

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: 2222 Rosemead Boulevard Warehouse Development

Lead Agency: City of South El Monte

Contact Name: Gerardo Marquez

Email: gmarquez@soelmonte.org

Phone Number: 626-579-6540

Project Location: South El Monte

City

Los Angeles

County

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

The 5.14-acre project site is located in the city of South El Monte at 2200, 2212, 2218, and 2226 Rosemead Boulevard (Assessor's Parcel Numbers 8102-039-029, 8102-039-030, 8102-039-031, 8102-039-035). The proposed 2222 Rosemead Boulevard Warehouse Development project would result in the construction of a 156,877-square-foot (sf) concrete tilt-up warehouse with 13 dock doors. Of the 156,877 sf, the Project would have 113,703 sf of warehouse space, 7,879 sf of retail use, 20,305 sf of accessory warehouse office use, and 14,990 sf of warehouse storage. The building would be at a maximum height of 48 feet 10 inches and have a site coverage of approximately 55 percent with a Floor-Area Ratio of 0.7. Access to the site would be from two driveways on Rosemead Boulevard.

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

Mitigation Measure (MM) CUL-1 is required to reduce impacts to cultural resources to a less than significant level (LTSL) which would retain an archaeologist prior to ground-disturbing activity. MM GEO-1 and GEO-2 would reduce impacts pertaining to liquefaction and paleontological resources to a LTSL by requiring compliance with recommendations from the geotechnical investigation and retaining a qualified paleontologist prior to ground-disturbing activity. Due to the site's prior industrial uses and documented releases of hazardous substances at adjoining properties, to reduce impacts to a LTSL, MM HAZ-1 through MM HAZ-5 would submit a soil management plan, remediate soils in coordination with the Los Angeles RWQCB and U.S. EPA, submit proof to the City Building and Safety Division of site soil remediation, have the City's Building and Safety Division verify that a vapor intrusion mitigation system is included in the Project design, and perform baseline indoor air sampling and submit results to the Los Angeles RWQCB for approval. To meet nighttime noise standards, MM NOI-1 would require either constructing a 10-foot-tall concrete barrier along the southern property line or restricting on-site truck movement between the hours of 10:00 PM and 7:00 AM. To reduce vibrational impacts to a LTSL, MM NOI-2 would prohibit using vibratory construction equipment within 15 feet and large bulldozers within 8 feet of adjacent structures. To reduce VMT impacts to a LTSL, MM TRANS-1 would implement a City-approved transportation demand management program. MM TCR-1 through MM TCR-3 require a Native American monitor during ground disturbing activity to reduce potential impacts to tribal cultural resources to a LTSL.

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.

Los Angeles Regional Water Quality Control Board
Department of Toxic Substances Control