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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: Ladyface Vista Professional Center

Lead Agency: City of Agoura Hills

Contact Name: Valerie Darbouze

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Project Location: Agoura Hills (*City*) Los Angeles (*County*)

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

The project consists of a request for approval of a Conditional Use Permit and a Site Plan/Architectural Review to allow the construction of five, single-story office buildings totaling 20,279 square feet proposed on a hillside lot; a request for an Oak Tree Permit to encroach into the protected zone of two on-site oak trees; a Sign Permit to allow for a sign program; and a Tentative Parcel Map to subdivide a single parcel into five condominium units plus one common lot.

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

A Draft Initial IS/MND that evaluates environmental effects of the project has been prepared pursuant to CEQA and the CEQA Guidelines. The analysis identifies potentially significant, but mitigable environmental effects in the following areas:

1. biological resources mitigated by surveying the property prior to grading activities
2. cultural resources mitigated by requiring the preparation of a WEAP and the monitoring of the grading phase by a qualified Archeologist and Native American Tribal Monitor
3. geology mitigated by requiring the monitoring of the grading phase by a qualified Paleontological Monitor
4. tribal cultural resources mitigated by requiring the monitoring of the grading phase by a Native American Tribal Monitor
5. mandatory findings of significance, as a result, do not create a cumulative impact.

Mitigation measures are intended to reduce all potentially significant impacts to less than significant levels.

Also evaluated in the document as less than significant impacts are aesthetics, air quality, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, utilities and service systems, and wildfire, which do not require mitigation measures, but are subject to requirements already in place.

The IS/MND identifies no impacts to agricultural and forestry resources, recreation, and mineral resources, and recreation

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 at this time.

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

We believe the following agencies would be interested in reviewing the project:
-The Air Resources Board
-Caltrans District #7
-Fish and Wildlife Region 5
-Forestry and Fire Protection
-Native American Heritage Commission
-Regional WQCB District 4
-South Coast Air Quality Management District