Print Form

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 Imperial Highway
Norwalk, CA 90660

From: (Public Agency): City of San Gabriel
425 South Mission Drive
San Gabriel, CA 91776
(Address)

Project Title: 1105 East Valley Boulevard

Project Applicant: All Valley LLC, 812 S. Atlantic Blvd., Suite A, Monterey Park, CA 91754 (626-628-4463)

Project Location - Specific:
1105 East Valley Boulevard (APNs 5372-019-021 and 5372-019-022)

Project Location - City: San Gabriel Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
The Project proposes to develop a new five-story, 65-unit condominium development with five live-work units and parking located on the ground and first floors and the remaining 60 units located within the third through fifth floors. Six of the units would be deed restricted affordable units.

Name of Public Agency Approving Project: City of San Gabriel

Name of Person or Agency Carrying Out Project: City of San Gabriel

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: CEQA Section 15332, Class 32 Infill Exemption
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The Project is consistent with the General Plan and zoning for the site. The site is less than five acres, is located within the city limits in an urbanized area surrounded by commercial uses, and is adequately served by utilities and public services. The Project is located within a highly developed area of the City and does not provide habitat suitable for endangered, rare, or threatened species. The Project will not result in any significant impacts relating to traffic, noise, air quality, or water quality. It will not require significant expansion of utilities and public services beyond existing conditions. There are no unusual circumstances applicable to the Project site. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of CEQA.

Lead Agency
Contact Person: Samantha Tewasart Area Code/Telephone/Extension: _____

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: 10/14/25 Title: Assistant Community Development Director

▪ 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: _____

Revised 2011

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