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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024070062

Project Title: South El Monte Athletic Fields and Business Park

Lead Agency: South El Monte

Contact Name: Gerardo Marquez

Email: gmarquez@soelmonte.org Phone Number: (626) 579-6540

Project Location: South El Monte (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

The 21.17-acre project site is located in the City of South El Monte, at 825 Lexington-Gallatin Road (Assessor Parcel Number [APN] 8119-005-032). The site is generally bordered by Santa Anita Avenue to the north and west, Whitter Narrows Recreation Area to the west, Lexington-Gallatin Road to the south, and an undeveloped vacant parcel and State Route (SR-60) to the east. The applicant proposes to develop approximately 10.5 acres of the approximately 21-acre site with a 221,815-square-foot warehouse on the southeastern portion of the site and dedicate the remaining approximately 10.7 acres on the northwestern portion of the site to the City for future development of a City park. The Project includes the construction of storage and drainage improvements for the required volume of potential flood waters from the Whittier Flood Control Basin by balancing the cut and fill up to the spillway activation elevation of the Whittier Narrows Dam.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project could result in potentially significant impacts to the following resource areas: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. Mitigation would reduce potential impacts to less than significant for all of the above listed resource areas with the exception of greenhouse gas emissions.

The proposed project is anticipated to result in significant and unavoidable impacts on greenhouse gas emissions due to project construction and operation. Project construction and operation would generate approximately 7,977 MTCO2e per year, and therefore exceed the 3,000 MTCO2e per year threshold despite implementing MM GHG-1 through MM GHG-9. Additional mitigation to reduce the Project's mobile emissions is not feasible due to the limited ability of the City to address emissions resulting from mobile sources and/or emissions generated by cars and trucks outside of the City's limits. As such, the Project would generate GHG emissions, either directly or indirectly, that would exceed SCAQMD thresholds despite all feasible mitigation measures, resulting in a significant and unavoidable impact.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concerns raised in response to the NOP and scoping meeting were considered during preparation of the Draft EIR and are addressed throughout the individual sections of this Draft EIR. In general, issues raised by the public include the following:

- Air Quality – indirect/direct air pollution impacts throughout all phases of construction and operation; following guidelines from the South Coast Air Quality Management District's (SCAQMD) CEQA Air Quality Handbook and website; SCAQMD Rule 2305 compliance
- Hydrology/Water Quality -- location and treatment of wastewater discharges; capacity of Districts treatment facilities to treat wastewater discharges
- Noise -- health impacts from increased levels of noise pollution and congestion
- Transportation – improvements to improve pedestrian and bicyclist amenities; maintaining 20 feet of horizontal clearance from the edge of the traveled way to the face of the billboard foundation; possible acquisition of a Outdoor Advertising Display (ODA) Permit, Encroachment Permit, and/or a permit for any heavy construction equipment

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board, United States Army Corps of Engineers (USACE), Caltrans District #7, Department of Conservation, Fish & Game Region #5, Native American Heritage Commission, Office of Historic Preservation, Department of Parks and Recreation, Regional WQCB #4, SWRCB Water Quality, Department of Toxic Substances Control, Department of Water Resources