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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: Whitmore Villa Residential Development

Lead Agency: City of Monterey Park

Contact Name: Jason Moquin

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Project Location: 126 North New Avenue, Monterey Park (*City*) Los Angeles (*County*)

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

The proposed project would introduce new residential uses to the project site through the construction of Whitmore Villa, a 63-unit condominium development in 11 buildings with attached and subterranean garages. The 63 proposed units would have an average size of approximately 1,320 square feet each, for a total livable area of approximately 82,707 square feet. The two-story units, with and without attached garages, would total 40 two-bedroom units and 23 three-bedroom units. Between three and nine units are in each of the 11 separate buildings, which are centered around internal driveways and common areas. Private yards with low walls (±42 inches high) would front the sidewalk on New Avenue and Whitmore Street. Units along New Avenue and Whitmore Street would have both internal and street-facing entrances. Units directly abutting each other in the interior of the development would include private patios with 6-foot fences between units. The development would also construct 166 parking spaces, including 46 enclosed garage parking spaces, 8 surface parking spaces, and 112 underground garage parking spaces. Access would be provided from New Avenue via two west-facing driveways at the center and southern edge of the project site, and from Whitmore Street via

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

The Initial Study concluded that the following environmental issues would have a less than significant impact with mitigation incorporated: cultural resources, noise, and tribal cultural resources.

Cultural and Tribal Resources: Previously unidentified archaeological resources, including human remains, could be inadvertently encountered during the course of earth moving construction activities. Therefore, prior to the issuance of a grading permit the project applicant shall retain a qualified archaeologist to train project construction workers and monitor project ground-disturbing activities. If any cultural/tribal resources are encountered, the archaeologist shall be consulted to assess the find and all construction work within 100 feet of the resource find shall cease.

Noise: Construction-related noise levels may exceed the 65 dBA threshold at nearby residences and Esther's Nest Children School daycare. Therefore, before the City issues any demolition, grading and/or building permits, a note is required on all construction plans stating that during grading, demolition, and construction, the applicant is responsible for requiring contractors to implement a list of measures identified in the Mitigation and Monitoring and Reporting Program (MMRP) to limit construction-related noise to a performance standard of 65 dBA at nearby sensitive uses. Furthermore, uncontrolled dogs barking could create a nuisance and the MMRP includes measures such as reduced dog park hours and signage to mitigate noise from dogs barking.

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

N/A

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

Los Angeles Regional Water Quality Control Board
South Coast Air Quality Management District