

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 #: 2023060263

Project Title: 1450 Artesia Specific Plan Project

Lead Agency: City of Gardena

Contact Name: Amanda Acuna – Community Development Manager

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Project Location: City of Gardena, Los Angeles County

City

County

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

The Applicant seeks approval of the 1450 Artesia Specific Plan as well as construction and operation of a mixed-use development with a total building area of 268,000 square feet (SF) and an approximate height of 75 feet. The development would include a self-storage use (three levels totaling 186,000 gross square feet (GSF) with 1,480 storage units over the bottom floor warehouse/distribution use and leasing office), an industrial warehouse/distribution use (one level totaling 72,000 GSF with ten loading docks), and an office/retail use (a mezzanine totaling 10,000 GSF). Additionally, associated facilities and improvements would include perimeter fencing, onsite and perimeter landscaping, lighting, exterior sidewalks, and pavement for on-site parking spaces. Under the Specific Plan, the parking lot area would be used periodically for City-sponsored outdoor events outside of the Project's warehouse/distribution component operating hours ("special events").

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 would result in a significant and unavoidable impact solely related to the topic of Noise as a result of construction. The following environmental topic areas would be less than significant with mitigation: Air Quality, Cultural Resources; Hazards and Hazardous Materials; and Tribal Cultural Resources. The following environmental topic areas would be less than significant: Energy; Geology and Soils; Greenhouse Gas Emissions; Hydrology and Water Quality; Land Use and Planning; Transportation; and Utilities and Service Systems. The Project's mitigation measures are listed below:

MM-AQ-1, Clean Construction Equipment; MM-AQ-2, Electric Cargo Handling Equipment

MM-CUL-1, Workers Environmental Awareness Program; MM-CUL-2, Retention of an On-Call Qualified Archaeologist;

MM-CUL-3, Inadvertent Discovery Clause

MM-GEO-1, Inadvertent Discovery

MM-GHG-1, Establish Onsite Solar Power

MM-HAZ-1, Pre-Demolition Hazardous Materials Abatement; MM-HAZ-2, Soil Management Plan

MM-NOI-1, Construction Noise; MM-NOI-2, Special Event Noise; MM-NOI-3, Construction Vibration

MM-TCR-1, Native American Monitoring; MM-TCR-2, Unanticipated Discovery of Tribal Cultural Resource Objects

(Non-Funerary/Non-Ceremonial); MM-TCR-3, Unanticipated Discovery of Human Remains and Associated Funerary Objects; MM-TCR-4, Unanticipated Discovery of Human Remains and Associated Funerary Objects

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

Air Quality – emissions during construction and from operational traffic
Land Use and Planning – land use conflicts between warehouses and sensitive receptors
Noise – noise increases from operational traffic
Transportation – adequate parking or implementation of TDM elements to reduce needed parking spaces, increased VMT and traffic from trucks and residential vehicles, additional EV parking spaces, improvements to the pedestrian network, bike rack and potential Class IV bike lane on Artesia Boulevard or a Dominguez Channel bike path
Utilities and Service Systems – adequate wastewater flow

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

California Department of Toxic Substances Control
State Water Resources Control Board
Los Angeles County Fire Department