

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles- Recorder
PO Box 1208
Norwalk, CA 90650

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

Project Title: Conditional Use Permit No. 3-2023, Minor Design No. 1-2023, and Design Review No. 2-2023, 11863 Valley Boulevard

Project Applicant: Vandana Kelkar, PM Design

Project Location - Specific:
11863 Valley Blvd. , at the north west corner of Valley Blvd. and Mountain View Road

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

Description of Nature, Purpose and Beneficiaries of Project:
Conditional Use Permit No. 3-2023, Minor Design Review No. 1-2023, and Design Review No. 2-2023 to develop and operate a new drive-thru restaurant of approximately 2,598 square feet with 400 square feet of outdoor seating.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Pollo Campero

- 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 15332, In-fill Development Projects
- Statutory Exemptions. State code number:

Reasons why project is exempt:
The request to establish and operate a new drive-thru facility with outdoor dining meets the requirements under Article 19, Section 15332, In-fill development and Zoning 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: [Signature] Date: 9/12/2024 Title: Assistant Planner
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.