

# Notice of Exemption

Form D

To:  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

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

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

(Address)

Project Title: Conditional Use Permit (CUP) No. 2-2023 & Design Review (DR) No. 1-2023

### Project Location - Specific:

10991 Lower Azusa Road / APNs 8538-001-005

Project Location - City: El Monte

Project Location - County: Los Angeles

### Description of Project:

CUP No.2-2023 & DR No. 1-2023 to demolish an existing structure and construct a new 800SF drive-through restaurant on an approximate 7,715SF site. The subject site is located within the C-3 (General Commercial) zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Toan Nguyen

### 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 15302 (Class 2 cont'd  
 Statutory Exemptions. State code number: Replacement or Reconstruction)

### Reasons why project is exempt:

Staff determined that the proposed Project qualifies for an ARTICLE 19 - CATEGORICAL EXEMPTION - SECTION 15302 (CLASS 2 - Replacement or Reconstruction) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES AS AMENDED.

### Lead Agency

Contact Person: Sandra Elias Area Code/Telephone/Extension: 626-258-8621

### 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: 6/26/24 Title: Associate Planner

Signed by Lead Agency

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

Signed by Applicant

January 2004