

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: Wilmington Apartments Project (ENV-2018-7330-MND)

Lead Agency: City of Los Angeles - Planning Department

Contact Name: Connie Chauv

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Phone Number: 213-978-0016

Project Location: 1424 North Deepwater Avenue, Los Angeles, CA 90744

City

County

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

The project is the construction, use, and maintenance of a 3-story, 36-foot tall, 51,202 square-foot affordable housing project comprised of 56 dwelling units (100% restricted to Very Low Income households exclusive of one manager's unit), with on-site supportive services. The project will provide 19 parking spaces at grade level, and 48 long-term and 5 short-term bicycle parking spaces. The project will have a Floor Area Ratio ("FAR") of 0.92:1. The project will involve the grading of approximately 2,750 cubic yards of soil, the removal of one (1) non-protected tree within the dedicated public right-of-way area, and the re-abandonment of one (1) existing oil well. The site is currently vacant.

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

The project will result in less than significant impacts with the below mitigation measures for Hazards/Haz Materials:

MM-1 The Applicant shall perform exploratory excavation to locate the 7 potential abandoned oil wells located on site.

MM-2 The Applicant shall prepare and submit to DOGGR an Application for Construction Site Well Review and Notice(s) of Intention for any of the seven potential abandoned oil wells at the Site that a) DOGGR finds do not meet current abandonment standards or b) require lowering/raising to be at an acceptable depth below finished grade.

MM-3 The Applicant shall prepare a design for a methane mitigation system to be installed beneath the proposed building. The design shall conform to the provisions of the City of Los Angeles Ordinance No. 175,790 and applicable methane mitigation standards of the Los Angeles Department of Building and Safety.

MM-4 The Applicant shall abandon any oil wells identified at the site during the exploratory excavation according to the permit requirements of DOGGR. Some grading may need to be performed before well abandonment to allow access to the well(s) and room for well drilling and associate equipment.

MM-5 The Applicant shall install a Passive System regardless of the design methane concentration or the design methane pressures [see MND for further details]

MM-6 The Applicant shall conduct a subsurface methane investigation in accordance with Los Angeles Department of Building and Safety Document No. P/BC 2014-101 Site Testing Standards for Methane [see MND for further details]

MM-7 The Applicant shall locate, survey, and leak test each oil well. Further, should the development proceed, each well will receive ventilation and protection [see MND for further details]

[see MND for further details]

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

[Empty box for describing areas of controversy]

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

California Department of Conservation, Division of Oil, Gas, & Geothermal Resources
3780 Kilroy Airport Way, Suite 400
Long Beach, CA 90806

[Empty space for listing other responsible or trustee agencies]