

2025 031587



FILED
Feb 14 2025

ON February 14 2025

UNTIL March 17 2025

Notice of Determination

TO:

Dean C. Logan, Registrar-Recorder/County Clerk

FROM:

REGISTRAR-RECORDER/COUNTY CLERK

Office of Planning and Research
For U.S. Mail:
P.O. Box Box 3044
Sacramento, CA 95812-3044

Electronically signed by TAMARA REBULLO

Street Address:
1400 Tenth
Sacramento, CA 95814

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
Street Address: 80 South Lake Avenue suite 870
Pasadena, CA 91101

Contact: Paul A. Novak, AICP
Phone: (626)204-6500

County Clerk
County of Los Angeles
12400 E. Imperial Highway room 1201
Norwalk, CA 90650

Lead Agency:
City of Monrovia, Comm Dev
Address: 415 South Ivy Avenue
Monrovia, CA 91016
Contact: Sheri Bermejo, Director
Phone: 626-932-5539

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024100493

Project Title: Monrovia LA LAFCO Reorganization #2023-02

Project Applicant: James Troyer

Project Developer: Unknown

Project Location (include county): 923 South 10th Avenue, Arcadia, Los Angeles County, California

Project Description:

Detachment of the subject parcel from the City of Arcadia and the Arcadia Sphere of Influence and related annexation into the City of Monrovia and Monrovia Sphere of Influence, including a preliminary General Plan and Zoning Amendment to allow future development of up to six dwellings if consolidated with two adjacent parcels under common ownership within the City of Monrovia. No specific development project is proposed at this time.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on 02/12/2025 and has considered the Negative Declaration (date)

as prepared by the Lead Agency regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project provision of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final Negative Declaration, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature:

Title: Executive Officer

Date: 2/13/25

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2025 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202502140470001
STATE CLEARING HOUSE # (if applicable) 2024100493

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO)			DATE 02/14/2025
COUNTY/STATE AGENCY OF FILING LA/CA			DOCUMENT NUMBER 2025031587
PROJECT TITLE MONROVIA LA LAFCO REORGANIZATION #2023-02			
PROJECT APPLICANT NAME PAIL A. NOVAK			PHONE NUMBER (626)204-6500
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870	CITY PASADENA	STATE CA	ZIP CODE 91101

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ 0.00 |
| <input type="checkbox"/> Negative Declaration (ND)(MND) | \$2,968.75 | \$ 0.00 |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ 0.00 |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,401.75 | \$ 0.00 |
| <input checked="" type="checkbox"/> County Administrative Fee | \$60.00 | \$ 75.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> CDFW No Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other _____ | | \$ 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other Billing
 \$ 75.00

SIGNATURE 	TITLE
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SIGNATURE X 	TITLE
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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: T. MORILLO



Friday, February 14, 2025 8:53 AM

5600
LAFCD - Local Agency Formation Co...

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2025031587	1	\$75.00
Total		\$75.00

Total Documents: 1

Customer payment(s):

Billing \$75.00