

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 # 2019099020

Project Title: 127 Pomona Specific Plan and Mixed-Use Development

Lead Agency: City of Monrovia Contact Person: John Mayer
 Mailing Address: 415 South Ivy Avenue Phone: (626) 932-5565
 City: Monrovia Zip: 91016 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Monrovia
 Cross Streets: West Pomona Avenue and South Primrose Avenue Zip Code: 91016

Longitude/Latitude (degrees, minutes and seconds): 34 ° 8 ' 4.58 " N / 118 ° 0 ' 7.45 " W Total Acres: 1.83

Assessor's Parcel No.: 8507-002-034, -035, -033, -039, -038, -907, and -908 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Interstate 210 Waterways: _____
 Airports: _____ Railways: Metro Gold Line Schools: Santa Fe Middle School

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 Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

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Development Type:

Residential: Units 310 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 10,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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:

Light Industrial Uses; PD (Planned Development) Zone; PD Area 12, Station Square Transit Village

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

A Specific Plan for the development of a seven-story, mixed-use project consisting of 310 apartment units, 25 of which are affordable units. Residential units and apartment amenities would be located between the 2nd and 7th floors. The ground level includes: a 6,250 square foot outdoor plaza, 10,000 square feet of commercial space, a 3,600 square foot lobby/apartment leasing office, and a parking area containing 95 parking spaces. Two additional levels of parking would be provided below the project site in a subterranean garage containing an additional 384 parking spaces. The proposed project also includes improvements within the public right-of-way including new curb cuts, sidewalks, and street-scape. The applicant is proposing to consolidate seven separate parcels of land into one single 1.83-acre parcel for the project site. The proposed development would involve the demolition of two industrial structures and surface parking areas on the project site.

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

<input 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 # <u>7</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>LAC</u>
<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 # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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>South Coast AQMD</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 9, 2019 Ending Date October 9, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Fifield Realty Corporation
Address: _____ Address: 1250 6th Street, Suite 403
City/State/Zip: _____ City/State/Zip: Santa Monica, CA 90401
Contact: _____ Phone: (312) 446-7221
Phone: _____

Signature of Lead Agency Representative: *Shelli Burney* Date: 09/05/19

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