

Notice of Determination

Appendix D

To: [x] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[ ] County Clerk
County of:
Address:

From: Public Agency: City of El Monte
Address: 11333 Valley Boulevard El Monte, CA 91731-3293
Contact: Sandra Elias, Associate Planner
Phone: 626-258-8621

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021100111
Project Title: Tentative Tract Map 82715, Design Review 10-19, Variance 01-19, Modification Nos. 34-18
Project Applicant: Agnes So, Southland Real Estate Group, 11730 Valley Boulevard, El Monte, CA 9173
Project Location (include county): 11640-11710, 11730 Valley Boulevard, El Monte, CA (Los Angeles Co.

Project Description:
The project includes construction of 83 multi-family units on two separate lots on a 2.81 acre vacant lot, except for an existing 1,800 square foot commercial building at 11730 Valley Boulevard. The project proposes 191 resident and guest on-site parking spaces, 2,400 sq. ft. community space, two tot lots, 13,530 square feet of common open space and landscaping. The project is proposed to be constructed in a single phase with the start of construction the first quarter of 2022 and completed the first quarter of 2024. The project features Modern architecture.

This is to advise that the City of El Monte has approved the above ( [x] Lead Agency or [ ] Responsible Agency )

described project on February 22, 2022 and has made the following determinations regarding the above (date) described project.

- 1. The project [ ] will [x] 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. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [x] was not adopted for this project.
6. Findings [x] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of El Monte, City Hall West, 11333 Valley Boulevard, El Monte, CA 91731-3293

Signature (Public Agency): [Signature] Title: Associate Planner
Date: February 25, 2022 Date Received for filing at OPR: