



## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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DATE: March 9, 2021

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties

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

SUBJECT: **Notice of Availability of a Draft Environmental Impact Report for the  
1688 West Garvey Avenue Residential Project (SCH No. 2020070419)**

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**NOTICE IS HEREBY GIVEN** that the City of Monterey Park (City) has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and California Environmental Quality Act (CEQA) Guidelines. The City of Monterey Park is the Lead Agency for the proposed project.

**Project Location:** 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**.

**Project Description:** The Project includes the proposed development of 16 single-family homes on a 6.22-acre Site (Project Site) previously improved for development in the late 1970's. The 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.

The draft EIR includes analysis of potentially significant effects on the environment related to the following topics: aesthetics, air quality, geology and soils, land use, noise, Tribal cultural resources, biological resources, and transportation. 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, 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.

**Reviewing Location:** The draft EIR can be accessed on the City of Monterey Park website at [www.montereypark.ca.gov/241/planning](http://www.montereypark.ca.gov/241/planning)

**Public Comment Period:** The draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from **Thursday, March 11, 2021 through Monday, April 26, 2021.**

Written comments on the draft EIR and technical studies must be received no later than 5:00 PM on **Monday, April 26, 2021.** Please submit comments to:

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Jon Turner  
Acting City Planner

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March 9, 2021

Date







SOURCE: Google Earth - 2020

FIGURE 2



Project Location

273-001-19