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: Sylmar Self-Storage Building

Lead Agency: City of Los Angeles

Contact Name: Trevor Martin, City Planning Associate

Email: trevor.martin@lacity.org Phone Number: (213) 978-1341

Project Location: Los Angeles, Los Angeles County
City *County*

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

Demolition of an existing single-family dwelling and accessory structures including, a garage, carport, and barn, and the construction of a new three-story self-storage building having 130,094 square feet of floor area, equating to a floor area ratio (FAR) of 1.49:1. The proposed building would have a maximum height of 41 feet, 0 inches. The building will contain approximately 1,259 storage units, and 1,022 square feet of office space. The project proposes a surface parking lot that would contain 27 vehicular parking spaces, and would provide 28 bicycle parking stalls, including 14 short-term and 14 long-term parking stalls. The project proposes 18,036 square feet of landscaped area. The project would remove 14 on-site trees, two (2) of which are protected trees. All removed trees would be replaced in accordance with the City's tree replacement requirements. The planting of new street trees would be conducted in accordance with Bureau of Street Services, Urban Forestry Division. The project involves grading that will result in the export of approximately 11,100 cubic yards of soil from the site. It is anticipated that the soils will be exported to a landfill located at 14747 San Fernando Road in Sylmar, CA, which is approximately 8 miles away from the project site.

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

Regarding potential disturbances to bird species and potential impacts to Tribal Cultural Resources, the following Mitigation Measures have incorporated into the Project's MND:
MM-BIO-1 - Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young).
MM-TCR-1 - Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Fernandeño Tataviam Band of Mission Indians. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources ("OHR").
MM-TCR-2 - The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

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

None

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

California Department of Fish and Game
Department of Toxic Substances Control (DTSC)