

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: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone **SEP 25 2019** Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (SAD, etc.) Other:

STATE CLEARINGHOUSE

Development Type:

Residential: Units 436 Acres Transportation: Type
 Office: Sq.ft. Acres Employees Mining: Mineral
 Commercial: Sq.ft. Acres Employees Power: Type MW
 Industrial: Sq.ft. Acres Employees Waste Treatment: Type MGD
 Educational: Hazardous Waste: Type
 Recreational: Other: 4 live/work units
 Water Facilities: Type MGD

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

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