

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

(Address)

County Clerk
County of Los Angeles - Recorder

PO Box 1208

Norwalk, CA 90650-1208

Project Title: Tentative Tract Map (TTM) No. 84589/SUB 4-2024 & Design Review (DR) No. 7-2024

Project Location - Specific:

2647 Durfee Avenue & 2653 Durfee Avenue / APNs 8106-015-005 & 8106-015-006

Project Location - City: El Monte

Project Location - County: Los Angeles

Description of Project:

Approval of TTM No. 84589 to allow the consolidation of two(2) parcels into one(1) parcel for condominium purposes and DR No. 7-2024 to construct a 25-unit multi-family residential development at three(3) stories in height on a 42,000SF lot located within the Mixed/Multiuse (M/MU) zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: G3 Urban c/o Brian Taylor

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(Class 32 cont'd

Statutory Exemptions. State code number: (In-Fill Development Projects)

Reasons why project is exempt:

Staff determined that the proposed Project qualifies for an ARTICLE 19 - CATEGORICAL EXEMPTION - SECTION 15332 (CLASS 32 - In-Fill Development Projects) 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: 5/14/25

Title: City Planner

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____

January 2004