

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.

2019099014

SCH #: _____

Project Title: Arroyo Village Residential Condominium Project

Lead Agency: City of San Gabriel

Contact Name: Matt Chang, Senior Planner

Email: mchang@sgch.org Phone Number: 626.308.2806

Project Location: San Gabriel County of Los Angeles
City *County*

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

The Arroyo Village Residential Condominium Project (project) proposes the construction of a 41-unit residential condominium development on an approximately 1.16-acre site located at 235 South Arroyo Drive. The development would be four stories with one level of underground parking. The project would require the following City approvals/adoptions: Certification of the CEQA Environmental Clearance Document; Tentative Tract Map; Precise Plan of Design; Setback Variance; and Grading and Building Permits. The project would also require a Design Review and Residential Planned Development Permit from the City of Alhambra.

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

Environmental topical areas identified to have potentially significant impacts include: Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Noise; Transportation; and Tribal Cultural Resources. Implementation of Mitigation Measures AQ-1 and AQ-2, BIO-1 through BIO-4, CUL-1 through CUL-3, GEO-1, NOI-1 and NOI-2, TRA-1, and TCR-1 through TCR-5 would reduce these impacts to less than significant levels. AQ-1 and AQ-2 require implementation of dust control techniques to reduce PM10 and PM2.5 concentrations. BIO-1 would require delineation of the project's outer perimeter to prevent inadvertent damage and/or encroachment of project-related equipment into adjacent habitats during project construction. BIO-2 would ensure appropriate erosion and sediment control barriers are installed around the project's perimeter during construction to prevent the accidental discharge of sediment and pollutants into downstream bodies. BIO-3 requires a pre-construction nesting bird clearance survey and BIO-4 requires the project applicant to install replacement trees at sites throughout the City or contribute a mitigation fee to the City of equivalent dollar value of the on-site trees proposed for removal. CUL-1 would require implementation of a Worker's Environmental Awareness Program and CUL-2 requires archaeological and Native American monitoring during ground disturbance. CUL-3 requires all construction work to halt if cultural resources are encountered during ground disturbing activities until a qualified archaeologist can evaluate the find. GEO-1 requires all construction work to halt if paleontological resources are encountered during ground disturbing activities until a paleontologist can evaluate the find. NOI-1 and NOI-2 would reduce construction and operational noise through implementation of best management practices and noise reduction features. TRA-1 would require implementation of a traffic management plan. TCR-1 through TCR-5 detail required procedures should any found resources be identified as Native American. Thus, the project would not have any significant and unavoidable environmental impacts.

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

No areas of controversy are known to the Lead Agency at this time.

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

The City of San Gabriel is the Lead Agency for the project and has discretionary authority over the project proposal, which includes the following:

- Certification of the CEQA Clearance Document;
- Tentative Tract Map;
- Precise Plan of Design;
- Setback Variance; and
- Issuance of applicable Grading and Building Permits.

In addition, the following permits/approvals may be required of other agencies:

- Design Review and Residential Planned Development Permit – City of Alhambra;
- National Pollutant Discharge Elimination System (NPDES) Construction General Permit – Los Angeles Regional Water Quality Control Board;
- Construction Permit – Los Angeles County Flood Control District; and
- Construction Permit – South Coast Air Quality Management District.