



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/
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/Negative Declaration (IS/ND) has been prepared by the City for the Monrovia LAFCO Reorganization #2023-02 (Tenth Avenue Annexation) Project. Pursuant to CEQA, the City of Monrovia, as Lead Agency, is responsible for preparation of this document. The IS/ND indicates that the proposed project would not result in significant environmental impacts with the incorporation of prescribed mitigation measures.

PROJECT TITLE: Monrovia LAFCO#2023-02 Reorganization (Tenth Avenue Annexation) Project (General Plan Amendment GPA 2024-0001/Resolution No. 2024-57, Zoning Amendment ZA2024-0002/Ordinance No. 2024-10).

PROJECT LOCATION: The proposed project (project) is located on 923 South 10th Avenue, Arcadia, California (Anticipated Address after reorganization: 1853 Tenth Avenue, Monrovia, California), Assessor's Parcel Number APN#5780-019-011.



VICINITY MAP

APPLICANT: James Troyer
2213 Glendon Avenue
Los Angeles, CA 90064

PROJECT DESCRIPTION: The 0.46-acre Project site is located at 923 South 10th Avenue in the City of Arcadia. The Project would result in the detachment of the subject parcel from the City of Arcadia and Arcadia Sphere of Influence and related annexation into the City of Monrovia and Monrovia Sphere of Influence, including actions to pre-designate an appropriate General Plan Land Use (Residential Medium Density and Public/Quasi-Public) and appropriate pre-zoning (RM4000 and P/QP) to allow future construction of up to six total dwelling units on the subject parcel (5780-019-011) and two adjacent parcels (5780-019-008 and -010) if consolidated wholly within the City of Monrovia (Parcels 5780-019-008 and -010 are presently within the jurisdiction of the City of Monrovia). It should be emphasized that no construction is proposed as part of this Project application.

The Project site is currently occupied by a single family dwelling. The Los Angeles County Flood Control District holds an easement over the rear 130' of the subject property and is improved with a concrete flood control channel (Santa Anita Wash), which is part of the County stormwater management system. The Project anticipates no change to the use of that portion of the property and is proposed to be designated Public/Quasi Public (P/QP). 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/Negative Declaration (IS/ND). The IS/ND is based on the finding that the project will not cause any potentially significant environmental effects. The reasons to support such a finding are documented by the Initial Study prepared by the City.

PUBLIC COMMENT PERIOD ON IS/ND: The City invites you to submit written comments describing your specific environmental concerns on the Project. The 20-day public comment period begins on Friday, October 11, 2024 and ends Thursday, October 31, 2024. Written comments regarding the proposed Negative Declaration must be submitted to the City of Monrovia Planning Division prior to **5:00 PM on the last day of the 20-day public review/comment period (October 31, 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
Craig Jimenez, AICP
Director of Community Development
415 South Ivy Avenue
Monrovia, California 91016
(626) 932-5537
cjimenez@MonroviaCA.gov

AVAILABILITY: Copies of the IS/ND 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/projectsunderreview>

PUBLIC HEARING SCHEDULED: A public hearing will be held by the Monrovia Planning Commission on November 13, 2024 at 7:30 PM, in 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 November 7, 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.

Craig Jimenez, AICP
Director of Community Development

PLEASE PUBLISH ON OR BEFORE OCTOBER 10, 2024