

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: The Richman Group Lakeland Road Housing Development

Lead Agency: City of Santa Fe Springs

Contact Name: Wayne Morrell

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Phone Number: (562) 868-0511, Ext 7362

Project Location: Santa Fe Springs

City

Los Angeles

County

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

PROJECT LOCATION: The project site ' s legal address is 13231 Lakeland Road, Santa Fe Springs, California 90670. The applicable parcel numbers include 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4).

CITY AND COUNTY: City of Santa Fe Springs, Los Angeles County.

PROJECT: The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development on a site located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would involve the construction and occupancy of 121 rental units and 18 owner-occupied townhome condominium units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed with the construction of the proposed project is 4.68 acres (203,761 square feet).

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

Cultural Resources & Tribal Cultural Resources

The Gabrielino-Kizh indicated that the project area is located within the Tribe ' s ancestral territory. However, the Tribe considers the area to be sensitive for cultural resources; and requests the mitigation measure be implemented. In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner).

Hazards & Hazardous Materials

The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB.

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 known controversy at the time of submittal

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

N/a