

# 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: Slauson Marketplace Planning Commission Case No. 2020-05

Lead Agency: City of Huntington Park

Contact Name: Sergio Infanzon

Email: sinfanzon@hpcg.gov Phone Number: 323-584-6318

Project Location: 2901 and 2909 East Slauson Ave; 5731 and 5795 Bickett St Huntington Park, CA 90225 Los Angeles  
*City County*

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

See Project Description Attachment

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

See Summary Form Attachment

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

Not Applicable

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

None

## PROJECT DESCRIPTION

DLR Group has filed a Development Permit/Conditional Use Permit application that would allow the following on a 5.5-acre property (Project site) on four parcels (2901 and 2909 East Slauson Avenue 5731 and 5795 Bickett Street) located at the northwest corner of the Slauson Avenue/Bickett Street intersection in the City of Huntington Park (reference Exhibit 3).

- Demolition (via a Demolition Permit) of 2 buildings (that together comprise an area of 36,723 square feet) existing on the Project site and demolition of 2 auxiliary structures that currently comprise an additional 2,373 square feet.
- Remodel/renovation of the one remaining building on the Project site for a new retail tenant. This 55,891 square foot building is one story in height, approximately 18 feet tall, and will contain a tower element that will extend to a height of 30 feet.
- Development of two new retail/food building pads for future single-story businesses that would occupy a total 8,050 square feet (4,950 square feet; 3,100 square feet). The new buildings will have parapets 18-24 feet in height and tower elements extending to 28 feet in height.
- Development of 225 parking spaces.
- Development of five vehicular accesses: one outbound-only drive-through driveway, one full access unsignalized driveway, and one right-turn in/out driveway along Slauson Avenue; two full access unsignalized driveways along Bickett Street.

The total area of the renovated building and new buildings would be 63,941 square feet, of which 8,050 square feet would be comprised of the two new buildings. The renovated and new buildings would cover approximately 26 percent of the Project site.

Landscaping within the parking lot and along the Project site perimeter will be provided per City of Huntington Park requirements.

Project development is anticipated to begin in January, 2021, with the primary building anticipated to open by November, 2021 and building pads for the additional buildings completed by July 2021.



## Summary Form

Potential significant effects related to Air Quality, Cultural Resources/Tribal Cultural Resources, Noise, and Transportation.

Air Quality – Addition to Ozone, PM2.5 criteria pollutants during construction activities; potential exposure of sensitive receptors to pollutant concentrations; generation of odors experienced by sensitive receptors. Mitigation includes proper and frequent watering of grading/construction areas and transported materials, discontinuing of earthmoving activities during periods of high winds; compliance with all pertinent SCAQMD protocols.

Cultural Resources/Tribal Cultural Resources – Potential for finding tribal cultural resources/human remains during Project development. Mitigation includes Applicant/Developer retaining Native American Monitor to be present on-site during ground-disturbing activities and completion of proper protocol in event resources/human remains may be found.

Energy – Use of energy during Project development. Mitigation Measures include compliance with all CalGreen requirements, efficient alternative energy design, solid waste recycling, and provision of electric vehicle charging stations.

Noise – Construction noise impacts to sensitive receptors; noise impacts related to future patio dining associated with two new buildings. Mitigation includes installation of plexiglass barriers as necessary adjacent to front building, contractor notification of local residents and businesses about construction times, and City limitations on days/hours of development activities.

Transportation – Potential trouble involving truck navigation of westbound right turning movement from Slauson Avenue to Bickett Street and other potential truck encroachments at this intersection, sight distance impediments along Slauson Avenue driveways to Project site. Mitigation includes Applicant/Developer entering into agreement with City for removal of on-street parking along Slauson Avenue adjacent to Project site and prohibition of delivery truck access to Project directly from driveways along Slauson Avenue.

