



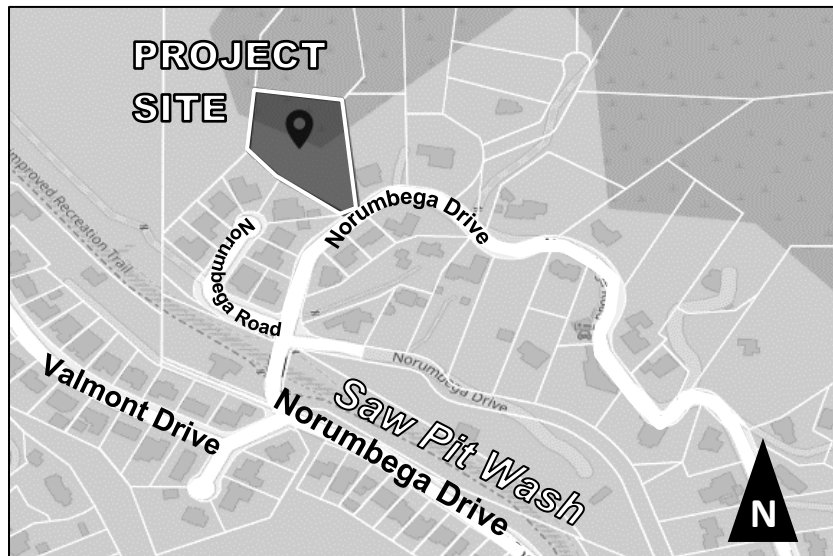
City of Monrovia
Department of Community Development
Planning Division
planning@ci.monrovia.ca.us
(626) 932-5565

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

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 Norumbega Drive Residence Project. Pursuant to CEQA, the City of Monrovia, as Lead Agency, is responsible for 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: Norumbega Drive Residence Project (Entitlement Nos.: General Plan Amendment GPA2022-0001, Zoning Amendment ZA2022-0002, Hillside Development Permit HPD2022-0002, Neighborhood Compatibility Design Review DR2022-0009, and Minor Exception ME2022-0008).

PROJECT LOCATION: The proposed Norumbega Drive Residence Project (project) is located on Norumbega Drive near the intersection of Norumbega Drive and Norumbega Road, Monrovia, California (Anticipated Address: 545 Norumbega Drive, Assessor's Parcel Number [APN] 8523-002-045).



APPLICANT: Miguel Uribe, Group Atom Development
802 South Ditman Avenue
Los Angeles, CA 90023

PROJECT DESCRIPTION: The project involves the construction of a new two-story single-family residence on the 1.295-acre vacant lot. The single-family residence would total 3,758 square feet in size and include a 1,348 square foot four-car garage. The site would be landscaped and utility improvements would be installed to serve the proposed residence.

A General Plan Amendment (GPA2022-001) and Zone Amendment (ZA2022-0002) are required to change the land use designation of the site from P/QP (Public/Quasi Public) to RF (Residential Foothill). The construction of the home requires the approval of a Hillside Development Permit (HDP2022-002) as the lot will result in grading with five feet or more of cut and fill, and a retaining wall more than six feet high. A Neighborhood Compatibility Design Review (DR2022-0009) is required for the construction of a

new two-story single-family residence. Lastly, the approval of a Minor Exception (ME2022-0008) from Monrovia Municipal Code Section 17.12.040 is required to construct a wall and fence with a total height of ten feet (five foot wrought iron fence on top of a five foot retaining wall) in lieu of six feet.

The project site is not listed as a hazardous waste site pursuant to Government Resources 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 **Monday, February 12, 2024** and ends **Wednesday, March 13, 2024**. Written comments regarding the proposed MND must be submitted to the City of Monrovia Planning Division prior to **5:00 PM on the last day of the 30-day public review/comment period (March 13, 2024)**. 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
Planning Division
Sheri Bermejo, Planning Division Manager
415 South Ivy Avenue
Monrovia, California 91016
(626) 932-5539
sbermejo@ci.monrovia.ca.us

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.cityofmonrovia.org/projects-under-review>

DEVELOPMENT REVIEW COMMITTEE'S ADVISORY REVIEW: The Development Review Committee, will be conducting an "Advisory Review" of the above referenced project and making a formal recommendation to the Planning Commission on **March 6, 2024 at 4:00 PM**, within the Council Chambers of Monrovia City Hall located at 415 South Ivy Avenue, Monrovia, California. Public comments regarding this item may be stated in person at the meeting, or submitted in writing. Written comments submitted by 3:00 PM on the meeting date will be distributed to the Committee Members. Anyone who submits comments will also be notified of the decision.

PUBLIC HEARING SCHEDULED: A public hearing will be held by the Monrovia Planning Commission on **April 10, 2024 at 7:30 PM**, within the Council Chambers of Monrovia City Hall located at 415 South Ivy Avenue, Monrovia, California. Public comments regarding this item may be stated in person at the meeting, or submitted in writing. Written comments submitted by 5:00 PM on the meeting date will be distributed to the Planning Commissioners.

The purpose of the public hearing is to afford the public an opportunity to be heard concerning the proposed project application. If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

The staff report pertaining to this item will be available on Thursday, April 4, 2024, after 5:00 PM online at the following hyperlink: <https://www.cityofmonrovia.org/your-government/boards-and-commissions/planning-commission/agendas-minutes>

Este aviso es para informarle sobre una junta pública acerca de la propiedad indicada mas arriba. Si necesita información adicional en español, favor de ponerse en contacto con el Departamento de Planificación al número (626) 932-5565.

Sheri Bermejo
Planning Division Manager

PLEASE PUBLISH MONDAY FEBRUARY 12, 2024