

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 90650-1208

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

(Address)

Project Title: Minor Use Permit (MUP) No. 10-2024

Project Applicant: Thanh Lam

Project Location - Specific:

4440 Richwood Avenue (APN: 8548-003-003)

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

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project consists of a residential addition of 407 sq. ft. to an existing 828 sq. ft. nonconforming dwelling. There is a total of 1,362 sq. ft. of existing floor area on site. The subject property is located within the R-1B (One-Family Residential) zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Thanh Lam

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));
[X] Categorical Exemption. State type and section number: Article 19-Section15301 (Class 1- Existing Facilities)
Statutory Exemptions. State code number:

Reasons why project is exempt:

Addition is less than 35% of the existing floor area of all structures on the property. Staff determined that the proposed project qualifies for an Article 19- Categorical Exemption - Section 15301 (Class 1-Existing Facilities) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA guidelines as amended.

Lead Agency
Contact Person: Whitney Weisberg Area Code/Telephone/Extension: 626-258-8808

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: Whitney Weisberg Date: 3/12/25 Title: Assistant Planner

[X] 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: