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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: PRJ2021-000053 - Willowbrook III

Lead Agency: Los Angeles County Department of Regional Planning

Contact Name: Zoe Axelrod

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Project Location: Unincorporated Willowbrook (*City*) Los Angeles (*County*)

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

Mitigated Negative Declaration for Willowbrook III, a new 3-story, 41 ft. tall, 100% affordable, 51-unit apartment building for formerly homeless adults, with 23 surface parking spaces, across three lots (two County-owned and one privately owned). The Project includes 50 apartment units, one managers unit, utility storage, laundry, computer room, mail room, a community room with a kitchenette, and four office spaces. Project includes a Zone Change from R-1 to R-3 and a Plan Amendment to change the land use from H9 to H30.

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 has potentially significant effects in the areas of project design, aesthetics, cultural resources and utilities. A summary of the proposed mitigation measures is below:
PDF-1, 2 and 3: All exterior building lighting, security lighting and parking area lighting shall be designed, shielded, directed downward, and located as to avoid intrusive effects on adjacent properties.The project shall incorporate water conservation measures in its landscape design and installation. The Project shall incorporate water conservation features into restroom design.
AES-1 and 2: Construction equipment, debris, and stockpiled equipment shall be fenced or screened throughout construction. The exterior of the proposed structure shall be constructed of materials to minimize glare and reflected heat.
CUL-1 and 2: If any archeological/paleontological materials are discovered, a County-certified archaeologist/paleontologist shall be secured to assess the materials and provide a study or report. The applicant shall comply with the archaeologist's/paleontologist's recommendations.
TCR-1 and 2: The project applicant/developer shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation. Upon discovery of a TCR, construction will halt and the tribe will retain and recover TCRs.
NOISE-1, 2, 3 and 4: Construction will be limited to 7am-7pm Mon-Sat. Construction will be scheduled to avoid operating multiple pieces of equipment at once. Noise and vibration will be conducted as far as possible from sensitive uses. Barriers will be erected around the perimeter of active construction areas.

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

No areas of controversy are known or anticipated.

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

Air Resources Board
CalTrans District #7
Fish & Game Region #5
Native American Heritage Commission
Regional WQCB #4
SWRBC
Department of Water Resources