

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 #

Project Title: California Warehouse Development at 2601 South California Avenue

Lead Agency: City of Monrovia, Community Development Department

Contact Person: Jennifer Driver

Mailing Address: 415 South Ivy Avenue

Phone: (626) 932-5542

City: Monrovia

Zip: 91016

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Monrovia

Cross Streets: South California Avenue/Novice Lane (private access easement)

Zip Code: 91016

Longitude/Latitude (degrees, minutes and seconds): 34 ° 7 ' 4.04 " N / 118 ° 0 ' 0.79 " W Total Acres: 1.41

Assessor's Parcel No.: 8534-016-045, 8534-016-046, and 8534-016-047

Section: _____ Twp.: 1 South Range: 11 West Base: S.B.B.M

Within 2 Miles: State Hwy #: I-210 and I-605

Waterways: Sawpit Wash, Santa Anita Wash

Airports: None

Railways: Metro A Line

Schools: Several schools within 2 miles.

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: <u>Minor Exception</u>

Development Type:

☐ Residential: Units _____ Acres _____	☐ Transportation: Type _____
☒ Office: Sq.ft. <u>2,146</u> Acres <u>0.05</u> Employees <u>2</u>	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☒ Industrial: Sq.ft. <u>24,932</u> Acres <u>0.57</u> Employees <u>18</u>	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ 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: <u>TCR, GHG, Energy, Wildfire</u>

Present Land Use/Zoning/General Plan Designation:

Designation: Planned Development - Area 19 (Novice Lane Area); Zone: PD-19 (Planned Development - Area 19)

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

The proposed Project involves construction of a new 27,078-square-foot warehouse building with related parking, loading, landscaping, access, and site improvements on a 61,508-square-foot site located at 2601 South California Avenue. The building would include 24,932 square feet of warehouse space and 2,146 square feet of office space, including first-floor office area and a mezzanine office area. The building would be located generally in the north-central portion of the site, with parking, loading, and truck maneuvering areas located primarily to the south and west of the building. The Project would provide 33 parking spaces, four bicycle parking spaces, and three truck loading docks. Vehicle access would be provided from California Avenue through Novice Lane, an existing ingress/egress easement along the southern portion of the Project site. Novice Lane would also serve as a fire lane, truck access, and vehicular access to the parking areas. A fire turnaround extension would be provided on the adjacent property to the west pursuant to an existing ingress/egress easement. The Project site is currently undeveloped and consists of ruderal vegetation and broken hardscape. The property is designated Planned Development - Area 19 (Novice Lane Area) in the General Plan and is zoned PD-19 (Planned Development - Area 19). The proposed entitlements include Conditional Use Permits for construction of a building over 10,000 square feet and for use of a reduced warehouse parking ratio, a Tentative Parcel Map to consolidate three parcels into one parcel, and a Minor Exception to allow a wall on the northern property line to exceed six feet in height.

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".

☐ 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
☒ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ 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
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>Southern California Association of Governments (SCAG)</u>
☐ Housing & Community Development	☒ Other: <u>South Coast Air Quality Management District (SCAQMD)</u>
☒ Native American Heritage Commission	

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

Starting Date July 16, 2026 Ending Date August 17, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Blodgett Baylosis Environmental Planning</u>	Applicant: <u>OC Design and Engineering (Attn: Ignacio Crespo)</u>
Address: <u>2211 S. Hacienda Boulevard, Suite 107</u>	Address: <u>7901 Crossway Dr</u>
City/State/Zip: <u>Hacienda Heights, CA 91745</u>	City/State/Zip: <u>Pico Rivera, CA 90660</u>
Contact: <u>Marc Blodgett</u>	Phone: <u>(562) 942-9804</u>
Phone: <u>(626) 336-0033</u>	

Signature of Lead Agency Representative: Jennifer Driver

Digitally signed by Jennifer Driver
Date: 2026.07.14 18:48:39 -0700

Date: 7/14/2026

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