

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: MIXED-USE DEVELOPMENT FOR 169 UNITS AND COMMERCIAL SPACE

Project Applicant: RYKADAN 005, LLC

Project Location - Specific:

114 E. Garvey Avenue and 100, 120, 150, and 200 S. Garfield Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:

AN AMENDED DEVELOPMENT AGREEMENT AND A RESOLUTION FOR A TENTATIVE MAP AND A MIXED-USE DEVELOPMENT CONSISTING OF 169 RESIDENTIAL UNITS AND COMMERCIAL/RETAIL SPACE.

Name of Public Agency Approving Project: CITY OF MONTEREY PARK

THIS NOTICE WAS POSTED

Name of Person or Agency Carrying Out Project: RYKADAN 005, LLC

ON August 20 2026

Exempt Status: **(check one):**

UNTIL September 21 2026

☐ 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 SECTION 21080.66

REGISTRAR - RECORDER/COUNTY CLERK

Reasons why project is exempt:

AN AB 130 ELIGIBILITY CHECKLIST WAS SUBMITTED AND STAFF DETERMINED THAT THE PROJECT SATISFIES ELIGIBILITY REQUIREMENTS, INCLUDING PROJECT SIZE, URBANIZED LOCATION, INFILL STATUS, ABSENCE OF STATUTORY EXCLUSION AREAS, AND THE LACK OF ANY HISTORIC STRUCTURE DEMOLITION. THIS RECORDATION FOLLOWS THE CITY'S SECOND READING OF THE ORDINANCE ADOPTING THE AMENDED DEVELOPMENT AGREEMENT.

Lead Agency

Contact Person: ELIANA MUNOZ

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: _____

Date: _____

Title: _____

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 180444



FILED

Aug 20 2026

Revised 2011

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TINA TRAN