
Letter to the city re Prologis review

8 messages

John Ward <john@turnstone.com>
To: Brian J Cornelius <bcornelius58@gmail.com>

Mon, Nov 16, 2020 at 3:31 PM

[letter to LA City re Prologis attached](#)**John Ward CEO**
(310)874-3311California Texas
811 W Gardena Blvd 3730 FM 1960 W
Gardena CA 90247 Houston TX 77068[Offering luxury apartments in Low and Moderate income areas](#)

john@Turnstone.com

www.Turnstone.com

 **HGNNC letter Scoping EIR Prologis - draft 3-7-2020 REV.pdf**
144K

Brian Cornelius <bcornelius58@gmail.com>
To: John Ward <john@turnstone.com>

Fri, Nov 20, 2020 at 4:14 PM

Thanks for this John. I'm happy to take this on if you choose to hire me. It sounds interesting to me and I would hope to be able to provide some clarity to the Neighborhood Council. I'd only charge \$2500 for the effort, plus any expenses I incur (which should be zero).

The letter covers quite a bit, and the majority of the investigation/analysis you recommend should be part of a properly prepared full EIR, especially noise, traffic, air quality, and hazardous materials. Your scoping letter recommends what I would call "environmental studies and analysis" along with "mitigation measures" and "project design features". Design features of the project are typically offered up by the applicant- in some cases to provide a community benefit and gain project acceptance, and in most cases to mitigate potential significant impacts determined by the studies and analysis. I believe that the renovation or improvement of a public park (or providing funding for such improvements so they could occur at the same time as the project) for example, would be a design feature if it were included in the project description, or it could be part of a separate development agreement with the City. Mitigation measures are typically developed by the EIR consultant or the City to reduce significant impacts to less than significant if possible. The concept of CEQA is to maintain the environmental *status quo*, or give elected officials justification to approve a project that changes the *status quo* (read: that makes environmental conditions worse in exchange for some other benefits).

The choice of alternatives is tricky. Alternatives are tied to *project objectives*, not about finding best or least objectionable use of the site. Alternatives have to be offered that still meet most of the project objectives but reduce some or all of the

negative impacts. So if your project objective is to provide permanent jobs and tax revenue by returning a vacant warehouse site to its former industrial or warehouse use, a mixed use residential alternative might not be a reasonable alternative (only construction jobs and no tax revenue). I think some of the alternatives in your letter are really mitigation measures (not a 24 hour operation) or additional project features (sound barriers) that mitigate impacts. Alternatives generally include 1) no project, 2) the project at a different location, 3) reduced size project. There can be many variations. Completely different uses for the site (like residential development) would not typically be considered alternatives, unless the project objectives were written to make that work.

As I'm sure you know, an environmental analysis is generally required whenever there are discretionary approvals requested by the applicant. Do you know what those are? A zoning change, a General Plan change, variances? If the project is "by right" then presumably the environmental impacts have already been determined by environmental analysis done for a General Plan update, Community Plan update or for local zoning. Environmental analysis would be very limited. Do you happen to know what Proligis is requesting that is not currently permitted on the site and requires discretionary approval?

I understand the Draft EIR is due after the holidays so keep me posted. Meanwhile I'll do my own research on the site, take a drive by, and dig up whatever press I can find. Hope we can meet in person one of these days.

Stay safe and have a great holiday!

Brian J Cornelius

e. bcornelius58@gmail.com

p. 213 453 4729

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John Ward <john@turnstone.com>
To: Brian Cornelius <bcornelius58@gmail.com>
Bcc: december3rd@fut.io

Fri, Nov 20, 2020 at 4:57 PM

Brian,
Thank you for the very detailed analysis. Much appreciated. **Do you have and can you send me a resume?**

I would like to hop on a call to discuss some of your thoughts and points below to give you perspective, but we can do that after the holiday.

Enjoy some nice family time Thanksgiving with your family and we will connect after the 1st.

Be well

thanks

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[Quoted text hidden]

John Ward <john@turnstone.com>
To: Brian Cornelius <bcornelius58@gmail.com>
Bcc: "24hours@fut.io" <24hours@fut.io>

Mon, Nov 30, 2020 at 8:57 AM

Brian,
I hope your Thanksgiving weekend was nice!!

By any chance do you have a resume you can send me or at least a list of related experience?