

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. 09-2024

Project Applicant: SLSD Inc. (Vincent Tsoi)

Project Location - Specific:
11462 Lee Lane (APN: 8567-023-048)

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

Description of Nature, Purpose and Beneficiaries of Project:
The project is to establish a commercial parking lot on an existing 5,625 SF vacant lot to exclusively serve the adjacent commercial property at 3551 Peck Road. The subject property is located within the C-3 zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: SLSD Inc. (Vincent Tsoi)

- 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-Section 15311 (Class 11-Accessory Structures)
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt:
Project includes establishment of a small parking lot (16 stalls total). Staff determined that the proposed project qualifies for an Article 19- Categorical Exemption - Section 15311 (Class 11-Accessory Structures) 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: [Handwritten Signature] Date: 5/14/25 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.