Form F

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when subn Reports, Negative Declarations, Mitigated Negative Declarations, or No (SCH). The SCH also accepts other summaries, such as EIR Executive S Section 15123. Please include one copy of the Notice of Completion F summary to each electronic copy of the document.	otices of Preparation to the State Clearinghouse ummaries prepared pursuant to CEQA Guidelines
SCH #:	
Project Title: Bridge Point South Bay VII (ENV-2020-5488-MND)	
Lead Agency: <u>City of Los Angeles - Planning Department</u>	
Contact Name: Connie Chauv	
Email: connie.chauv@lacity.org	Phone Number: 213-978-0016
Project Location: 1351, 1355, and 1361 West Sepulveda Boulevard, Los Angeles, California, 90501	
City	County

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

The Bridge Point South Bay VII Project proposes to redevelop a 7.36 net acre site with a 174,211 square foot warehouse building, with 163 parking spaces and landscape improvements. The building would be a single level with mezzanine and would reach a maximum height of 44 feet. The building would include 164,567 square feet of warehouse space and 9,644 square feet of ancillary office space, with a floor area ratio (FAR) of 0.543:1. The project will involve approximately 52,179 cubic yards of earthwork, with 10 cubic yards of imported soil materials, removal of 141 existing on-site trees, and reabandonment of three (3) oil wells. This project would remove and replace former/inactive land uses, including the Mulligan Family Fun Center and a concrete batch plant

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 will result in less than significant impacts with the below mitigation measures:

Air Quality

MM III-1: The contractor shall water a minimum of three times daily, apply chemical soil stabilizers, suspend grading operations during high winds, operate PM10-efficient street sweepers, schedule construction activities per SCAQMD
MM III-2: All off-road diesel-powered equipment shall meet USEPA Tier 4 off-road emission standards

Hazards & Hazardous Materials

- MM IX-1: The applicant shall perform a subsurface methane investigation per LADBS
- MM IX-2: The applicant shall install a passive system
- MM IX-3: Implement the soil management plan

- MM IX-4: The applicant shall locate, survey, and leak test the three oil wells outside the proposed building footprint and all six wells will receive ventilation and protection

Noise

MM XIII-1: The project shall install a temporary 10-foot high acoustic barrier along the eastern boundary of project site
MM XIII-2: Heavy-duty construction equipment with noticeable vibration levels shall not be used within 15 feet of eastern and western boundaries of project site

[see MND for further details]

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.

Los Angeles Regional Water Quality Control Board 320 West 4th Street, Suite 200 Los Angeles, CA 90013

California Department of Conservation, Division of Oil, Gas, & Geothermal Resources 3780 Kilroy Airport Way, Suite 400 Long Beach, CA 90806