

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

P.O. Box 1200

Norwalk, CA 90650

From: (Public Agency): City of El Monte

11333 Valley Blvd.

El Monte, CA. 91731

(Address)

Project Title: Minor Use Permit (MUP) No. 15-2025 & Director Level Zoning Clearance (DLZC) No.13-2026

Project Applicant: Danny Wonn

Project Location - Specific:

2517 Tyler Avenue, / APN 8104-019-039

Project Location - City: El Monte

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

MUP No. 15-2025 & Director Level Zoning Clearance (DLZC) No. 13-2026 is proposed to establish a vehicle repair facility consisting of "Vehicle Repair, Minor" as defined in the El Monte Municipal Code (EMMC) to allow for general auto repair and maintenance services within an existing 4,800 square foot commercial building and establish shared access and parking with the adjacent northern parcel.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Danny Wonn

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 (Existing Facilities)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Staff determined that the proposed Project qualifies under Article 19, Section 15301, Class 1(Existing Facilities). The proposed vehicle repair facility will consist of a tenant improvement to install equipment associated with vehicle repair

Lead Agency

Contact Person: Osvaldo Martinez

Area Code/Telephone/Extension: 626-258-8663

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: am Date: 7/15/2026 Title: Planning Technician

• 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: _____