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

From: (Public Agency): City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754
(Address)

Project Title: Rescinding & Terminating Development Agreement No. 21-01 & Repealing Goodviews Specific Plan

Project Applicant: City of Monterey Park

Project Location - Specific:
1688 West Garvey Avenue (APN: 5254-002-903), Monterey Park, CA 91754

Project Location - City: Monterey Park Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
On September 2, 2026, the City Council of the City of Monterey Park (Lead Agency) waived second reading and adopted (1) an ordinance repealing Ordinance No. 2210 and restoring the zoning of the property located at 1688 West Garvey Avenue from the 1688 West Garvey Avenue Specific Plan to High-Density Residential (R-3); and (2) an uncodified ordinance repealing Ordinance No. 2211 and rescinding and terminating Development Agreement No. 21-01 between the City of Monterey Park and Center Int'l Investments, Inc.

Name of Public Agency Approving Project: City of Monterey Park

Name of Person or Agency Carrying Out Project: City of Monterey Park

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: OTHER: General Rule Exemption per Section 15061(b)(3)

Reasons why project is exempt:
The actions taken involve the repeal of a specific plan and restoration of prior zoning designation and the rescission and termination of a development agreement that do not propose or approve any development and it can be seen with certainty that these actions will not have a significant effect on the environment.

Lead Agency Contact Person: Jerry Guevara, AICP, Planning Manager Area Code/Telephone/Extension: (626) 307-1318

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: 9-3-2026 Title: Planning Manager

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: _____

THIS NOTICE WAS POSTED

ON September 03 2026

UNTIL October 05 2026

REGISTRAR – RECORDER/COUNTY CLERK

2026 189884

FILED
Sep 03 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CARINA CHEN

☐

State of California—Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

RECEIPT Number: 19 — 09/03/2026 — 202609031230007

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF MONTEREY PARK		09/03/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
LA	2026189884

PROJECT TITLE

RESCINDING & TERMINATING DEVELOPMENT AGREEMENT NO. 21-01 & REPEALING GOODVIEWS SPECIFIC PLAN

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JERRY GUEVARA		(626)307-1318

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
320 W. NEWMARK AVE	MONTEREY PARK	CA	91754

PROJECT APPLICANT *(Check appropriate box):*

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

CHECK APPLICABLE FEES:

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

PAYMENT METHOD:

☑ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 25.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	CARINA CHEN, ITC

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01/01/2025)