

NOTICE OF DETERMINATION

☒ Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Monrovia
Community Development Dept.
415 South Ivy Avenue
Monrovia, CA 91016

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CONTACT: John Mayer
Planning Division Manager
(626) 932-5565ee

SUBJECT: Filing of Notice of Determination in Compliance With Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: 2023120051

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

Project Applicant: BGP Myrtle, LLC

Project Location (include county): 701 S. Myrtle Avenue, Monrovia, Los Angeles County

Project Description: Redevelopment of 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 includes 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. The approval actions include a General Plan Amendment, Zoning Code Amendment, Specific Plan adoption, Tentative Parcel Map, and a Conditional Use Permit.

This is to advise that the City of Monrovia (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on December 2, 2025, and has made the following determinations regarding the above described project.

1.eeThe project [☒ will ☐ will not] have a significant effect on the environment.ee

2.ee ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.ee

☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.ee

3.ee Mitigation measures ☒ were ☐ were not] made a condition of the approval of the project.ee

4.ee A mitigation reporting or monitoring plan ☒ was ☐ was not] adopted for the project.ee

5.eeA Statement of Overriding Considerations ☐ was ☒ was not] adopted for this project.ee

6.ee Findings ☒ were ☐ were not⁶ made pursuant to the provisions of CEQA.ee

This is to certify that the Draft and Final EIR with comments and responses and record of project approval, is available to the General Public at: City of Monrovia, Department of Community Development, 415 South Ivy Avenue, Monrovia, CA 91016.

Signature (Public Agency):

John Mayer, Planning Division Manager
City of Monrovia

December 2, 2025

Date _____

Date Received for filing at OPR



State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 12/03/2025 — 202512031220012

STATE CLEARING HOUSE # (if applicable)

2023120051

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MONROVIA COMMUNITY DEVELOPMENT DEPT		LEAD AGENCY EMAIL	DATE 12/03/2025
COUNTY/STATE AGENCY OF FILING LA/CA		DOCUMENT NUMBER 2025269432	
PROJECT TITLE 701 S. MYRTLE SPECIFIC PLAN AND DEVELOPMENT PROJECT			
PROJECT APPLICANT NAME JOHN MAYER		PROJECT APPLICANT EMAIL	PHONE NUMBER (626)932-5565
PROJECT APPLICANT ADDRESS 415 S IVY AVE		CITY MONROVIA	STATE CA
		ZIP CODE 91016	
PROJECT APPLICANT (Check appropriate box):			
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,123.50	\$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ 0.00
 ☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
 ☐ Water Right Application or Petition Fee (State Water Resources Control Board only)		
☒ County documentary handling fee	\$850.00	\$ 0.00
☐ Other		\$ 75.00
		\$ 0.00

PAYMENT METHOD:☐ Cash ☒ Credit ☒ Check ☐ Other**TOTAL RECEIVED** \$ 4,198.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE ITC
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Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: M. PUAINA



* 2 0 2 5 1 2 0 3 1 2 2 0 0 1 2 *

Wednesday, December 3, 2025 2:12 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$75.00
2025269432		
NoD - Environmental Impac	1	\$4,123.50
2025269432		
Total		\$4,198.50

Total Documents: 1

Customer payment(s):

Check	\$4,173.50
Credit Card	\$25.00

Check List:

#247	\$4,173.50
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12/03/2025

02:13 PM PST

/ Recorder
walk, CALOS ANGELES CO RR/CC NORWALK
BUSINESS FILINGS
12400 IMPERIAL HIGHWAY
NORWALK, CA 90650

TERMINAL NAME: E3469307

ORDER# 212398598

PAYMENT

BUSINESS FILINGS
202512031220012

\$25.00

AGENCY SUBTOTAL: \$25.00
LEXISNEXIS SERVICE FEE: \$1.75

TOTAL USD: \$26.75

CARD #: 3282 VISA
PAYMENT: DEBIT/CHIP READ-CONTACTLESS
MODE: 181438 ISSUER
AUTH CODE: 181438
APP LABEL: US DEBIT
CVM: PIN BYPASSED
AID: A0000000980840
ARQC: D3573021BBC91271
AMOUNT: \$26.75
*** CARD APPROVED ***AMOUNT PAID:
\$26.75

CUSTOMER COPY

Credit Card

Check List:
#247

PAYMENT METHOD:

☐ Cash ☒ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,198.50

SIGNATURE

X

[Signature]

AGENCY OF FILING PRINTED NAME AND TITLE

ITC

and Wildlife

MENT FILING FEE

usly DFG 753.5a

RECEIPT Number:

19 — 12/03/2025 — 202512031220012

STATE CLEARING HOUSE # (if applicable)

2023120051

ARLY.

LEAD AGENCY EMAIL

DATE

12/03/2025

DOCUMENT NUMBER

2025269432

OBJECT

PROJECT APPLICANT EMAIL

PHONE NUMBER

(626)932-5565

CITY

STATE

ZIP CODE

MONROVIA

CA

91016

☐ Other Special District ☐ State Agency ☐ Private EntityTotal
\$75.00

\$4,123.50

198.50

1 due directly to CDFW

\$4,123.50 \$ 4,123.50

\$2,968.75 \$ 0.00

\$1,401.75 \$ 0.00

\$4,173.50

\$25.00

copy)

\$4,173.50

ices Control Board only)

\$850.00 \$ 0.00

\$ 75.00

\$ 0.00