

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018101058

Project Title: Planned Development General Plan Amendment and Zoning Code Amendment, Alexan Foothills Specific Plan and Development Project

Lead Agency: City of Monrovia Contact Person: John Mayer
 Mailing Address: 415 S. Ivy Avenue Phone: (626) 932-5565
 City: Monrovia Zip: 91016 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: City of Monrovia

Cross Streets: West Evergreen Avenue/South Magnolia Avenue and West Evergreen Avenue/South Mayflower Avenue Zip Code: 91016

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 9.63

Assessor's Parcel No.: Multiple Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: Interstate 210 Waterways:

Airports: Railways: Schools: Multiple.

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) <u> </u> | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u> </u> |
| <input type="checkbox"/> Mit Neg Dec | Other: <u> </u> | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input checked="" type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u> </u> |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>436</u> Acres <u> </u> | <input type="checkbox"/> Transportation: Type <u> </u> |
| <input type="checkbox"/> Office: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u> | <input type="checkbox"/> Mining: Mineral <u> </u> |
| <input type="checkbox"/> Commercial: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u> | <input type="checkbox"/> Power: Type <u> </u> MW <u> </u> |
| <input type="checkbox"/> Industrial: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u> | <input type="checkbox"/> Waste Treatment: Type <u> </u> MGD <u> </u> |
| <input type="checkbox"/> Educational: <u> </u> | <input type="checkbox"/> Hazardous Waste: Type <u> </u> |
| <input type="checkbox"/> Recreational: <u> </u> | <input type="checkbox"/> Other: <u>4 live/work units</u> |
| <input type="checkbox"/> Water Facilities: Type <u> </u> MGD <u> </u> | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input checked="" type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: <u> </u> |

Present Land Use/Zoning/General Plan Designation:

Mix of light industrial and warehouse uses with five single-family residences, an institutional place of worship, and an office. General Plan Designation: Manufacturing

Project Description: *(please use a separate page if necessary)*

The proposed project features a 9.63-acre Planned Development General Plan Amendment (GPA) and Planned Development Zoning Code Amendment (ZCA), as well as a proposed 6.77-acre Alexan Foothills Specific Plan (Specific Plan) within a portion of the area proposed for the GPA and ZCA. The Alexan Foothills Specific Plan would allow a 436-unit, five-story apartment complex and an eight-level (seven stories) parking structure, containing 798 stalls. The apartment complex would include two pools and several tenant amenity courtyards. The Magnolia Avenue street frontage proposes a two-story lobby, fitness room, and four live-work units, all with apartments above. Three outdoor/rooftop amenity decks are planned on top of the apartment complex's fourth level; two rooftop decks face the San Gabriel Mountains to the north, and the other faces west.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <u>S</u> Air Resources Board | <u> </u> Office of Historic Preservation |
| <u> </u> Boating & Waterways, Department of | <u> </u> Office of Public School Construction |
| <u> </u> California Emergency Management Agency | <u> </u> Parks & Recreation, Department of |
| <u> </u> California Highway Patrol | <u> </u> Pesticide Regulation, Department of |
| <u>S</u> Caltrans District # <u>7</u> | <u>S</u> Public Utilities Commission |
| <u> </u> Caltrans Division of Aeronautics | <u>S</u> Regional WQCB # <u>4</u> |
| <u> </u> Caltrans Planning | <u> </u> Resources Agency |
| <u> </u> Central Valley Flood Protection Board | <u> </u> Resources Recycling and Recovery, Department of |
| <u> </u> Coachella Valley Mtns. Conservancy | <u> </u> S.F. Bay Conservation & Development Comm. |
| <u> </u> Coastal Commission | <u> </u> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <u> </u> Colorado River Board | <u> </u> San Joaquin River Conservancy |
| <u> </u> Conservation, Department of | <u> </u> Santa Monica Mtns. Conservancy |
| <u> </u> Corrections, Department of | <u> </u> State Lands Commission |
| <u> </u> Delta Protection Commission | <u> </u> SWRCB: Clean Water Grants |
| <u> </u> Education, Department of | <u> </u> SWRCB: Water Quality |
| <u> </u> Energy Commission | <u> </u> SWRCB: Water Rights |
| <u>S</u> Fish & Game Region # <u> </u> | <u> </u> Tahoe Regional Planning Agency |
| <u> </u> Food & Agriculture, Department of | <u>S</u> Toxic Substances Control, Department of |
| <u> </u> Forestry and Fire Protection, Department of | <u> </u> Water Resources, Department of |
| <u> </u> General Services, Department of | |
| <u> </u> Health Services, Department of | <u>S</u> Other: <u>Southern California Association of Governments</u> |
| <u> </u> Housing & Community Development | <u>S</u> Other: <u>South Coast Air Quality Management District</u> |
| <u>S</u> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 26, 2019 Ending Date November 13, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>Trammell Crow Residential</u>
Address: <u>537 S. Raymond Avenue</u>	Address: <u>5790 Fleet Street Suite 140</u>
City/State/Zip: <u>Pasadena, CA 91105</u>	City/State/Zip: <u>Carlsbad, CA 92008</u>
Contact: <u>Lisa Brownfield, Project Manager</u>	Phone: <u>(858) 531-3905</u>
Phone: <u>(626) 744-9872</u>	

Signature of Lead Agency Representative: *Ashley Bernier* Date: 9/23/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.