

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. 08-2024

Project Applicant: Junlian Zhang

Project Location - Specific:
11333 Ranchito Street (APN: 8570-025-014)

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

Description of Nature, Purpose and Beneficiaries of Project:
The project consists of a residential addition of 439 sq. ft. to an existing 448 sq. ft. dwelling and a residential addition of 457 sq. ft. to an existing 911 sq. ft. dwelling on a nonconforming parcel. There is a total of 2,559 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: Junlian Zhang

- 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:
Additions are 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: 4/10/25 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.