



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

May 24, 2019

To: Reviewing Agencies

Re: The Arroyo at Monrovia Station Specific Plan
SCH# 2019050016

Attached for your review and comment is the Notice of Preparation (NOP) for the The Arroyo at Monrovia Station Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Sheri Bermejo
Monrovia, City of
415 S. Ivy Avenue
Monrovia, CA 91016-2888**

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019050016/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

NOP Distribution List

Not sure

County:

Los Angeles

SCH#

2019050016

Resources Agency

- ☒ **Resources Agency**
Nadell Gayou
- ☐ **Dept. of Boating & Waterways**
Denise Peterson
- ☐ **California Coastal Commission**
Allison Hitt
- ☐ **Colorado River Board**
Elsa Contreras
- ☐ **Dept. of Conservation**
Crina Chan
- ☒ **Cal Fire**
Dan Foster
- ☐ **Central Valley Flood Protection Board**
James Herota
- ☐ **Office of Historic Preservation**
Ron Parsons
- ☒ **Dept of Parks & Recreation**
Environmental Stewardship Section
- ☐ **S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
- ☐ **Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

- ☐ **Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- ☐ **Fish & Wildlife Region 1**
Curt Babcock
- ☐ **Fish & Wildlife Region 1E**
Laurie Harnsberger
- ☐ **Fish & Wildlife Region 2**
Jeff Drongesen
- ☐ **Fish & Wildlife Region 3**
Craig Weightman

- ☐ **Fish & Wildlife Region 4**
Julie Vance
- ☒ **Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- ☐ **California Department of Education**
Lesley Taylor
- ☒ **OES (Office of Emergency Services)**
Monique Wilber
- ☐ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- ☐ **Dept. of General Services**
Cathy Buck
Environmental Services Section
- ☒ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent

Commissions, Boards

- ☐ **Delta Protection Commission**
Erik Vink
- ☐ **Delta Stewardship Council**
Anthony Navasero
- ☐ **California Energy Commission**
Eric Knight

Native American Heritage Comm.

Debbie Treadway

Public Utilities Commission

Supervisor

Santa Monica Bay Restoration

Guangyu Wang

State Lands Commission

Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)

Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics

Philip Crimmins

Caltrans - Planning HQ LD-IGR

Christian Bushong

California Highway Patrol

Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- ☐ **Caltrans, District 1**
Rex Jackman
- ☐ **Caltrans, District 2**
Marcelino Gonzalez
- ☐ **Caltrans, District 3**
Susan Zanchi
- ☐ **Caltrans, District 4**
Patricia Maurice
- ☐ **Caltrans, District 5**
Larry Newland
- ☐ **Caltrans, District 6**
Michael Navarro
- ☒ **Caltrans, District 7**
Dianna Watson
- ☐ **Caltrans, District 8**
Mark Roberts

Caltrans, District 9

Gayle Rosander

Caltrans, District 10

Tom Dumas

Caltrans, District 11

Jacob Armstrong

Caltrans, District 12

Maureen El Harake

Cal EPA

Air Resources Board

Airport & Freight

Jack Wursten

Transportation Projects

Nesamani Kalandiyur

Industrial/Energy Projects

Mike Tollstrup

California Department of Resources, Recycling & Recovery

Kevin Taylor/Jeff Esquivel

State Water Resources Control Board

Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board

Cindy Forbes - Asst Deputy
Division of Drinking Water

State Water Resources Control Board

Div. Drinking Water # _____

State Water Resources Control Board

Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board

Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control Reg. # _____

CEQA Tracking Center

Department of Pesticide Regulation

CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- ☐ **RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- ☐ **RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- ☐ **RWQCB 3**
Central Coast Region (3)
- ☒ **RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- ☐ **RWQCB 5S**
Central Valley Region (5)
- ☐ **RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- ☐ **RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- ☐ **RWQCB 6**
Lahontan Region (6)
- ☐ **RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- ☐ **RWQCB 7**
Colorado River Basin Region (7)
- ☐ **RWQCB 8**
Santa Ana Region (8)
- ☐ **RWQCB 9**
San Diego Region (9)

☐ Other _____

☒ *San Gabriel & Lower LA River*
Conservancy

Last Updated 5/22/18

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: The Arroyo at Monrovia Station Specific Plan

Lead Agency: City of Monrovia

Contact Person: Sheri Bermejo

Mailing Address: 415 S. Ivy Avenue

Phone: (626) 932-5565

City: Monrovia

Zip: 91016-2888

County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: City of Monrovia

Cross Streets: West Evergreen/ South Primrose Avenues and West Pomona/Primrose Avenues 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: L.A. Metro Gold Line

Schools: Santa Fe Middle School

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOI

Governor's Office of Planning & Research

Other: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

MAY 24 2019

Other: _____

☐ Mit Neg Dec

Other: _____

☐ FONSI

STATE CLEARINGHOUSE

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 _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☒ Commercial: Sq.ft. 7,080 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 & single family residential. General Plan Designation: Planned Development Area

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

The Arroyo at Monrovia Station 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; 5,541 square feet of public space; and a seven-level (six-story) partially underground parking structure with 500 parking spaces. The retail flex space may be re-purposed for eight live/work units if retail does not occur. 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.

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>4</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 type="checkbox"/> Other: _____
<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 May 22, 2019

Ending Date June 21, 2019

Lead Agency (Complete if applicable):

Consulting Firm: MIG, Inc

Address: 537 S. Raymond Avenue

City/State/Zip: Pasadena CA 91105

Contact: Lisa Brownfield

Phone: (626)744-9872

Applicant: Evergreen Investment Partners, LLC

Address: 27702 Crown Valley Parkway, Suite 04-197

City/State/Zip: Ladera Ranch, CA 92694

Phone: (626) 710-6377

Signature of Lead Agency Representative: Shari Bumeje

Date: May 20, 2019

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