

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)

[x] County Clerk
County of Los Angeles - Recorder
PO Box 1208
Norwalk, CA 90650-1208

Project Title: Conditional Use Permit (CUP) No. 13-2024 & Design Review (DR) No. 8-2024

Project Location - Specific:

3316 Maxson Road / APNs 8565-004-012

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

Description of Project:

Approval of CUP No. 13-2024 and DR No. 8-2024 to allow the demolition of 2,125SF of the existing structure to construct an approximate 5,996SF addition to allow a Vehicle Repair, Major consisting of an auto-body repair business on a .49acre lot located within the C-3 (General Commercial) zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Hanyi 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 -SECTION 15301(e) (2) (Class 1 - (Existing Facilities)
[] Statutory Exemptions. State code number:

Reasons why project is exempt:

Staff determined that the proposed Project qualifies for an ARTICLE 19 - CATEGORICAL EXEMPTION - SECTION 15301(e) (2) (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: 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: [Handwritten Signature] Date: 5/29/25 Title: City Planner

- [x] Signed by Lead Agency
[] Signed by Applicant
Date received for filing at OPR:

January 2004