

Notice of Determination

FORM D

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: City of El Monte (Lead Agency)
Community Development Dept.
11333 Valley Boulevard
El Monte, CA 91731
Contact:
Nancy Lee, Senior Planner
626.580.2096
nlee@elmonteca.gov

Subject: Filing of Notice of Determination (NOD) in compliance with Public Resources Code §21152

State Clearing-house No.: 2020090382

Project Title: KB Home Orchard Street & Cypress Avenue Modified Project 3

Project Applicant: KB Home of Greater Los Angeles. 25142 Springfield Court, Suite 250, Valencia

Project Location: 11312 Orchard Street, 3630, 3640, and 3700 Cypress Avenue, City of El Monte, County of Los Angeles

Project Description: The Project proposes a residential community consisting of 82 detached condominiums, at a density of 16.08 DU/net AC. All existing on-site improvements (approximately 159,100 SF) on the 5.24-acre site would be demolished and replaced with the proposed community. Street dedications are proposed along Iris Lane and Orchard Street for 30-foot half-width streets, resulting in a Project site of 5.1 net acres. Eight (8) DU along Orchard Street and Cypress Avenue would be two-stories in height, while the remaining DU would be three-stories in height. A total of 200 parking spaces are proposed (164 spaces within two-car garages and 36 open off-street parking spaces).

Requested entitlements include a General Plan Amendment to change the subject site's land use designation from Industrial/Business Park and Medium-Density Residential to High-Density Residential; Zone Change to change the subject site's zoning designation from M-2 and R-3 to R-4; Vesting Tentative Tract Map to consolidate all parcels and subdivide for 82 residential condominium units; Conditional Use Permit for the construction of three or more dwelling units; Variance to deviate from minimum private common and private open space requirements; and Modifications to deviate from off-street parking requirements, front yard setbacks, wall heights, and floor area ratio.

This is to advise that the City of El Monte, as the Lead Agency Responsible Agency, has approved General Plan Amendment No. 03-19, Zone Change No. 01-19, Vesting Tentative Tract Map No. 082797, Variance No. 03-19, Conditional Use Permit No. 20-19, and Modification Nos. 28-19, 29-19, 30-19, and 36-19 on May 4, 2021 and has made the following determinations regarding the above described Project:

1. The Project, in its approved form, [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this Project pursuant to CEQA provisions.
 A Negative Declaration was prepared for this Project pursuant to CEQA provisions.
3. Mitigation measures [were were not] made a condition of Project approval.
4. A Mitigation Monitoring and Reporting Program [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 CEQA Guidelines Section 15091.

This is to certify that the Initial Study/Mitigated Negative Declaration and the record of Project approval are available for review to the public on the City's website (<https://www.ci.elmonte.ca.us/>) and by request at the City of El Monte Planning Division, 11333 Valley Boulevard, El Monte, CA 91731- please contact Nancy Lee, Senior Planner, at 626.580.2096 or via email at nlee@elmonteca.gov:



Signature (Public Agency): Nancy Lee

Title: Senior Planner

Date: May 4, 2021

Date Received for Filing at OPR: _____