

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 #: _____

Project Title: 8144 N. Haskell Project

Lead Agency: City of Los Angeles

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Project Location: 8144-8160 N. Haskell Avenue, Los Angeles County

City

County

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

Construction, use, and maintenance of a three-story, 36 feet 10 inches in height, 119,718 square foot self-storage building on two lots totaling 80,986 square feet. The applicant is proposing to provide 20 automobile parking spaces and 24 bicycle parking spaces. A total of 2,830 cubic yards of grading is proposed including 2,880 cubic yards of cut and 50 cubic yards of fill. The site was previously improved with a 28,320 square foot industrial laundry building that has been partially demolished; the remaining building foundations will be removed. There are no existing trees on-site. As proposed, the three existing street trees along Haskell Avenue will remain in place.

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

Biological Resources - Mitigation Measures to protect street trees in place and require further review of any street tree removal.

Cultural Resources - No historical resources as defined under CEQA are considered to be present but mitigation is proposed to retain a qualified archaeologist in the event cultural resources are discovered. Further, there is unknown potential for the existence of intact cultural deposits within native soils to the depths of the ground disturbance and mitigation measures are proposed for workers awareness training and retention of a qualified archaeologist in the event cultural deposits are discovered.

Hazards and Hazardous Resources - The Project site is listed as a Leaking Underground Storage Tanks (LUST) Cleanup Site and a Cleanup Program Site by DTSC and GeoTracker databases, but the case was closed after mitigation. Also, Project site was listed as a Cleanup Program Site in 2022 due to soil and soil vapor contamination from the site's historical use as a dry-cleaning operation facility. Mitigations are proposed to require no-further action letters from LA County Fire and SCRWQCB; implementation of a Covenant and Environmental Restriction; and installation of a vapor intrusion barrier.

Tribal Cultural Resources - Two tribes requested mitigation due to the potential for the presence of significant tribal resources. Mitigation measures are proposed to provide tribal monitors. Mitigation is also proposed for the disposition and treatment of tribal resources in the event of inadvertent discovery.

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

No applicable areas of controversy raised.

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

Los Angeles Regional Water Quality Control Board

Department of Toxic Substances Control