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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: Vesting Tentative Tract Map No. 74338

Lead Agency: Los Angeles County Department of Regional Planning

Contact Name: Peter Chou

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Project Location: 8946 E. Duarte Road, San Gabriel CA 91175 Los Angeles County
City *County*

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

The project would demolish the existing single-family residence and accessory structures on the western 0.41-acre portion of the site and discontinue all uses on the 0.25-acre vacant parcel and subdivide the site into one residential lot that would be developed with five two-family dwelling units for a total of 10 condominium units, private recreation, and a new private driveway and fire lane. The project site is located at 8946, 8947, and 8948 East Duarte Road within the unincorporated community of San Gabriel in Los Angeles County.

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

Biological Resources - The project site is located in an urbanized area and developed with a single-family residence. Trees and shrubbery are present for nesting and roosting habitat for birds and bats, some of which may be sensitive.
Mitigation - In the event that vegetation and tree removal should occur between February 1st and August 31st, the Project Applicant (or its contractor) shall retain a qualified biologist to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities.

Cultural Resources - A California Historical Resources Information System ("CHRIS") Report indicates resources may be present given the property's history of occupancy/development over a long period of time.
Mitigation - A qualified archaeologist shall be retained to monitor all ground disturbing activity due the potential for the discovery of prehistoric or historic cultural resources within the project boundary.

Tribal Cultural Resources - A California Historical Resources Information System ("CHRIS") Report indicates resources may be present given the property's history of occupancy/development over a long period of time.
Mitigation - A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation shall monitor all grading activities within the project site.

Mandatory Findings of Significance - Due to the location of the project and proposed grading, there may be potential for a significant impact to occur relating to the discovery of buried prehistoric and/or historic cultural resources.
Mitigation - As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are to submit compliance report to the Department of Regional Planning for review.

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.

N/A