

**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, CA 91355

**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 and Zone Change No. 01-19 on **May 18, 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](mailto:nlee@elmonteca.gov):



Signature (Public Agency): Nancy Lee

Title: Senior Planner

Date: May 18, 2021

Date Received for Filing at OPR: \_\_\_\_\_