

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023120051

Project Title: 701 S. Myrtle Specific Plan and Development Project

Lead Agency: City of Monrovia Contact Person: John Mayer
 Mailing Address: 415 S. Ivy Avenue Phone: (626) 932-5587
 City: Monrovia Zip: 91016 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: City of Monrovia
 Cross Streets: South Myrtle Avenue and West Olive Avenue Zip Code: 91016

Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 40 " N / 118 ° 00 ' 06 " W Total Acres: 1.61

Assessor's Parcel No.: 8516-033-030 and 8516-033-031 Section: 00 Twp.: 01N Range: 11W Base: SB

Within 2 Miles: State Hwy #: I-210 Waterways: Santa Anita Wash; Sawpit Wash
 Airports: NA Railways: Metro A Line Schools: Monrovia HS; Monroe ES, Highland Oaks ES; Wild Rose

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 2023120051 Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 204 Acres 1.55 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 2,782 Acres .06 Employees 6 Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Office / Research and Development / Light Manufacturing

Project Description: (please use a separate page if necessary)

The City of Monrovia has received a proposal to redevelop a 1.61-acre site located at the southwest corner of South Myrtle Avenue and West Olive Avenue with a five-story mixed-use building. The project would include 204 apartment units (including 20 affordable units), approximately 2,370 square feet of commercial retail space, and 2,782 square feet of indoor fitness center space. The project also includes 1.5 levels of underground parking with 329 parking spaces, private and public open space areas, and a mix of residential amenities.

To allow this development, the applicant is requesting a General Plan Amendment, Zoning Code Amendment, Specific Plan adoption, Tentative Parcel Map, and a Conditional Use Permit. The proposed 701 S. Myrtle Specific Plan would guide development and establish land use, design, and development standards for the site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Southern California Association of Governments (SCAG)</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District (SCAQMD)</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 3, 2025 Ending Date August 18, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Blake Griggs Properties, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>550 Hartz Avenue, Suite 200</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Danville, CA 94526</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>(952) 262-3632</u>
Phone: <u>(714) 505-6360 ext. 350</u>	

Signature of Lead Agency Representative: *John Mayer* Date: 7/3/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.