



**LOS ANGELES COUNTY CLERK
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Check Document being Filed:

Environmental Impact Report (EIR)

Mitigated Negative Declaration (MND) or Negative Declaration (ND)

Notice of Exemption (NOE)

Other (Please fill in type):

Notice of Exemption

From: City of Monterey Park Planning
320 W. Newmark Avenue
Monterey Park, CA 91754

To:

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Los Angeles, County Clerk
Environmental Filings
12400 Imperial Highway #1201
Norwalk, CA 90650
Attn: Business Filings and Registration

Project Title: Tentative Tract Map (TM 24-05) and Design Review (DRB-25-009)
Project Location - Specific: 338-346 Sefton Ave
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project:

Approval to construct nine detached condominium units and subdivide the property for separate ownership at 338-346 Sefton Ave.

Name of Public Agency Approving Project: City of Monterey Park
Name of Person or Agency Carrying Out Project: Lei Xu

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: § 15332 (Class 32 – Infill Development Projects)

Statutory Exemptions. State code number: _____


Reasons why project is exempt:

Class 32 exempts qualifying infill development projects that satisfy the following criteria: (1) the project is consistent with the applicable general plan designation and policies and applicable zoning designations and regulations; (2) the project site is located within Monterey Park limits, is less than five acres, and is substantially surrounded by urban uses; (3) the project has no value as habitat for endangered, rare, or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. This project consists of development of nine detached condominiums. Based on the project application materials, technical studies, and the City's independent review, the City has determined that the project satisfies these criteria. Accordingly, no further environmental review is required.

Lead Agency Contact Person: Kevin Tan Telephone (626) 307-1302

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: 5/27/26 Title: Assistant Planner

Signed by Lead Agency Date received for filing at OPR:

Signed by Applicant