

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: Colima Villas_TR82400

Lead Agency: Los Angeles County

Contact Name: Marie Pavlovic

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Phone Number: 213/974-6433

Project Location: Rowland Heights, Los Angeles County

City

County

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

The Project consists of a subdivision to create 17 attached condominium units spread amongst six buildings. The buildings contain three levels reaching a maximum height of 35 feet. Units range in floor area from 1,544 to 2,063 s.f. and each unit is equipped with a two-car garage on the ground floor. The Project site is located in the Rowland Heights CSD which limits structures fronting Colima Road to a maximum of two stories and a building setback of 20 feet from the road right-of-way. Therefore, a Variance is sought to allow three-level buildings and a front setback reduction of 5 feet (from 20 feet to 15 feet). The property is zoned C-3-DP (Unlimited Commercial-Development Program); therefore, a CUP is requested to develop multi-family residential within the Commercial zone. The Project includes an amendment from the current land use designation of Commercial (C) to Urban 4 (U4). Grading totals 4,325 cubic yards including 1,700 c.y. of cut, 250 c.y. of fill, 2,375 c.y. over-excavation, and 1,450 c.y. of export.

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 - mitigation measures imposed to ensure compliance with the Federal Migratory Bird Treaty and disturbance to bat maternity or hibernation roosts during sensitive periods.

Cultural and Tribal Cultural Resources - mitigation measures imposed in the event unknown subsurface resources are encountered.

Noise - mitigation measure to reduce construction noise.

Hazards - mitigation measure imposed requiring applicant to provide new homeowners with the latest available materials on the proper management and disposal of household hazardous waste. The intent is to education homeowners on best practices and environmental programs offered by the County

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.