

Notice of Exemption	Appendix E
<p>To: Office of Planning and Research P.O. Box 3044, Room 113 Sacramento, CA 95812-3044</p> <p>County Clerk County of: Los Angeles Business Filings and Registration P.O. Box 1208 Norwalk, CA 90650-1208</p>	<p>From: (Public Agency): City of El Monte 11333 Valley Boulevard El Monte, CA 91731</p>

**Project Title:** El Monte Homekey Program – Hilda Solis Rose Court 10024 Valley Blvd.

**Project Applicant:** City of El Monte

**Project Location - Specific:** 10024 Valley Boulevard (APN: 8578-008-901)

**Project Location - City:** El Monte

**Project Location - County:** Los Angeles

**Description of Nature, Purpose and Beneficiaries of Project:** The City of El Monte has purchased and is rehabilitating an existing 29,200 square foot former motel building to transitional housing as part of the California Department of Housing and Community Development (HCD) Homekey Program. The general scope of work includes re-roofing, ADA improvements, repair of framing, drywall, flooring, water damaged insulation, installation of fire sprinklers, and plumbing, electrical and mechanical upgrades. No square footage will be added.

**Name of Public Agency Approving Project:** City of El Monte

**Name of Person or Agency Carrying Out Project:** City of El Monte

**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:

**Reasons why project is exempt:** The Project is exempt from CEQA pursuant to CEQA Guidelines Sec. 21080(b)(1) and Sec. 15268 as the Project is a ministerial project to be carried out and approved by a public agency (City of El Monte). The Project includes the rehabilitation of an existing 29,200 square foot former motel building to transitional housing. The general scope of work includes re-roofing, ADA improvements, repair of framing, drywall, flooring, water damaged insulation, installation of fire sprinklers, and plumbing, electrical and mechanical upgrades. The use will be converted from a motel to transitional housing. The transitional housing use is permitted by right in the C-3 General Commercial Zone and does not require discretionary approval. The rehabilitation Project is ministerial as the work only requires issuance of building permits and does not require discretionary review or approval. In addition, the "General Rule" exemption under CEQA Guidelines § 15061(b)(3) applies to this project because there is no possibility that the activity in question will have a significant impact.

<p><b>Lead Agency</b> <b>Contact Person:</b> Betty Donovanik</p>	<p><b>Area Code/Telephone/Extension:</b> (626) 580-2056</p>
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**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:   
 Title: Community & Economic Development Director  
 Date: April 3, 2024

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: \_\_\_\_\_