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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: 8100 W. McGroarty Street

Lead Agency: City of Los Angeles

Contact Name: Dang Nguyen

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Project Location: 8100, 8150, and 8160 W. McGroarty Street, 10000 N. McVine Terrace, Los Angeles
City *County*

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

The subdivision of two lots totaling 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) currently improved with three existing buildings (one two-story, 38,420 square foot single-family dwelling and three-car garage; and one approximately 2,379 square foot private school with accessory living quarters) to create 13 single-family lots with private street access. The existing 38,420 single-family dwelling will remain, and the private school/accessory living quarters will be converted to a single-family residence. An additional 11 single-family dwelling units are proposed for construction for a total of 13 single-family dwellings on the project site. One private street will be accessed from McGroarty Street, and the second private street will be accessed via the intersection of McGroarty Street, McVine Avenue, and McVine Trail. The applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. There are 106 native protected trees and 63 non-protected mature trees on the subject site. The applicant is proposing to remove seven protected trees (six Oak and one Sycamore) and most of the 63 non-protected tr

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

Potentially significant effects include grading in a hillside area; project location in the Verdugo Significant Ecological Area (SEA); wildfire (project location in a hillside, Very High Wind Velocity Area and Very High Fire Severity Zone); tree removal (protected and non-protected trees). Mitigations proposed as follows:
Aesthetics - hillside grading, landscape plan, retaining wall, lighting;
Biology - tree protection, tree removal, special-status plants, special-status wildlife, wildlife impermeable fencing, utilities, landscaping, nesting birds, jurisdictional delineation of drainages, avoidance of development in areas of drainages, prohibited use of anticoagulant rodenticides;
Geology and Soils - erosion/grading during construction, grading quantities;
Greenhouse Gas Emissions - low and non-VOC building materials, EV parking;
Hydrology -
Noise - grading/construction noise;
Public Services - construction near schools, haul route;
Recreation - equestrian trails;
Transportation and Traffic - construction, safety hazards due to hillside location, inadequate emergency access, pedestrian safety;
Wildfire - Fire Department review, building materials and brush clearance.

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

Aesthetics - views, exterior lighting;
Wildfire;
Loss of trees, including protected trees;
Erosion;
Wildlife forced out of native habitat into residential areas;
Traffic increase;
Pedestrian safety;
Flooding in mud prone hillside area;
Loss of open space;
Noise (construction and operational);
Loss of native plant species;
Possibility of hazardous discharge from downhill flow;
Inadequate parking;
Overdevelopment in San Gabriel/Verdugo Mountains;
Insufficient water pipes;

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

U.S. Army Corps of Engineers
Los Angeles Regional Water Quality Control Board
U.S. Fish and Wildlife Service
California Department of Fish and Wildlife