



NOTICE OF PREPARATION

DATE: May 22, 2019

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 Arroyo at Monrovia Station Specific Plan

The City of Monrovia (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for implementation of a Specific Plan for the proposed project known as The Arroyo at Monrovia Station Specific Plan 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, as such and as permitted by the California Environmental Quality Act 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 within the attached document. 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 **no 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.

Please send your comments to:

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

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

To allow for mailing, receipt, and 30-day review of this NOP, the comment period closes on **June 21, 2019**.

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

Sheri Bermejo
Planning Division Manager
(626) 932-5565
sbermejo@ci.monrovia.ca.us

Date

Project Title: The Arroyo at Monrovia Station Specific Plan

Project Applicant: Evergreen Investment Partners, LLC

Project Location:

The City of Monrovia (City) is in the San Gabriel Valley region of Los Angeles County. The proposed Specific Plan comprises one city block and approximately 2.90 acres. The block is bounded by West Evergreen Avenue to the north, South Primrose Avenue to the east, South Magnolia Avenue to the west, and West Pomona Avenue to the south. The current land uses within the project site include light industrial, single family residential, and private surface parking. The site has a General Plan designation of Planned Development and is zoned Planned Development Area 12 (PD-12).



Figure 1 The project site is located in the City of Monrovia within one city block just south of the I-210 freeway and north of the Gold Line light rail station.

Project Description:

Evergreen Investment Partners, LLC proposes to implement The Arroyo at Monrovia Station Specific Plan. The Specific Plan would facilitate the construction of a mixed use structure to include a 302-unit, six-story apartment complex with 7,080 square feet of retail flex space associated with three live/work units; public space; and a seven-level (six-story) partially underground parking structure with 500 parking spaces, 452 of which are residential parking spaces (1.50 space/unit). The proposed flex space is planned as retail space but is proposed to be allowed to be repurposed for eight (8) of the 302 units if leasing of the retail space does not occur. The three live/work units would also be part of the 302 total proposed units. A range of studios, and one-bedroom and two-bedroom apartments are proposed. Fifteen of the residential units would be dedicated as Very Low Income affordable units. As illustrated on Figure 2, other tenant amenities include a pool, a pet spa, bike “kitchen” (i.e., bicycle repair area), tenant lounge, centralized mail/package delivery room, and a golf simulation room. No offsite improvements to utilities are proposed under the Project, with the exception of sidewalk improvements around the perimeter of the development. Access to the parking structure would be from West Evergreen Avenue and West Pomona Avenue.

Retail/flex space, a leasing office, fitness amenities, and public plazas are proposed along the West Pomona Avenue frontage. A 5,410 square foot outdoor/rooftop deck is planned on top of the parking structure.

Required Approvals:

Implementation of The Arroyo at Monrovia Station 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 zoning text and map amendment to add “The Arroyo at Monrovia Station Specific Plan” to Section 17.04.035 of the Monrovia Municipal Code and amend the Zoning Map by changing the existing PD (Planned Development) zone to SP (Specific Plan).
- Adoption of The Arroyo at Monrovia Station Specific Plan;
- Approval of a Conditional Use Permit (CUP) for the construction of the mixed use apartment complex; and
- Approval of a Tentative Tract Map for consolidating twelve parcels into one parcel.

EIR Scope:

The City of Monrovia has determined that the proposed The Arroyo at Monrovia Station Specific Plan will require preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) statute and guidelines. The Arroyo at Monrovia Station Specific Plan will undergo a “project” level analysis.

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 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 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 near the I-210 freeway and 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.

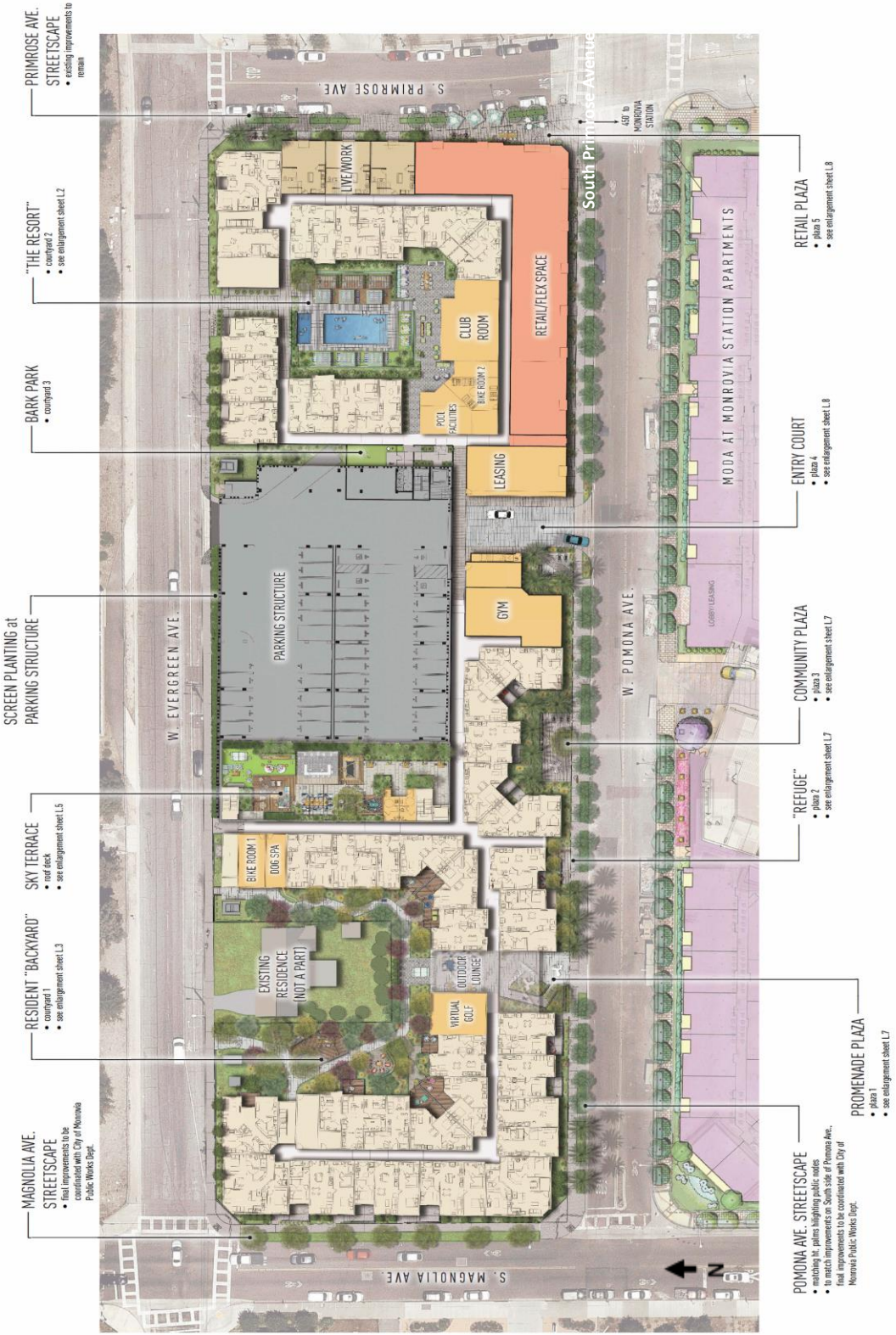


Figure 2. The project site is located in the City of Monrovia within one city block just south of the I-210 freeway and north of the Gold Line light rail station.