

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles- Recorder
PO Box 1208
Norwalk, CA 90650

From: (Public Agency): City of El Monte
11333 Valley Blvd.
El Monte, CA. 91731
(Address)

Project Title: Tentative Parcel Map (TPM) No. 83918 and Minor Design Review (MDR) No. 20-22

Project Applicant: H&C Design Group, Inc.

Project Location - Specific:
11511 Lower Azusa Road, north of Lower Azusa Rd. between Elrovia Ave. and Peck

Project Location - City: El Monte Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
TPM 83918 to subdivide the existing parcel into 2 parcels (for individual ownership) and 1 common lot (for vehicular access) and the MDR No. 20-22 for the construction of 2 dwelling units.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: H&C Design Group, Inc.

- 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));
[x] Categorical Exemption. State type and section number: Article 19, Section 15303 (Class 3- New Construction or Conversion of Small- Structures) and Section 15315 (Minor Land Divisions).
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
Staff determined the new construction of 2 Single Family Dwellings meets the requirements of Section 15303 by the limited number of new structures and the subdivision of one parcel into 2 parcels for individual ownership and 1 common lot meet the requirements for Section 15315 by subdividing into 4 or fewer parcels.

Lead Agency
Contact Person: Debra Martinez Area Code/Telephone/Extension: 626-258-8620

- 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: [Signature] Date: 2/1/2024 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.