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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 #: _____

Project Title: 7916 Long Beach Boulevard Housing Project

Lead Agency: City of South Gate

Contact Name: Gabriel Perez, Community Development Director

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Project Location: City of South Gate, Los Angeles County

City *County*

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

The Project includes the construction of 11 new affordable for-sale townhomes in two separate buildings resulting in a density of 28.24 units per acre, and one private driveway serving all units. The townhomes would be comprised of up to eight design plans ranging from 1,559 square feet to 1,874 square feet. Each unit will include a two-car garage, accessed via a driveway located along Long Beach Boulevard. The three-story buildings would be approximately 37 feet tall. Adjacent to the Project Site driveway, Long Beach Boulevard provides a center left-turn lane permitting all turn movements into and out of the Site. All service vehicles for the community, such as trash and deliveries, would access the Project Site through the driveway. Pursuant t SGMC Title 11.31 and Government Code Section 65915, the Applicant has volunteered to dedicate 100 percent of the Project's units for Lower Income at 80 percent of the Los Angeles County area median income (AMI) for 55 years. Although the Project does not exceed the maximum allowable base density and therefore does not require a Density Bonus for density, it qualifies for and requests four waivers under State Density Bonus Law based on its provision of affordable housing.

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

Hazards and Hazardous Materials: The former use of the Project Site as a gasoline station/automobile repair use resulted in residual petroleum hydrocarbons and chlorinated solvents (PCE) in the subsurface at the Project Site. Development of the Project will require additional subsurface assessment and remedial work as required by the LARWQCB to capture and remove contaminated soil. A soils management plan and no further action or suitability letter are required as part of mitigation measure MM-HAZ-1. Implementation of mitigation measure MM-HAZ-1 will reduce potential impacts related to hazards and hazardous materials to a less than significant level.

Noise: Without mitigation, the residences along Cudahy Street and Broadway may experience noise levels during construction that could exceed the noise levels established by the City of South Gate Municipal Code. Mitigation measure MM-NOI-1 requires installation of temporary noise barriers along the Project Site's northern and eastern property lines composed of a material that is capable of achieving a transmission loss of at least 15 dBA. Implementation of mitigation measure MM-NOI-1 will reduce potential impacts related to construction noise on sensitive receptors to a less than significant level.

Tribal Cultural Resources: Based on the City's consultation with Gabrieleño Band of Mission Indians - Kizh Nation, mitigation measure MM-TCR-1, which includes monitoring by a Native American Monitor, is required to ensure that the Project would not cause a substantial adverse change in the significance of a tribal cultural resource. Implementation of mitigation measure MM-TCR-1 will reduce potential impacts to tribal cultural resources to a less than significant level.

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

The proposed work involves a site on a list enumerated under Section 65962.5 of the Government Code pertaining to hazardous wastes.

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

The Los Angeles Regional Water Quality Control Board will be responsible for review of the Soil Management Plan for the Project and determination that the site is suitable for residential uses after remediation.