

**Notice of Exemption**

To:  Office of Planning and Research  
 PO Box 3044, 1400 Tenth Street, Room 212  
 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: TTM No. 84369, DR No. 3-2023, and DLZC Nos. 1-2023 and 3-2024

**Project Location - Specific:**

2357 Durfee Avenue (APN: 8107-017-002)

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

Description of Project: APPROVAL OF TTM No. 84369, DR No. 3-2023, and DLZC Nos. 1-2023 and 3-2024 to demolish three (3) residential units and an existing warehouse structure and construction of a four-story mixed-use building consisting of 5,100 square feet of ground floor commercial space and 26 multi-family residential condominium units on the upper floors on an approximately 28,680± square feet (0.66 acres) site located in the Mixed Multiuse (M/MU) zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: SLDS, Inc., c/o Vincent Tsoi & Henry Ho

**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:**

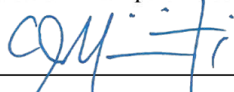
Staff determined that the proposed Project qualifies for an ARTICLE 19 - CATEGORICAL EXEMPTION - SECTION 15332 (CLASS 32 - In-Fill Development Projects) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES AS AMENDED.

**Lead Agency**

Contact Person: Chris Minniti Area Code/Telephone/Extension: 626-580-2152

**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: 5/15/25 Title: Senior Planner

- Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_
- Signed by Applicant