

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

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

From:

Public Agency: City of Monterey Park
 Address: 320 West Newmark Avenue
 Monterey Park, CA 91754
 Contact: Beth Chow, AICP, Planning Manager
 Phone: 626-307-1318

Lead Agency (if different from above):

Address:

Contact:

Phone:

ORIGINAL FILED

SEP 20 2024

LOS ANGELES COUNTY CLERK

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024051026

Project Title: 338-410 South Alhambra Avenue 64-Unit Condominium Project

Project Applicant: The Commons of MPK, LLC / Longo Realty, Inc.

Project Location (include county): 338-410 S. Alhambra Ave., Monterey Park, Los Angeles County

Project Description:

The project includes construction of 64 multi-family condominium units. Fifty-seven (57) of the proposed residential units would be market rate while the remaining seven (7) units would be designated as very low-income housing units. The project includes 13,700 square feet of landscaped common open space and a 12,000-square foot central courtyard.

This is to advise that the City of Monterey Park has approved the above
☒ Lead Agency or ☐ Responsible Agency)

described project on 9-18-2024 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not] adopted for this project.
6. Findings ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.montereypark.ca.gov/DocumentCenter/View/16647/338-410-S-Alhambra-Avenue---64-Unit-Project---Full-IS-MND-wAppendices>

Signature (Public Agency): Beth Chow Title: Planning Manager

Date: 9/19/24 Date Received for filing at OPR: _____

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202409201220008
STATE CLEARING HOUSE # (If applicable)
2024051026

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	DATE		
CITY OF MONTEREY PARK	09/20/2024		
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER		
LOS ANGELES	2024197473		
PROJECT TITLE			
338-410 SOUTH ALHAMBRA AVENUE 64-UNIT CONDOMINIUM PROJECT			
PROJECT APPLICANT NAME	PHONE NUMBER		
BETH CHOW	(626)307-1318		
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
320 WEST NEWMARK AVE	MONTEREY PARK	CA	91754

PROJECT APPLICANT (Check appropriate box):


☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ 0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,916.75	\$ 2,916.75
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,377.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other _____ \$ 2,991.75

SIGNATURE	TITLE
X 	ITC