

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 #: 2025020224

Project Title: 347 Highland Place Residential Subdivision and New Debris Basin

Lead Agency: City of Monrovia

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Project Location: Monrovia Los Angeles
City *County*

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

The Project would remove the existing residence, outbuildings, and low dam and retention basin and construct three (3) pads for residential units with attached garages; retaining walls, a private hillside street easement, a common driveway, and supporting utilities. The Project would also include a new ±52,466-square-foot flood control basin (Highland Desilting Basin) and access road at the western end of the site.

The subdivision consists of four new parcels. Lot 1 is located furthest to the west. It is proposed to be a 4.35-acre parcel that would be improved with the debris basin. Lot 2 (Residential Pad #1) is an approximately one-acre parcel located east of Lot 1 and would be developed with a new 4,039 square foot single-family residence. Lot 3 (Residential Pad #2) is an approximately one-acre parcel just to the east of Lot 2 and would be developed with a 4,493 square foot new residence. Lot 4 (Residential Pad 3) is also proposed to be approximately one acre in size and would be developed with a 4,544 square foot single-family residence.

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

Mitigation Measures BIO-1 through BIO-9 would reduce potential biological resource impacts to less than significant. Mitigation Measures CUL-1, CUL-2 and TCR-1, TCR-2 and TCR-3 would reduce potential cultural and tribal resource impacts to less than significant. Mitigation Measure PAL-1 would reduce potential paleontology impacts to less than significant. With the implementation of Standard Conditions AIR-1 and AIR-2, potential air quality impacts would be reduced to less than significant. with implementation of Standard Conditions GEO-1, NOI-1 through NOI-5, Mitigation Measure GEO-2, GEO-3, NOI-1 and NOI-2 potentially adverse impacts caused by on-site geology/soil characteristics, construction-related noise and vibration and debris basin maintenance would be less than significant. Implementation of Mitigation Measure HAZ-1 would avoid potential impacts associated with lead, asbestos or other hazardous materials during removal of the existing residence and outbuildings. Implementation of Standard Condition HYD-1 would reduce potential impacts to hydrology and water quality to less than significant. Implementation of Mitigation Measure LU-1 would reduce potential land use impacts to less than significant. Implementation of Mitigation Measure TR-1 would reduce potential traffic impacts during construction to less than significant. Implementation of Standard Condition PS-1 and UT-1 would ensure potential impacts associated with public services and utilities (i.e., solid waste) are less than significant. Implementation of Mitigation Measure WF-1 would reduce or avoid potential impacts caused by construction-related wildfires to less than significant.

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 known.

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

California Department of Fish and Wildlife – Section 1602 Lake and Streambed Alteration Agreement for impacts to Waters of the State.

Los Angeles Regional Water Quality Control Board – Waste Discharge Requirements for impacts to Waters of the State.