levels above grade.

The City prepared a Draft Supplemental Environmental Impact Report to determine the Project's impact(s) on the environment and determine appropriate mitigation measures to address them. The public hearing to consider the Supplemental Environmental Impact Report and proposed Specific Plan Amendment 2018-03 is tentatively scheduled before the Planning Commission on Tuesday, December 11, 2018 at 6:00 PM in the City Council Chambers, 11330 Bullis Road, Lynwood, CA 90262.

Copies of the Draft Supplemental Environmental Impact Report and related documents are on file and available for public review in the Planning Division, Lynwood City Hall, 11330 Bullis Road, Lynwood, CA 90262 during the hours of 7:00 a.m. to 6:00 p.m. Monday through Thursday. This Notice will be posted at the following locations.

- Los Angeles County Recorder's Office
12400 Imperial Highway, Norwalk, CA 90650
- Lynwood City Hall – Planning Division
11330 Bullis Road, Lynwood, CA 90262
- Lynwood Public Library
11320 Bullis Road, Lynwood, CA 90262

The starting date for the 45-day review period during which the Lead Agency will receive comments about the Draft Supplemental Environmental Impact Report shall be Wednesday, October 23, 2018. The ending date for the review period shall be Thursday, December 6, 2018, at which time all written comments about the Draft Supplemental Environmental Impact Report must be received by the City. Persons wishing to review or obtain copies of the Draft Supplemental Environmental Impact Report may contact Michelle Ramirez, Director of Community Development, Lynwood City Hall, 11330 Bullis Road, Lynwood, CA 90262 or call for more information (310) 603.0220, extension 251.



Michelle Ramirez, Director of Community Development