

NOV 05 2019

NOTICE OF EXEMPTION

To: Los Angeles County
Registrar-Recorder/County Clerk
Attn: Business Filing & Registration
12400 Imperial Highway
Norwalk, CA 90650

From: City of El Monte
11333 Valley Boulevard
El Monte, CA 91731

Project Title: City of El Monte Development of Parcel 5 of the SP-1 El Monte Gateway Specific Plan

Project Location: The project is located in the City of El Monte on the west side of Santa Anita Avenue, immediately north of Brockway Street and the Interstate 10 Freeway and south of the MTA Bus Station.

Project Location - City: City of El Monte

Project Location - County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of the Project: The proposed project consists of the development of approximately 577,845 square feet of mixed commercial uses and 1,314 parking spaces on a 3.58-acre site. On October 30, 2019, the City of El Monte Planning Commission approved entitlements for the construction and operations of this mixed commercial use project.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Gateway Five LLC

Exempt Status: (Check One)

- Ministerial (Sections 21080(b)(1); 15268)
- Declared Emergency (Sections 21080(b)(3); 15269(a))
- Emergency Project (Sections 21080(b)(4); 15269(b))
- Categorical Exemption (Section 15332)

Reasons why project is exempt: The State CEQA Guidelines provide a series of categorical exemptions for projects that have been deemed to have minimal impacts on the environment and the legislature has concluded will not have a significant adverse environmental impact on the environment. The proposed implementation of the Parcel 5 of SP-1 El Monte Gateway Specific Plan project in the City of El Monte has been determined to have no potential to cause significant adverse effects on the environment and will provide the City of El Monte with an infill development project consistent with the existing General Plan designation and Zone Classification. Categorical Exemption Class 32, Section 15332 of the State CEQA Guidelines provides an exemption from further compliance with CEQA for projects that meets the identified development qualifications for a Class 32 exemption. The proposed implementation of the Parcel 5 of SP-1 El Monte Gateway Specific Plan project has been determined to comply with the criteria established for a Class 32 Categorical Exemption. Therefore, this proposed action is not forecast to cause any potential for significant adverse environmental impacts and qualifies with the requirements for a Section 15332 Categorical Exemption.

Lead Agency

Contact Person: Betty Donovanik Telephone: (626) 580-2056

Signature:  Date 10/31/19

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: D. ATKINS



Tuesday, November 05, 2019 11:51 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoE - County Posting Fee 2019291697	1	\$75.00
Total		\$75.00

Total Documents: 1

Customer payment(s):

Check \$75.00

Check List:
#1769 \$75.00