

# 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: \_\_\_\_\_

Lead Agency: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Project Location: \_\_\_\_\_ Los Angeles County  
*City* *County*

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

The proposed Specific Plan comprises approximately 2.90-acres bounded by West Evergreen Avenue to the north, South Primrose Avenue to the east, West Pomona Avenue to the south, and South Magnolia Avenue to the west. The Project comprises the entire block, except for one 0.137-acre single-family residential parcel located at 230 W. Evergreen Avenue. The current land uses within the Project area include light industrial, single family residential, and private surface parking. The site has a General Plan designation of Planned Development - Area 12 (PD-12) and is zoned PD-12.

MW Investment Group, LLC proposes to develop the Arroyo at Monrovia Station Specific Plan. The Specific Plan provides the regulatory framework for the development of a mixed-use community comprising 302 residential units (of which 15 units will be affordable to very low-income households); three units are in a live/work format, 7,080 square feet of commercial space, a 500-space parking garage, and open space. The Specific Plan establishes the land use regulations, development standards, and design guidelines tailored to achieve goals set forth by the City.

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

**MM AES-1:** Maintenance of Construction Barriers; **MM AES-2:** Reflective Glass, Metallic, and Other Highly Reflective and Glare Producing Materials; **MM AES-3:** Comprehensive Lighting Plan; **SC AIR-1:** Compliance with South Coast Air Quality Rule 1113; **MM AIR-1:** Idling Restrictions; **SCAIR-2:** Compliance with South Coast Air Quality Management District Rule 403; **SC AIR-3:** Natural Gas Fireplaces; **MM AIR-2:** HVAC Systems with Air Filter; **MM BIO-1:** Nesting Bird Protection; **MM CUL-1:** Conduct Archaeological Sensitivity Training for Construction Personnel; **MM CUL-2:** Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered; **MM CUL-3:** Conduct Periodic Archaeological Resources Spot Checks; **MM CUL-4:** Prepare Report Upon Completion of Monitoring Services; **MM CUL-5:** Cease Ground-Disturbing Activities and Notify County Coroner if Human Remains are Encountered; **MM GEO-1:** Retain a CA Registered and Licensed Geotechnical Engineer to prepare a Geotechnical Report; **MM GEO-2:** Conduct Paleontological Sensitivity Training for Construction Personnel; **MM GEO-3:** Conduct Periodic Paleontological Spot Checks during Grading and Earth-moving Activities; **MM GEO-4:** Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources are Encountered; **MM GEO-5:** Report Upon Completion of Monitoring Services; **SC HYD-1:** Adherence to the City's Stormwater Management Ordinance, Monrovia Municipal Code Section 12.36, and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit; **MM NOI-1:** Confirm Compliance with Applicable Interior Noise Standard Requirements; **MM NOI-2:** Reduce On-Site Noise Levels at Single-Family Residence; **MM NOI-3:** Reduce Temporary Construction Noise Levels; **SC PS-1:** Fire Impact Fee; **SC PS-2:** School Facility Development Impact Fee; **MM PS-1:** Parkland Dedication Fee; **MM UT-1:** Wastewater Service "Can and Will Serve" letter; **MM UT-2:** Upgrades to Nearby Water System; **MM UT-3:** Water Service "Can and Will Serve" Letter; **SC UT-1:** Compliance with the City of Monrovia Construction and Demolition Disposal and Recycling Program

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.