

# 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 #: 2018101058

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

Lead Agency: City of Monrovia

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Project Location: City of Monrovia

Los Angeles County

*City*

*County*

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

The City of Monrovia is proposing a 9.63-acre Planned Development (PD) General Plan Amendment (GPA) and Planned Development Zoning Code Amendment (ZCA), as well as a 6.77-acre Alexan Foothills Specific Plan (Specific Plan) within a portion of the area proposed for the GPA and ZCA (ZCA Area B). The Project comprises one City block bounded by W. Evergreen Ave. to the north, S. Magnolia Ave. to the east, S. Mayflower Ave. to the west, and the METRO Gold Line to the south. The Specific Plan area is located at 1625 Magnolia Ave. The ZCA will establish a PD area for the entire project area, including a zone change for 2.86 acres from Manufacturing to Planned Development to include high density residential development, as well as other uses. The Alexan Foothills Specific Plan would allow a 436-unit, 5-story apartment complex and an 8-level (7 stories) parking structure. The complex would include two pools and several tenant amenity courtyards. The Magnolia Ave street frontage proposes a 2-story lobby, fitness room, and 4 live-work units, all with apartments above. Three outdoor/rooftop amenity decks are planned. Other amenities included a pet spa, bike kitchen, tenant lounge, centralized mail delivery room, and a golf simulation room.

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:** Neighborhood Compatibility Design Review; **MM AES-2:** Maintenance of Construction Barriers; **MM AES-3:** Light Illumination of Desired Areas; **MM AES-4:** Comprehensive Lighting Plan; **SC AIR-1:** Compliance with South Coast Air Quality Rule 1113; **SC AIR-2:** Compliance with South Coast Air Quality Rule 403; **SC AIR-3:** Natural Gas Fireplaces; **MM AIR-1:** Idling Restrictions; **MM AIR-2:** HVAC with Air Filters Meeting or Exceeding Current CA Building Standards; **MM BIO-1:** Nesting Bird Protection; **MM BIO-2a:** Avoidance and Minimization Measures for Channel; **MM BIO-2b:** Obtain USACE 404 Permit; **MM BIO-2c:** Consult CDFW on Section 1602 Requirements; **MM BIO-2d:** Habitat Mitigation Plan; **SC BIO-1:** Compliance with the City of Monrovia Oak Tree Preservation Ordinance; **MM CUL-1:** Conduct Archaeological Sensitivity Training; **MM CUL-2:** Cease Ground-Disturbing Activities and Implement Treatment; **MM CUL-3:** Conduct Archaeological Resources Spot Checks; **MM CUL-4:** Prepare Monitoring Services Report; **MM CUL-5:** Cease Ground-Disturbing Activities and Notify County Coroner if Human Remains are Encountered; **MM GEO-1:** Prepare Geotechnical Report; **MM GEO-2:** Conduct Paleontological Sensitivity Training; **MM GEO-3:** Conduct Paleontological Spot Checks; **MM GEO-4:** Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources are Encountered; **MM GEO-5:** Report Upon Completion of Monitoring; **MM HAZ-1:** Notify DTSC of the Results of the ESA; **MM HAZ-2:** Perform ESA; **HAZ-3:** LBP and Asbestos Survey; **SC HYC-1:** Surface Hydrology and Water Quality; **MM NOI-1:** Confirm Compliance with Applicable Interior Noise Standard Requirements; **MM NOI-2:** Construction-Period Noise Abatement Measures; **SCS PS-1:** Fire Impact Fee; **SC PS-2:** School Facility Development Impact Fee; **MM PS-1:** Parkland Dedication Fee; **MM T-1:** Area Traffic Study and Development Impact Fee Program; **MM UT-1:** Wastewater "Can and Will Serve"; **MM UT-2:** Upgrades to Water System; **MM UT-3:** Water Service "Can and Will Serve"; **SC UT-1:** Compliance with 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.

[Empty box for describing areas of controversy]

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

Department of Toxic Substances Control (DTSC);  
California Department of Fish and Wildlife (CDFW);  
South Coast Air Quality Management District (SCAQMD).

[Empty box for listing responsible or trustee agencies]