



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: December 14, 2023

TO: State Clearinghouse, Responsible Public Agencies, Organizations, and Interested Parties

LEAD AGENCY: City of Monrovia
Sheri Bermejo, Planning Division Manager
Community Development Department
415 South Ivy Avenue, Monrovia, CA 91016

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Oak Park Monrovia Specific Plan Project: General Plan Amendment, Zone Change, Specific Plan, Tentative Parcel Map, and Conditional Use Permit

The City of Monrovia (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Oak Park Monrovia Specific Plan Project (“Specific Plan” or “Project”). The Specific Plan, a zoning document, is proposed to regulate the redevelopment of the property located at 125 W. Olive Avenue and 150 W. Colorado Boulevard (see attached Project Location map). The Project Site is currently improved with two, three-story apartment buildings containing 156 units, two parking structures, and related site improvements, originally built in the 1970s. A new six-story multi-family building containing 269 residential units is proposed, including the replacement of existing senior and affordable housing units, to create a mixed-income and mixed-age community. Parking would be provided on the ground level of the building and a single subterranean parking level.

In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City of Monrovia has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. Further description of the Project and the potential environmental effects of the Project proposed for study in the Draft Environmental Impact Report (DEIR) are provided in the Initial Study prepared by the City. The Initial Study is available for review online at: <https://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight>. Copies are also available for review at Monrovia City Hall, located at 415 S. Ivy Avenue, Monrovia, CA 91016, and the Monrovia Public Library, located at 321 S. Myrtle Avenue, Monrovia, CA 91016.

The City needs to know the views of your agency as to the scope and content of the environmental information relevant to your agency’s responsibilities in connection with the proposed Project. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals for this Project. Comments are also invited from other interested parties.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice, or the first following business day.

Date of Notice: December 14, 2023

Notice of Preparation Review Period: December 14, 2023 to January 15, 2024

Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the DEIR. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency.

Please direct all comments to:

City of Monrovia – Department of Community Development
Attn: Sheri Bermejo, Planning Division Manager
415 S. Ivy Avenue
Monrovia, CA 91016
Telephone: (626) 932-5565
E-mail: planning@ci.monrovia.ca.us

SCOPING MEETING

As part of the CEQA process, the City will hold a public scoping meeting on the date and time listed below. You are welcome to attend and present environmental information that you believe should be addressed in the DEIR:

Date: Thursday, January 11, 2024

Time: 6:00 p.m.

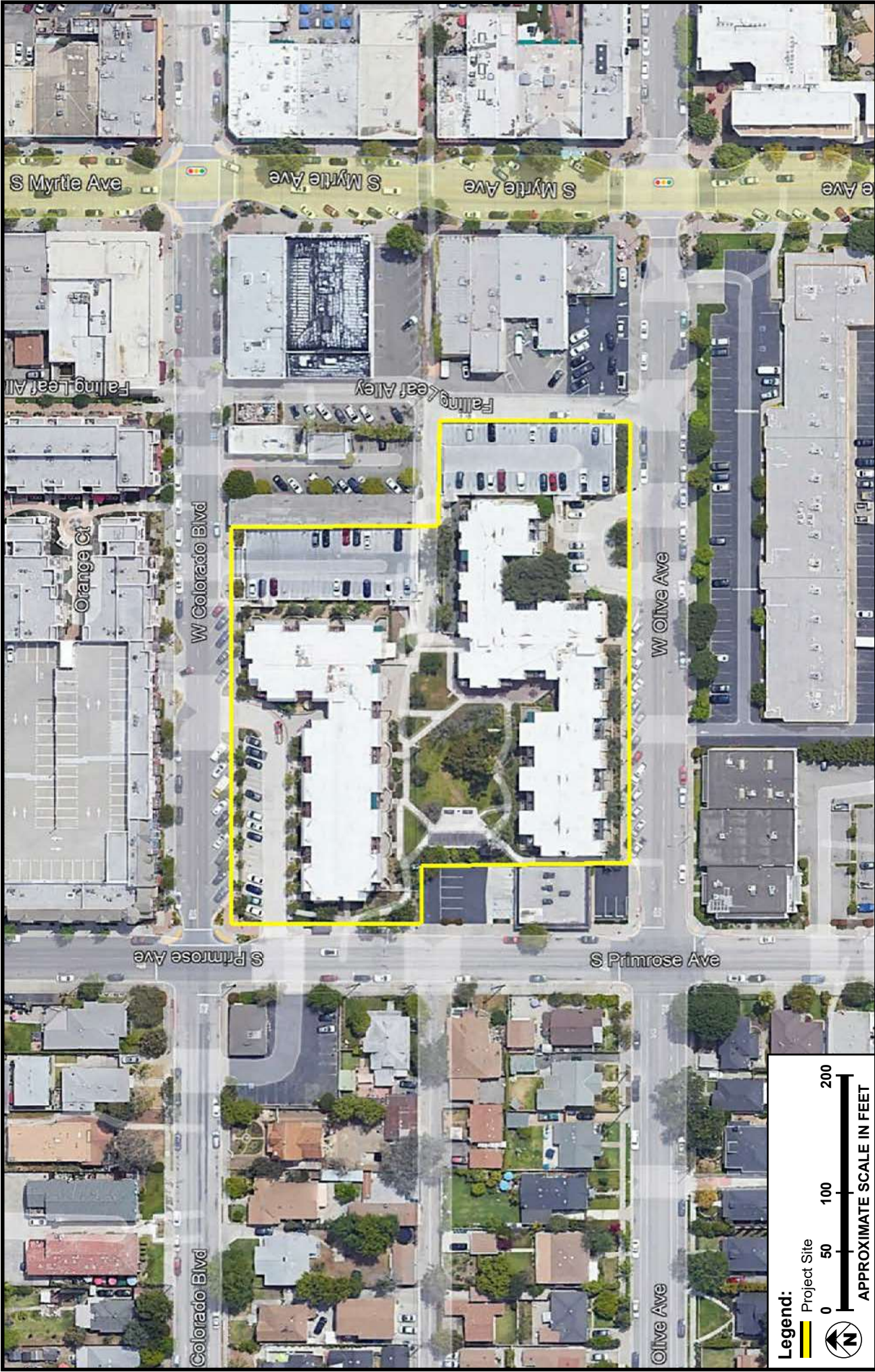
Location: Virtual Meeting Online

- Join Meeting: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
- Meeting ID: 211 901 076 33
- Password: i3g4YC (password is case sensitive)
- To Participate by Phone: +1 805-724-2820; Code: 451075226#

Thank you for participating in the City's environmental review of this proposed Project.

Attachments:

Figure 1 – Project Location Map



SOURCE: Google Earth - 2023

FIGURE 1

Project Location Map