

# 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

12400 East Imperial Highway, Room 1201

Norwalk, CA 90650

**From:** (Public Agency): City of Alhambra

Community Development Department

111 South First Street, Alhambra, CA 91801

(Address)

Project Title: Tentative Parcel Map TPM-25-01

Project Applicant: David Lin

Project Location - Specific:

**2001 & 2013 West Valley Boulevard, Alhambra, 91803**

Project Location - City: Alhambra

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Tentative Parcel Map TPM-25-01 is a request to lift a recorded lot combination covenant, which merged three (3) separate parcels. The Applicant is proposing to release the covenant and reconfigure the property through a Tentative Parcel Map, resulting in a merger of two (2) of the three (3) lots and a single standalone lot.

Name of Public Agency Approving Project: City of Alhambra Community Development Department

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

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: Section 15305, Class 5 and Section 15301, Class 1
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Tentative Parcel Map TPM-25-01 is not subject to California Environmental Quality Act (CEQA) review pursuant to California Environmental Quality Act, Section 15305, Class 5 and Section 15301, Class 1 of Title 14 of the California Code of Regulations, which exempts from CEQA review projects that consist of minor alterations in land use limitations and projects that are existing facilities, respectively. This project meets the criteria for these exemptions because it consists of the releasing of a lot combination agreement, and the subsequent merging of two (2) original lots, and it consists of the operation of existing private structures or facilities involving no expansion of the existing or former use. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. The area in which the project is located is not environmentally sensitive. The site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Megan Wu, Senior Planner

Area Code/Telephone/Extension: (626) 570-5031

**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: 7/2/2025

Title: Senior Planner

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_