**NOTICE OF Intent**

**TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR**

**Westminster Gardens/Morrison House Renovation Project**

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| **TO:** Responsible and Interested Parties –Distribution List  | **FROM:** City of Duarte Duarte City Hall Community Development 1600 Huntington Drive (626) 386-6817  |

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, the City of Duarte (City) (as lead agency) has prepared a Draft Mitigated Negative Declaration (Draft MND) to evaluate the environmental effects associated with the proposed the renovation of the Historic Morrison House building, now part of the Westminster Gardens senior living community. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared a Notice of Completion and this Notice of Intent to provide responsible and interested parties with information about the project details regarding the public comment period, document availability, and public meeting.

**Project Title: Westminster Gardens/Morrison House Renovation Project**

**Project Applicant: HumanGood**

**Project Description:** The proposed renovations to the Morrison House in Westminster Gardens (proposed project) includes exterior and interior improvements to the house, with those improvements intended to enhance the visual quality, energy efficiency, and accessibility of the building. The project site is located in the southwestern portion of Westminster Gardens, on a single parcel of land in south-central Duarte, and is accessible through the entrance off Santo Domingo Ave. (APN #8529-014-025). The community is bounded by Santo Domingo Ave. to the west, Central Ave. and Interstate Route 210 to the south, Huntington Dr. (or Historic Route 66) to the North, and both Bradbourne Ave. and Amberwood Dr. to the east.

Interior improvements to the Morrison House include: the renovation of the interior space for administrative offices, enclosure of the existing portico, the addition of new entry shade structure at arrival, a new entry door at main lobby, the addition of a new elevator with three (3) stops, new public restrooms, a new lounge, a new kitchen, interior finish and cosmetic repair work, accessible restroom, and remodeled space to accommodate four (4) accessible guest suites.

Exterior improvements to the Morrison House include: the redesign of the courtyard, the addition of a reflection pond, the replacement of existing pathway to make it ADA accessible, the enhancement of the building entry path, the incorporation of a service pathway around the building, an accessible entrance to the existing pool, the renovation of the existing BBQ patio outside El Sueño, a footbridge across the existing concrete channel wash, and built ready areas for rooftop solar panel installation.

The project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code for soil, groundwater, and/or other types of contaminants.

**Project Location: (see attached Project Location Map)** The project site is located within one parcel (APN #8529-014-025), located in the southwestern portion of Westminster Gardens, 1420 Santo Domingo Ave., Duarte, California, 91010. The location of the project site is Latitude 34.13675 North, Longitude 117.96395 West

**Public Comment Period:** The public comment for the Draft Mitigated Negative Declaration and the Planning Commission public noticing will run concurrently and begins on February 17, 2023 and closes on March 20, 2023 at 7:00 PM at the hearing. Please submit comments by March 20, 2023 to **Nick Baldwin at the address above or by email at nbaldwin@accessduarte.com.**

**Document Availability:** Copies of the Draft Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

* **City of Duarte Website**

<https://www.accessduarte.com/government/departments/community-development/planning>

* **City of Duarte, Community Development**

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