

APPENDIX A
NOTICE OF PREPARATION (NOP)

Page left intentionally blank.



NOTICE OF PREPARATION

DATE: October 17, 2018

TO: Responsible Agencies, Trustee Agencies, and Other Interested Parties

LEAD AGENCY: City of Monrovia
Contact: Sheri Bermejo, Planning Division Manager
Community Development Department
415 South Ivy Avenue
Monrovia, CA 91016

SUBJECT: Notice of Preparation¹ of a Draft Environmental Impact Report for the Alexan Specific Plan and a General Plan/Zoning Code Amendment

The City of Monrovia (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the proposed Alexan Specific Plan (“Specific Plan”) and a General Plan and Zoning Code Amendment (“GP/ZCA”) as described in the attached materials. We are interested in your agency’s views as to the appropriate scope and content of the DEIR’s environmental information pertaining to your agency’s statutory responsibilities related to the environmental review. When submitting a response, please include the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the project.

The City has determined an EIR is required for the proposed Specific Plan and the GP/ZCA, as such and as permitted by CEQA Guidelines Section 15060(d) (Preliminary Review), the City will not prepare an Initial Study for the project.

The proposed project, its location, and its potential environmental effects are described below. The City welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent **not later than 30 days after your receipt of this notice**. If no response or request for additional time is received by the end of the review period, the City may presume that you have no response.

Reference: Title 14, California Code of Regulations, California Environmental Quality Act (CEQA) Guidelines, Sections 15082(a), 15103, and 15375

Please send your comments to:

Sheri Bermejo, Planning Division Manager
City of Monrovia
Community Development Department
415 South Ivy Avenue, Monrovia CA 91016
sbermejo@ci.monrovia.ca.us

To allow for mailing, receipt, and 30-day review of this NOP, the comment period closes on **November 17, 2018**.

No scoping meeting is planned. Please contact the City directly for consultation.

Sheri Bermejo
Planning Division Manager
(626) 932-5539
sbermejo@ci.monrovia.ca.us

Date

Project Title: Alexan Specific Plan and General Plan/Zoning Code Amendment

Project Applicant: City of Monrovia

Project Location:

The City of Monrovia (City) is in the San Gabriel Valley region of Los Angeles County. The proposed Specific Plan and GP/ZCA together comprise one city block and approximately 9.6 acres. The block is bounded by West Evergreen Avenue to the north, South Magnolia Avenue to the east, South Mayflower Avenue to the west, and the MERTO Gold Line light rail to the south (Figure 1, *Project Location*). The current land uses within the project site include a mix of light industrial, warehouse/storage, office, single family residential, private surface parking, and two cellular towers. As illustrated on Figure 2 (*Specific Plan and General Plan/Zoning Code Amendment Map*), the entire block will be subject to the proposed GP/ZCA, while only a portion of this City block (6.77 acres) will be subject to the Alexan Specific Plan and associated project-level entitlements.

Project Description:

ALEXAN SPECIFIC PLAN

Trammel Crow Residential proposes to implement the Alexan Specific Plan. The Specific Plan area, 6.77 acres in size, is located at 1625 South Magnolia Avenue, Monrovia, California. The Specific Plan would include a 436-unit, five-story apartment complex and an eight-level (seven stories) above ground, 797 stalls (1.8 stalls/residential units) parking structure. As illustrated on Figure 3 (*Alexan Specific Plan Site Plan*), the apartment complex would include two pools and several tenant amenity courtyards. Magnolia Avenue provides the principle access to the apartment complex, while Evergreen Avenue provides secondary access. 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. Other tenant amenities include a pet spa, bike kitchen (i.e., bicycle repair shop), tenant lounge, centralized mail/package delivery room, and a golf simulation room. The two existing cell towers will either be maintained in place at the northwest corner of the Specific Plan site or moved to another location in the Specific Plan area.

The EIR will include an analysis of the Alexan Specific Plan at a "project" level whereas the proposed GP/ZCA will be reviewed at a "programmatic" level.

ALEXAN SPECIFIC PLAN REQUIRED APPROVALS

Implementation of the Alexan Specific Plan will require the following discretionary approvals by the City of Monrovia:

- Certification of the Final Environmental Impact Report;
- Adoption of a Mitigation Monitoring and Reporting Program;
- Approval of a General Plan Amendment from Manufacturing to a Planned Development Area and Zoning Code Amendment to re-zone the area from Manufacturing to Planned Development (PD) and the Alexan Specific Plan;
- Adoption of the Alexan Specific Plan;
- Approval of relocating cellular towers (as necessary);
- Approval of a Conditional Use Permit (CUP) for the proposed development; and
- Approval of a Vesting Parcel Map for the community apartment complex.

GENERAL PLAN/ZONING CODE AMENDMENT

Those parcels within the GP/ZCA area but outside the Alexan Specific Plan area will have a General Plan amendment to Planned Development Area and a zone change to a Planned Development (PD) area to include high density residential development. While these parcels will receive a new General Plan designation and zone, the existing uses and structures (described above), will be allowed to remain as legal nonconforming uses pursuant to Chapter 17.48 of the Monrovia Municipal Code. Although a specific development plan is not being proposed nor considered at this time for those portions of the project site outside the Specific Plan boundary, the re-designation of the GP/ZCA parcels could eventually result in 82 dwelling units (based on the 54 units/acre permitted land use density within the overall 9.6- acre area). As a result, this new designation will allow 28 units per acre (based on 82 units/2.83 acres) for the project site outside the Specific Plan boundary.

The EIR will analyze the GP/ZCA project component at a “program” level only because no development is currently proposed outside the Specific Plan boundary at this time.

GENERAL PLAN/ZONING CODE AMENDMENT REQUIRED APPROVALS

The General Plan/Zoning Code Amendment required approvals include:

- Certification of the Final Environmental Impact Report;
- Adoption of a Mitigation Monitoring and Reporting Program; and
- Approval of the City’s General Plan Amendment (from Manufacturing to Planned Development) and Zoning Code Amendment to Planned Development (PD).

EIR Scope:

The City of Monrovia has determined that the proposed Alexan Specific Plan and the General Plan/Zoning Code Amendment will require preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) statute and guidelines. The Alexan Specific Plan will undergo a “project” level analysis, while the General Plan/Zoning Code Amendment component will be evaluated at a “program” level.

The following environmental topics and their associated impact thresholds will be evaluated in the EIR

Aesthetics: The EIR will describe the aesthetic and urban design implications of the proposed General Plan/Zoning Code Amendment and Specific Plan, including its visual relationships to the surrounding vicinity and the potential impacts of development (the proposed array of building masses, heights, view corridors etc.) on important surrounding vantage points.

Air Quality: The EIR will describe the potential short- and long-term impacts of development under the General Plan/Zoning Code Amendment and Specific Plan on local and regional air quality based on methodologies defined by the South Coast Air Quality Management District (SCAQMD). Due to the proximity to Interstate-210, a Health Risk Assessment (HRA) will be prepared in accordance with City of Monrovia policy.

Biological Resources: The EIR will evaluate potential impacts on biological resources resulting from implementation of the project. Mitigation measures will be defined as necessary to avoid or reduce the potential impacts.

Cultural and Historic Resources and Tribal Cultural Resources: The EIR will describe any potential impacts and mitigation needs associated with historic structures, archaeological resources, Tribal Cultural Resources, and paleontological resources.

Geology and Soils: The EIR will describe the potential geotechnical implications of implementation of the project.

Greenhouse Gas Emissions and Global Climate Change: The EIR will describe the potential impacts on local greenhouse gas emissions and global climate change, following the latest approach and methodologies recommended by State and regional agencies.

Hazards and Hazardous Materials: The EIR will describe the potential for hazardous material use or hazardous waste investigation and cleanup activities anticipated in the project area and will describe any associated potential impacts and mitigation needs. Potential hazards and hazardous material impacts during construction of the project and mitigation needs will also be described.

Hydrology and Water Quality: The EIR will evaluate potential impacts on hydrology and water quality resulting from implementation of the project, including possible effects related to drainage and flooding.

Land Use and Planning: The EIR will describe the potential effects of implementation of the project on existing and planned land uses in the vicinity, including the relationship to other adopted regional and local plans.

Noise: The EIR will describe potential construction and long-term operation noise (traffic, mechanical systems etc.) impacts and related mitigation needs. Noise impacts associated with placement of new residences adjacent to the METRO's Gold Line light rail will be evaluated as well.

Population and Housing: The EIR will describe the anticipated effects of development of the project on existing and projected population and housing characteristics. This information will be used to forecast public service and utility needs in the project area.

Public Services: The EIR will describe potential impacts on public services (police and fire protection parks and recreation, and schools) and any mitigation needs.

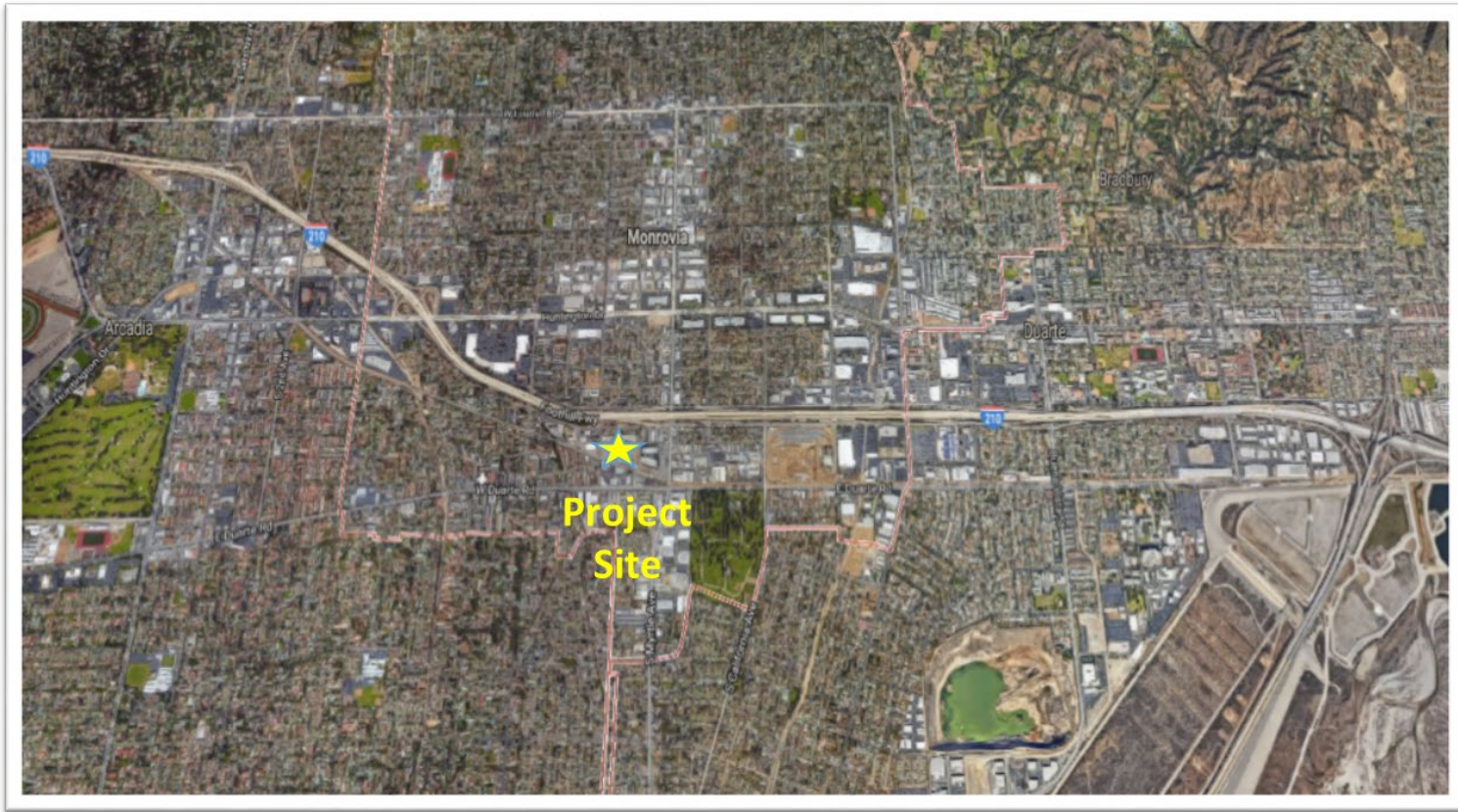
Transportation and Circulation: The EIR will describe the transportation and circulation implications of proposed buildout of the project, including its incremental contribution to daily and peak hour traffic on local and regional roadways. The evaluation will include roadway system impacts, transit implications, and effects on pedestrian and bicycle circulation. Proposed components to improve multimodal travel will also be described and evaluated.

Utilities and Service Systems: The EIR will describe potential impacts on local utility and service systems, including water supply, wastewater treatment, and solid waste disposal.

Agriculture, Forestry, and Minerals: The EIR will explain why these CEQA-defined environmental topics will not be adversely affected by implementation of the project.

The EIR will address the short- and long-term effects of the proposed project on the environment. Mitigation measures will be proposed for impacts that are determined to be significant, and a mitigation monitoring program will be developed as required by Section 15150 of the CEQA Guidelines. Finally, Pursuant to CEQA Guidelines Section 15126.6, the EIR will identify and compare a reasonable range of alternatives to the Project.

FIGURE 1: PROJECT LOCATION MAP



Page left intentionally blank.

FIGURE 2: SPECIFIC PLAN AND GENERAL PLAN/ZONING CODE AMENDMENT MAP



Legend:

Yellow screened parcels comprise the Alexan Specific Plan area.

All other parcels between West Evergreen Avenue, South Magnolia Avenue, South Mayflower Avenue and the METRO Gold Line (outlined in blue without the yellow shading) comprise the General Plan/Zoning Code Amendment area.

Page left intentionally blank.

FIGURE 3: ALEXAN SPECIFIC PLAN SITE PLAN

Source: Architects Orange, dated October 5, 2018

