

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway Norwalk, CA 90650

From:

Public Agency: City of Monrovia
Address: 415 South Ivy Avenue Monrovia, California 91016
Contact: Sheri Bermejo
Phone: 626-932-5539

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021040773

Project Title: Chick-fil-A and Starbucks Huntington Drive & 210 Project

Project Applicant: Chick-fil-A, Inc. and Starbucks Coffee/Greenbergfarrow

Project Location (include county): 820 Huntington Drive, Monrovia, Orange County, California

Project Description:

The proposed project involves constructing two new drive-thru facilities, a Chick-fil-A restaurant and Starbucks café. The Chick-fil-A restaurant would be a 4,562-square foot (gross area), one-story building with outdoor dining space and the Starbucks café would be a 2,200-square foot (gross area), one-story building with outdoor dining space. The project would also dedicate approximately 8,600 square feet of land at the southeast corner of the project site to the City for future development into a pocket park.

This is to advise that the City of Monrovia has approved the above (Lead Agency or Responsible Agency)

described project on 8/3/21 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight

Signature (Public Agency): Sheri Bermejo Title: Planning Division Manager

Date: August 4, 2021 Date Received for filing at OPR: