

# 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 #: 2015121020

Project Title: Specific Plan Amendment 2018-03

Lead Agency: City of Lynwood

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Project Location: Lynwood  
*City*

Los Angeles  
*County*

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

Amendment to the Lynwood Transit Area Specific Plan to consistently zone all parcels within the project area from Industrial, Open Space, and Residential to West Town Center Neighborhood that allows for various uses with the purpose of adding housing units and commercial/retail services to serve the community. The subject site is divided between two clusters of parcels. The Alameda Triangle portion is located easterly adjacent to Alameda Street between Fernwood Avenue and Imperial Highway. The smaller portion is located across the Triangle, south of and adjacent to the intersection of Fernwood Avenue and Imperial Highway. Total subject site is comprised of 12 parcels totaling approximately 13.8 acres. The proposed Specific Plan Amendment would allow for the development of ~632 units of housing consisting of market rate townhomes, affordable and market rate apartments, and ~25,000 square feet of commercial and/or retail space. The opportunity to vacate Alameda between Fernwood Ave. and Imperial Hwy will also be explored. Approximately 5.6 acres will be developed with approximately 400 market-rate residential units. The development will also include approximately 120 affordable residential units and approximately 112 townhomes. Potential on-site community amenities will include a clubhouse for social engagements, offices to house governmental services, a health care center, a career services center, and an on-site daycare facility. The apartment complexes will consist of varying heights up to of five floors maximum. The townhomes will be up to three floors maximum. At the highest portion of the site, the building maximum height will be six levels above grade.

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

Fourteen environmental topics are identified here as not being significantly affected by the Project, as compared to the Adopted Specific Plan, and are therefore not discussed in detail in Chapter 5 of this Final SEIR. Chapter 8 of this Final SEIR discusses: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems. Four environmental topics are identified as having the potential to result significant impacts if the Modified Project is implemented. Further analysis of these topics is included in Chapter 5 of this Final SEIR. These topics are: Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. This Final SEIR does not identify any new significant and unavoidable adverse impacts, that would result from implementation of the Project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. The City has prepared a "Statement of Overriding Considerations" before it can approve the project. A Statement of Overriding Considerations states that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits of the project outweigh the adverse effects, and therefore, the adverse effects are considered acceptable. The 2016 Certified EIR and the 2018 Supplemental EIR identified two significant and unavoidable adverse impacts, relating to noise and traffic (traffic noise, traffic at Long Beach Blvd./Park and Ride Access intersection, and on Long Beach Blvd. north of Norton Ave. and the Long Beach Blvd. south of Josephine St.). Additionally, the Project would result in two new significant impacts to air quality and traffic (State St./Imperial Hwy, State St./Beechwood Ave., and Long Beach Blvd./Imperial Hwy.).

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

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