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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: Fallbrook Point Project

Lead Agency: City of Los Angeles

Contact Name: Esther Ahn, City Planner

Email: esther.ahn@lacity.org Phone Number: (213)978-1486

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

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

The Project would develop the site with three warehouse/manufacturing buildings with two-story heights not exceeding 37 feet. The three buildings would have floor areas of approximately 49,892 square feet, 31,169 square feet, and 17,553 square feet, for a Project total of approximately 98,614 square feet. The Project's total floor area would include approximately 23,500 square feet for potential office use, 19,000 square feet for manufacturing, and 56,114 square feet for warehouse use. The Project would provide 262 paved parking spaces within the site for employee vehicle use, and a total of 10 truck dock doors would be provided (two at the smallest building and four at each of the other two buildings). The truck dock bays would face the interior of the site, with dock doors and ramps recessed within the footprint of the structures such that loading docks would be shielded from residential uses in the vicinity. The project will retain 32 existing trees and add 143 new trees for a total of 175 trees across the entire project. A total of 10,500 cubic yards of grading is expected from the project.

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

Regarding hazardous materials, a Phase 1 Environmental Site Assessment (ESA) Report has been conducted to address previous toxic materials on the site. Additionally, eight (8) mitigation measures related to soil sampling and remediation have also been incorporated to ensure that there is no significant effect during construction.

Regarding traffic and circulation, the project will have less than significant impacts with the usage of Transportation Demand Management (TDM) strategies which have also been incorporated as mitigation measures for the project.

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)