

EXECUTIVE DEPARTMENT STATE OF CALIFORNIA

GOVERNOR'S CERTIFICATION GRANTING JUDICIAL STREAMLINING FOR THE FOURTH AND CENTRAL PROJECT IN THE CITY OF LOS ANGELES

I, **GAVIN NEWSOM**, Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Through Environmental Leadership Act, Public Resources Code Section 21178 et seq., make the following determinations:

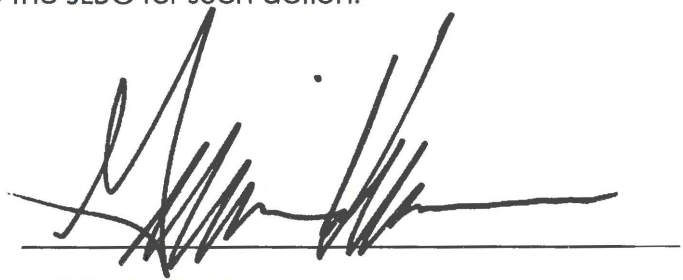
The Fourth and Central Project, a 1,521-unit mixed-use residential development in Los Angeles, will invest more than two billion dollars in the California economy, create skilled and trained jobs, reduce energy usage, and promote infill development. A copy of the project's application, which contains information supporting this certification, is attached as Attachment A. All materials associated with this application are available online at: <https://opr.ca.gov/ceqa/judicial-streamlining/environmental-leadership.html>

As set forth below, the project has demonstrated that it meets all requirements to be eligible for certification for streamlining.

1. Project Applicant: CP LA Cold Storage Land, LLC
2. Project Description: The applicant proposes to build a mixed-use residential/commercial project, which includes 1,521 residential units, including affordable units, 411,113 square feet of office space, 101,088 square feet of restaurant/retail space, 68 hotel rooms, and 2,475 vehicle parking spaces.
3. CEQA Lead Agency: City of Los Angeles
4. The project meets the criteria set forth in Public Resources Code Section 21180, Subdivision (b)(1). It is:
 - a. A mixed use residential/commercial project (Attachment A, pg. 6);
 - b. Designed to be eligible for Leadership in Energy and Environmental Design New Construction Gold rating (Attachment A, pgs. 7-11, Exhibit 3);
 - c. Designed to achieve a 15-percent greater standard for transportation efficiency than for comparable projects (Attachment A, pgs. 13-18, Exhibit 4);
 - d. Located on an in-fill site (Attachment A, pg. 12);
 - e. Consistent with the Sustainable Communities Strategy for the Los Angeles region (Attachment A, pgs. 13-18, Exhibit 4).
5. Both the application and the size and scope of the project establish that the project will result in a minimum investment of \$100 million dollars in California upon completion of construction in compliance with Public Resources Code Section 21183, Subdivision (a)(1) (Attachment A, pgs. 18-19, Exhibit 5).
6. The project applicant has provided information establishing that the prevailing and living wage requirements of Public Resources Code Section 21183, Subdivision (b) will be satisfied in accordance with Public Resources Code Section 21183.5 (Attachment A, pg. 19, Exhibit 6).
7. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions in compliance with Public Resources Code Section 21183, Subdivision (c)(1), and will mitigate the greenhouse gas emission impacts in accordance with Public Resources Code Section 21183.6 (Attachment A, pgs. 13-22, Exhibit 4, Exhibit 7).

8. The project applicant has provided information establishing that the project will comply with the requirements for the commercial and organic waste recycling of Public Resources Code Chapter 12.8 (commencing with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 3 of Division 30, as applicable in compliance with Public Resources Code Section 21183, Subdivision(d) (Attachment A, pgs. 22-23).
9. The project applicant has provided documentation that pursuant to the requirements in Public Resources Code Section 21183, Subdivision (e), it has entered into a binding and enforceable agreement that all mitigation measures will be conditions of approval of the project, that those conditions will be fully enforceable by the lead agency or another agency designated by the lead agency and that environmental mitigation measures will be monitored and enforced by the lead agency for the life of the obligation (Attachment A, pg. 23, Exhibit 8).
10. The project applicant has agreed to pay the costs of the trial court and the Court of Appeal in hearing and deciding any case challenging a lead agency's action on the certified project, pursuant to the requirements in Public Resources Code Section 21183, Subdivision (f) (Attachment A, pg. 23, Exhibit 8).
11. The project applicant has agreed to pay the costs of preparing the record of proceedings for the project concurrent with review and consideration of the project pursuant to the requirements in Public Resources Code Section 21183, Subdivision (g) (Attachment A, pg. 23, Exhibit 8).
12. The project applicant has provided documentation demonstrating that the project's record of proceedings is being prepared in accordance with Public Resources Code Section 21186, as required by Public Resources Code section 21183, Subdivision (h). (Attachment A, pg. 23, Exhibit 8).
13. As a multifamily residential project, the project will provide unbundled parking for all residential units except for any dwelling units subject to affordability restrictions that prescribe rent or sale prices and for which the cost of parking spaces cannot be unbundled from the cost of the affordable dwelling units pursuant to Public Resources Code Section 21184.5 (Attachment A, pg. 18).
14. This certification covers the project variants that have been analyzed in the application, and the mitigation proposed in the application is subject to enforcement by the City of Los Angeles.
15. The application materials submitted by the applicant were made available to the public on OPR's website.

I hereby certify that the Fourth and Central Project is an eligible project under Public Resources Code Section 21178 et seq. Pursuant to statute, this certification must be submitted for to the Joint Legislative Budget Committee (JLBC) for concurrence or nonconcurrence; I therefore instruct the Director of the Office of Planning and Research to transmit this certification to the JLBC for such action.



GAVIN NEWSOM
Governor of California
March 6, 2024