



NOTICE OF PREPARATION

DATE: **July 10, 2020**

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

LEAD AGENCY: City of Monterey Park
Community and Economic Development Department
320 West Newmark Avenue
Monterey Park, CA 91754

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report
for the 1688 West Garvey Avenue Residential Project

The City of Monterey Park (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the 1688 West Garvey Avenue Residential Project (Project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060 and 15063).

The Project Site is located on the northern edge of the City of Monterey Park in Los Angeles County, immediately south of the City of Alhambra, as shown in **Figure 1: Regional Location Map**. The Project Site is located at 1688 West Garvey Avenue, south of West Garvey Avenue between Casuda Canyon Drive and Abajo Drive, as shown in **Figure 2: Project Location**.

The proposed Project involves the development of 16 single-family homes on a 6.22-acre Site previously improved for development in the late 1970's. The Project Site was graded; retaining walls, water, and sewer lines were installed; and a cul-de-sac street was extended from Garvey Avenue. Foundations were also built for residential condominium buildings. Development of the Site did not proceed at that time, and slope failures, including the retaining walls installed with the initial grading, occurred over time.

The Project includes requests for approval of a Specific Plan and Vesting Tentative Tract Map to allow for the Site to be re-graded, re-subdivided and developed with 16 single-family homes. A new grading plan, including construction of two new retaining walls on the upper and lower portions of the Site is proposed to stabilize the existing slopes. The existing street and utilities would be removed and replaced.

An Initial Study (IS) was prepared as part of the City's preliminary review of the Project, which can be viewed at: <http://www.montereypark.ca.gov/241/Planning>. The City identified potentially significant impacts of the Project that require the preparation of an EIR. Based on the analysis contained in the IS, the EIR will include further analysis of potentially significant effects on the environment related to the following topics: aesthetics, air quality, geology and soils, land use, noise, transportation, and tribal cultural resources. Based on the location and existing characteristics of the Project Site and the Project characteristics, no potential significant effects related to agricultural and forestry resources, biological resources, cultural resources, energy, hazards and hazardous materials, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire were identified and no further analysis in the EIR is necessary.

The City welcomes public input during the 30-day Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be provided to the City by August 10, 2020.

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Jon Turner
Acting City Planner

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Figure 1: Regional Location Map

Figure 2: Project Location