

**Notice of Exemption**

**Appendix E**

To: Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044

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

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

(Address)

Project Title: Conditional Use Permit No. 02-2023, 9961 Valley Unit G

Project Applicant: Xiaowei Li

Project Location - Specific:

9961 Valley Blvd. Unit G, between Eunice Ave. and Baldwin Ave.

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

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit No. 02-2023 to establish and operate a massage establishment in an existing multi-tenant building.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Xiaowei Li

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: Article 19, Section 15301, Class 1 (Existing Facilities)
- Statutory Exemptions. State code number: \_\_\_\_\_

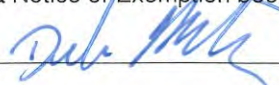
Reasons why project is exempt:

Staff determined the request to establish and operate a massage establishment meets the requirements under Article 19, Section 15301, Class 1(Existing Facilities). The project does not propose any expansions to the existing structure and unit. The proposed massage use complies with El Monte Municipal Code requirements.

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:  Date: 3/28/2024 Title: Assistant Planner

▪ Signed by Lead Agency   Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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