

**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

<b>SCH # 2018101058</b>
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**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: \_\_\_\_\_ **NOV 08 2019**

**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 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:**

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

<u>S</u> Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
<u>S</u> Caltrans District # <u>7</u>	<u>S</u> Public Utilities Commission
_____ Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # <u>4</u>
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
<u>S</u> Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	<u>S</u> Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	<u>S</u> Other: <u>Southern California Association of Governments</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 November 12, 2019 Ending Date December 26, 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: *Shari Bernerji* Date: Nov. 6, 2019

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