

Notice of Exemption

Form D

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: (Public Agency) City of El Monte
11333 Valley Boulevard
El Monte, CA 91731

County Clerk
County of Los Angeles - Recorder
PO Box 1208
Norwalk, CA 90650-1208

(Address)

Project Title: Minor Use Permit (MUP) No. 09-23

Project Location - Specific:

4345 Ranger Avenue / APN: 8576-017-029

Project Location - City: El Monte

Project Location - County: Los Angeles

Description of Project:

The Applicant is requesting approval to deviate from the required second-story side yard setback requirement to accommodate a 400 square foot (SF) second-story Junior Accessory Dwelling Unit (JADU) and a 410 SF addition to an existing 1,024 SF single-story dwelling. The subject site is 5,379 SF in size and located in the R-1A (One-Family Dwelling) zone. The MV request is made pursuant to Chapter 17.125 (Variances & Minor Variances) of the El Monte Municipal Code (EMMC).

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Gabriela Caro

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

ARTICLE 19 -SECTION 15303(Class 3 - NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

Reasons why project is exempt:


Staff determined that the proposed Project qualifies for an ARTICLE 19 CATEGORICAL EXEMPTION - SECTION 15303 (CLASS 3 - NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) OF 1970 AND THE CEQA GUIDELINES, AS AMENDED.

Lead Agency

Contact Person: Adrian Perez Area Code/Telephone/Extension: 626-258-8808

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 1/17/24 Title: Assistant Planner

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

January 2004