

**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 # 2019050016**

**Project Title:** Arroyo at Monrovia Station Specific Plan

Lead Agency: City of Monrovia Contact Person: Sheri Bermejo  
 Mailing Address: 415 S. Ivy Avenue Phone: (626) 932-5539  
 City: Monrovia Zip: 91016 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: City of Monrovia  
 Cross Streets: West Evergreen Avenue/South Primrose Avenue and West Pomona Avenue/South Magnolia Avenue Zip Code: 91016  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 2.9  
 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 \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 302 Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. 7,080 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: 3 live/work units  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Mix of light industrial, single family residential, and private surface parking. General Plan Designation: Planned Development.

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

The proposed project features a 2.9-acre Arroyo at Monrovia Station Specific Plan (Specific Plan), comprising an entire block except for one 0.137-acre single-family residential parcel located at 230 W. Evergreen Ave. MW Investment Group, LLC proposes to develop the Arroyo at Monrovia Station Specific Plan. The Specific Plan provides the regulatory framework for the development of a mixed-use community comprising 302 residential units (of which 15 units will be affordable to very low-income households); three units are in a live/work format, 7,080 square feet of commercial space, a 500-space parking garage, and open space. The Specific Plan establishes the land use regulations, development standards, and design guidelines tailored to achieve goals set forth by the City.

**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 \_\_\_\_\_ Ending Date \_\_\_\_\_

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>MW Investment Group, LLC</u>
Address: <u>537 S. Raymond Avenue</u>	Address: <u>27702 Crown Valley Parkway, Suite D-4-197</u>
City/State/Zip: <u>Pasadena, CA 91105</u>	City/State/Zip: <u>Ladera Ranch, CA 92694</u>
Contact: <u>Lisa Brownfield, Project Manager</u>	Phone: <u>(626) 710-6377</u>
Phone: <u>(626) 744-9872</u>	

Signature of Lead Agency Representative: *Ashu Bamejo* Date: 9/24/19

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