

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-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: Major Revision to an Approved Project (REV) No. 15-2025

Project Applicant: Drafting & Design, LTD. (Steve Eide)

Project Location - Specific:

3442 & 3444 Whistler Avenue (APNs: 8567-007-093, 8567-007-094, 8567-007-095)

Project Location - City: El Monte

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project consists of a revision to the previously approved exterior wall material, floor plan, and perimeter fencing for two (2) residential units on two separate parcels and one (1) common parcel associated with Tentative Parcel Map No. 74238. The subject properties comprise of 12,889.5 sq. ft. total and are located in the R-3 Zone.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Drafting & Design, LTD. (Steve Eide)

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: _____
- ☐ Statutory Exemptions. State code number: _____

Article 19-Section 15303 (Class 3- New Construction) and Section 15315 (Class 15- Minor Land Divisions)

Reasons why project is exempt:

Two new units and three new parcels were approved under Tentative Parcel Map No. 74238. This entitlement is for a revision of exterior materials, perimeter fencing, and the floor plan of previous development approval. There are no changes to the sizes of the units or the configuration of the original parcels. Staff determined that the proposed project qualifies for an Article 19- Categorical Exemption - Section 15303 (Class 3-New Construction) and Section 15315 (Class 15- Minor Land Divisions) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA guidelines as amended.

Lead Agency

Contact Person: Whitney Weisberg

Area Code/Telephone/Extension: 626-258-8808

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: Whitney Weisberg Date: 10/15/25 Title: Assistant 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: _____