



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

THIS NOTICE WAS POSTED

ON June 18 2026

UNTIL July 20 2026

REGISTRAR – RECORDER/COUNTY CLERK

2026 134357



**FILED**  
Jun 18 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by ISAUARA CORREA

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**

A 159-unit condominium development, including eight live/work units, and eight very low-income affordable units at 601 Potrero Grande Drive and 2100 Saturn Street (Assessor's Parcel Numbers: 5265-025-055, 056 and 058).

**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):

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

## 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

From: (Public Agency): CITY OF MONTEREY PARK  
320 WEST NEWMARK AVENUE, MONTEREY PARK, CA 91754

(Address)

Project Title: 159 UNIT CONDO DEVELOPMENT, 8 LIVE/WORK UNITS, 8 VERY LOW INCOME UNITS

Project Applicant: STEVE ARMANINO, REPRESENTING THE OLSON COMPANY

Project Location - Specific:

601 Potrero Grande Dr. and 2100 Saturn St. (APNS 5265-025-055, 056 and 058)

Project Location - City: MONTEREY PARK Project Location - County: LOS ANGELES

Description of Nature, Purpose and Beneficiaries of Project:

A 159-unit condominium development, including eight live/work units, and eight very low-income affordable units at 601 Potrero Grande Drive and 2100 Saturn Street (Assessor's Parcel Numbers 5265-025-055, 056 and 058).

Name of Public Agency Approving Project: CITY OF MONTEREY PARK

Name of Person or Agency Carrying Out Project: TIMOTHY HOU

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: Public Resources Code § 21080.66

Reasons why project is exempt:

The Applicant submitted an AB 130 Eligibility Checklist, and staff determined that the Project satisfies the applicable eligibility requirements, including those relating to project size, urbanized location, infill status, absence of statutory exclusion areas, and the lack of any historic structure demolition.

Lead Agency  
Contact Person: TIMOTHY HOU Area Code/Telephone/Extension: 626-307-1315

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: Timothy Hou Date: 6/18/2026 Title: 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: \_\_\_\_\_

2026 134357



FILED  
Jun 18 2026

Revised 2011

**2026 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 06/18/2026 — 202606181230010

STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                               |                   |                 |
|-------------------------------|-------------------|-----------------|
| LEAD AGENCY                   | LEAD AGENCY EMAIL | DATE            |
| CITY OF MONTEREY PARK         |                   | 06/18/2026      |
| COUNTY/STATE AGENCY OF FILING |                   | DOCUMENT NUMBER |
|                               |                   | 2026134357      |

## PROJECT TITLE

159 UNIT CONDO DEVELOPMENT, 8 LIVEWORK UNITS, 8 VERY LOW INCOME UNITS

|                           |                         |              |
|---------------------------|-------------------------|--------------|
| PROJECT APPLICANT NAME    | PROJECT APPLICANT EMAIL | PHONE NUMBER |
| CITY OF MONTEREY PARK     |                         |              |
| PROJECT APPLICANT ADDRESS | CITY                    | STATE        |
| 320 WEST NEWMARK AVE      | MONTEREY PARK           | CA           |
|                           |                         | ZIP CODE     |
|                           |                         | 91754        |

## PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency    ☐ School District    ☐ Other Special District    ☐ State Agency    ☐ Private Entity

## CHECK APPLICABLE FEES:

|                                                                                                             |            |          |
|-------------------------------------------------------------------------------------------------------------|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)                                                  | \$4,227.50 | \$ 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                           | \$3,043.75 | \$ 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,437.25 | \$ 0.00  |
| <br>                                                                                                        |            |          |
| <input checked="" type="checkbox"/> Exempt from fee                                                         |            |          |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)                                            |            |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                              |            |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |          |
| <br>                                                                                                        |            |          |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee                                         |            | \$ 25.00 |
| <input type="checkbox"/> Other                                                                              |            | \$ 0.00  |

## PAYMENT METHOD:

☐ Cash    ☒ Credit    ☐ Check    ☐ Other

TOTAL RECEIVED \$ 25.00

|                                                                                       |                                         |
|---------------------------------------------------------------------------------------|-----------------------------------------|
| SIGNATURE                                                                             | AGENCY OF FILING PRINTED NAME AND TITLE |
| X  | ISAURA CORREA, ITC                      |