

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 West Covina (Planning)
1444 W. Garvey Avenue, Room 208
West Covina, CA 91790

County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

(Address)

Project Title: Tentative Parcel Map No. 23-02 (084357)

Project Applicant: Mike Miao and Lily Xiao

Project Location - Specific:
2527 E. Cameron Avenue

Project Location - City: West Covina Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Subdivision of a 1.7-acre site into three (3) single-family lots:
Parcel 1 - 40,001 SF
Parcel 2 - 19,558 SF
Parcel 3 - 14,489 SF

Name of Public Agency Approving Project: City of West Covina

Name of Person or Agency Carrying Out Project: Apple Engineering (Mike Miao and Lily Xiao)

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: Section 15315 (Minor Land Divisions)
Statutory Exemptions. State code number:

Reasons why project is exempt:

Pursuant to Section 15315 (Class 15, Minor Land Divisions) of the California Environmental Quality Act (CEQA), the project involves a residential subdivision resulting in four (4) or fewer lots.

Lead Agency
Contact Person: Miriam Machado, Associate Planner Area Code/Telephone/Extension: (626) 939-8422

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: [Handwritten Signature] Date: 05/02/2024 Title: Associate 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: