

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: Foothill Mixed Use Condo Project (TR073310)Lead Agency: County of Los AngelesContact Name: Lynda HikichiEmail: lhikichi@planning.lacounty.govPhone Number: 213-974-6433Project Location: La CrescentaLos Angeles*City**County*

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

The Foothill Mixed Use Condo project is a proposed one multi-family lot ("Lot 2") development with 29 attached residential condominium units in six buildings, and one commercial lot ("Lot 1") with mixed use of 9,500 square feet commercial and 18 residential condominiums in one building ("Project"). The 1.807 acre (1.435 net acre) project site is located at 3037 and 3043 Foothill Boulevard in La Crescenta. The project site is currently developed with six residential structures and one commercial building proposed to be demolished to accommodate the Project. The proposed Project also entails the encroachment into the protected zones of three oak trees. The grading for the proposed Project entails the following: 35,162 cubic yards cut; 850 cubic yards fill; 5,340 cubic yards over-excavation; and 34,312 cubic yards export (total of 75,664 cubic yards).

The Conditional Use Permit ("CUP") is requested for exceeding the maximum density for a mixed use project, modification of the Community Standards District ("CSD") standards, and residential use in a commercial zone. The Parking Permit is to authorize the reduction of required parking spaces for Lot 1, relocation of guest parking spaces from Lot 2 to Lot 1, and parking access for both lots. The Oak Tree Permit ("OTP") is requested for the encroachment into the protected zones of three oak trees.

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

The proposed project will have less than significant impact with mitigations for biological resources, cultural resources, hydrology and water quality, tribal, and mandatory findings of significance.

The project will be subject to the Federal Migratory Bird Treaty Act and a breeding bird survey will be required. Standard conditions related to migratory wildlife species will be imposed.

The proposed project includes an amenity plaza with pool (2,320 square feet) in Lot 2 for the residents of the development. The proposed pool and its maintenance will be the responsibility of the Homeowners Association. The project will be subject to the County's guidelines and requirements for vector control. Potential mitigation may include use of mosquito fish, chemicals, or other best practices for mosquito abatement.

Standard conditions of approval will be incorporated into the project as control measures in the event that archaeological resources, paleontological resources, or human remains are found.

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

[Empty box for describing areas of controversy]

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

- Regional Water Quality Control Board: Los Angeles Region
- State Dept. of Fish and Wildlife

Please see attached NOC for a list of reviewing agencies.

[Empty box for list of reviewing agencies]