

Notice of Exemption

Form D

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: Minor Variance (MV) No. 04-2024

Project Location - Specific:

12137 Bonwood Road / APN 8107-009-017

Project Location - City: El Monte

Project Location - County: Los Angeles

Description of Project:

Minor Variance (MV) 04-2024 is requesting approval to deviate from the second-story interior side setback requirements in conjunction with a second-story addition to an existing single-family residence. The subject property is 5,000 SF in size and located within the R-1A zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Michael 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));
☒ Categorical Exemption. State type and section number: ARTICLE 19 -SECTION 15301(Class 1 cont'd
☐ Statutory Exemptions. State code number: Existing Facilities)

Reasons why project is exempt:

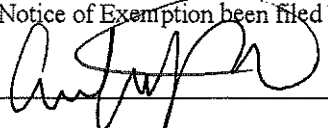
Staff determined that the proposed Project qualifies for an ARTICLE 19 - CATEGORICAL EXEMPTION - SECTION 15301 (CLASS 1 - EXISTING FACILITIES) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES AS AMENDED.

Lead Agency

Contact Person: Antonia Perez Area Code/Telephone/Extension: 626-258-8660

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: 09/29/25 Title: Assistant Planner

☒ Signed by Lead Agency

Date received for filing at OPR: _____

☐ Signed by Applicant

January 2004