Print From

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: Concord Residential Project

Lead Agency: City of Comptom

Contact Name: Robert Degadillo

Email: rdelgadillo@comptoncity.org Phone Number: (310) 605-5532

Project Location: 930 W Comptom Boulevard, Comptom, Los Angeles
City *County*

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

The proposed project consists of constructing 60 townhomes with private garages, private drive aisles, sidewalks, guest parking areas, and common landscaped areas. The project site will be accessible via two (2) entrances/exits along West 151st Street. The project has been designed to provide housing for larger families with three (3) and four (4) bedroom floor plan designs. The design includes solar roofs, and the townhomes will be all-electric with no natural gas. Ten (10) units will be for moderate-income families, with the other fifty (50) units being market rate.

The project includes the following discretionary approvals: 1) General Plan Map Amendment – GPA 21-001 – changing the land use designation from Medium Density Residential (MDR) to General Commercial (GC); 2) Change of Zone – COZ 21-003 – changing the existing C-L – Limited Commercial & P – Automobile Parking Zones to the C-L – Limited Commercial Zone; 3) Conditional Use Permit – CUP 21-003 – permitting 60 townhomes in the C-L Zone; and 4) Tentative Tract Map 82807 – subdividing the 2.45-acres into a single air space condominium lot for townhome purposes.

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

Aesthetics with glare from reflective surfaces. -- Exterior building materials shall use earth tone light colors with low reflectance. Any bare metallic surfaces found on infrastructures such as pipes and poles shall be painted to minimize reflectance and glare.

Noise from the street. -- The windows and sliding glass doors facing the West Compton Boulevard shall require a minimum STC rating of 26 for the 1st and 2nd floors.

Construction Noise. -- Best management practices.

Traffic and Wildfire evacuation route safety -- Prior to any lane closure or detour, the developer shall submit a Construction Traffic Management.

Traffic safety at driveway point of ingress/egress -- Approximately six-feet of red-curb shall be painted on both sides of the driveways.

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

N/A

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

a. California Water Services Company
b. Los Angeles County Flood Control District
c. Southern California Edison
d. Southern California Gas
e. Statewide Construction General Permit