



DATA SHEET 5

Mitigated Negative Declaration

APPLICATION	Hillside Development Permit HDP2015-01/Minor Exception ME2015-06
APPLICANT/ADDRESS	Vince Capobianco 1806 Munson Camarillo, CA 93010
PROJECT LOCATION	9 Hidden Valley Road (vacant lot)
PROJECT DESCRIPTION	Develop a 1.3 acre hillside lot with a 2-story, single family residence approximately 3,500 square feet in size with an attached 2-car garage. A minor exception is requested to construct a retaining wall along the driveway that exceeds the maximum 3' height permitted in a front yard setback. This property is located in the RF (Residential Foothill) Zone.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the City of Monrovia, the Lead Agency has analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Lead Agency prepared this MITIGATED NEGATIVE DECLARATION.

The City of Monrovia has reviewed the initial study of environmental effects for the above described project and finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community
- B. The project will not have a significant effect on the environment.

A copy of the Initial Study, documenting reasons to support the finding, is on file in the Planning Division. Mitigation measures, if any, included in the project to avoid potentially significant effect are contained on the Data Sheets on file in the Planning Division, Community Development Department, 415 South Ivy Avenue, Monrovia, CA 91016, (626) 932-5565.

A period of at least 20 days from the date of publication of the notice of the MITIGATED NEGATIVE DECLARATION will be provided to enable public review of the project specifications, the Initial Study and this document prior to the final adoption of the MITIGATED NEGATIVE DECLARATION by the Lead Agency. A copy of the project specifications is on file in the Office of Planning Division, Community Development Department, 415 South Ivy Avenue, Monrovia, California.

Date March 19, 2015

By: _____
Steve Sizemore,
Community Development Director