

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: La Puente Mixed-Use Places Project

Lead Agency: City of La Puente

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Project Location: La Puente, Los Angeles County

City

County

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

The City of La Puente is proposing the La Puente Mixed-Use Places Project to address the City's housing needs and comply with State Housing Law while revitalizing the City's commercial corridors. The Project would apply a Mixed-Use (M-U) overlay zone to General Commercial (C-2) zoned parcels within the City, including Housing Element sites, that would enable parcels to redevelop with residential and a mix of uses if certain site criteria are met. The M-U overlay zone is intended to allow for a variety of medium- to high-density housing types and promote mixed-use development with supportive commercial uses, while continuing to allow properties to redevelop as commercial uses consistent with the underlying base zone. The City proposes implementing the Project in accordance with the City's Housing Element Update to encourage the development of housing for residents at various income levels and housing sizes. Implementation of the Project would update zoning regulations to increase development opportunities, simplify the process of building housing, and accommodate the City's mandated fair share of Los Angeles County's housing needs (also known as the Regional Housing Needs Allocation), as well as necessary additional capacity. As a result, the Project could result in additional housing capacity of approximately 3,128 dwelling units over the next 20 years (through 2046).

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

- Operational AQ emissions above significance threshold- MM-AQ-1: Restrict wood-burning and natural-gas fired hearths in residential development projects.
- Impacts to currently unidentified historical architectural resources- MM-CUL-1: Phase I and/or Phase II Historic Resources Assessment report required for demolition of buildings 45 years or older. If impacts are found to be potentially significant, applicant must incorporate appropriate measures to avoid or minimize the impacts.
- Impacts to unanticipated archaeological resources- MM-CUL-2 through CUL-5: Stop work if resources are found, conduct worker awareness training. If significant, retain a qualified archaeologist to prepare an ARWP. If required by the ARWP, a qualified archeological monitor shall monitor ground-disturbing activities. If significant resources are found, they must be documented and treated appropriately.
- Impacts to unanticipated paleontological resources- MM-GEO-1: Project applicants shall retain a qualified archaeologist to prepare and submit an ARWP prior to commencement of ground disturbance.
- Unknown site contamination- MM-HAZ-1: Phase I ESA will be required for each property to be redeveloped. Results of Phase I dictate need for Phase 2 ESA, cleanup, avoidance, material management, protective measures or remediation.
- Potential hazardous building materials- MM-HAZ-2: Prior to demolition/renovation, a hazardous building materials survey shall be conducted and a report/abatement plan developed, if necessary.
- Construction noise impacts- MM-NOI-1: If proposed construction activities are within the screening distances, applicants shall submit a construction noise study to the City, including noise-reduction measures, if necessary.
- Construction vibration impacts- MM-NOI-2: Projects using vibration-intensive equipment within 100 feet of sensitive receptors shall submit a vibration impact evaluation, including vibration reduction measures, if necessary.
- Unanticipated TCRs or remains/grave goods- MM-TCR-1 and TCR 2: Stop work and assess by consulting tribes.

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

None known.

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

None