



City of Monrovia
Department of Community Development
Planning Division
planning@monroviaca.gov
(626) 932-5565

**NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

The City of Monrovia hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the City for the California Warehouse Development at 2601 South California Avenue. Pursuant to CEQA, the City of Monrovia, as the Lead Agency, is responsible for the preparation of this document. The IS/MND indicates that the proposed Project would not result in significant environmental impacts with the incorporation of prescribed mitigation measures.

PROJECT TITLE: California Warehouse Development at 2601 South California Avenue (Entitlements: Conditional Use Permits, Tentative Parcel Map, Minor Exception).

PROJECT LOCATION: The proposed California Warehouse Development at 2601 South California Avenue (Project) is located at 2601 South California Avenue on the west side of South California Avenue. Other addresses associated with the site include 213 Novice Lane and 217 Novice Lane. Assessor Parcel Numbers (APNs) 8534-016-045, 8534-016-046, and 8534-016-047.



Project Map

APPLICANT: Ignacio Crespo AIA
OC Design & Engineering
7901 Crossway Dr.
Pico Rivera, California 90660

PROJECT DESCRIPTION: The proposed Project involves the construction of a new 27,078-square-foot, 33-foot-tall warehouse building with related parking, loading, landscaping, access, and site improvements on a 61,508-square-foot site (1.41 acres) 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. Two wrought-iron sliding gates would be installed to prevent through traffic between Myrtle Avenue and the site: one across Novice Lane at the west property line and another across the driveway on the east. 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.

The project site is not listed on any hazardous waste site list compiled pursuant to Government Code Section 65962.5.

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that the proposed Project would require an Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND is based on the finding that, by implementing the identified mitigation measures, the project's potentially significant environmental effects would be reduced to less than significant levels. The reasons to support such a finding are documented by the Initial Study prepared by the City.

PUBLIC COMMENT PERIOD ON IS/MND: The City invites you to submit written comments describing your specific environmental concerns on the Project. The 30-day public comment period begins on **Thursday, July 16, 2026**, and ends **Monday, August 17, 2026**. Written comments regarding the proposed IS/MND must be submitted to the City of Monrovia Community Development Department prior to **5:00 PM on the last day of the 30-day public review/comment period (August 17, 2026)**. Please send your written comments to the City staff contact identified below and include your name, address, and contact information in your correspondence.

City of Monrovia
Community Development Department
Jennifer Driver, Senior Planner
415 South Ivy Avenue
Monrovia, California 91016
(626) 932-5542
jdriver@monroviaca.gov

AVAILABILITY: Copies of the IS/MND, project specifications, and supporting materials are available for public review at the City of Monrovia Planning Division, 415 South Ivy Avenue, Monrovia, California 91016 and online at: <https://www.monroviaca.gov/projectsunderreview>

PUBLIC MEETING AND HEARING TO BE SCHEDULED: Public meeting/hearing dates have not yet been scheduled. The Development Review Committee (DRC) will conduct an "Advisory Review" of the above-referenced Project and make a recommendation to the Planning Commission. Once scheduled, separate notices for DRC and Planning Commission will be provided with the specific dates, times, and locations.

Jennifer Driver
Senior Planner