

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Los Angeles
Address: 12400 E. Imperial Hwy., #1201
Norwalk, CA 90650

From:

Public Agency: LA County Regional Planning
Address: 320 W Temple St., 13th Floor
Los Angeles, CA 90012

Contact: Carl Nadela
Phone: (213) 393-7010

Lead Agency (if different)

Address:

Contact:

Phone:

2026 225258**FILED**
Oct 23 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ISAURA CORREA

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025080812

Project Title: Broadway Avenue Apartments

Project Applicant: Marisela Garcia

Project Location (include county): 7914 Broadway, Whittier, CA 90606 (Los Angeles County)

Project Description:

The Project is for a General Plan Amendment and a Zone Change to change the land use policy designation from H9 (Residential 9 - 0-9 du/net ac) to H50 (Residential 50 - 20-50 du/net ac) and the zone from R-1 to R-3, respectively, to allow for the development of a five story, 60-unit apartment building on two parcels, one of which is currently vacant and the other is developed with a Single-Family Residence. The Project also includes a ministerial Site Plan Review to authorize the actual development

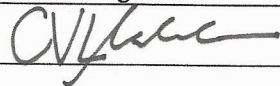
This is to advise that the Los Angeles County Board of Supervisors has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on September 15, 20; and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☐ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Los Angeles County Department of Regional Planning, 320 W Temple St., Los Angeles, CA 90012

Signature (Public Agency):  Title: Principal Regional Planner

Date: 9/15/2026

Date Received for filing at OPR: THIS NOTICE WAS POSTED

ON October 23 2026

UNTIL November 23 2026

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

REGISTRAR - RECORDER/COUNTY CLERK



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 — 10/23/2026 — 202610231220005

STATE CLEARING HOUSE # (If applicable)

2025080812

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY L.A. COUNTY REGIONAL PLANNING		LEAD AGENCY EMAIL	DATE 10/23/2026
COUNTY/STATE AGENCY OF FILING LA		DOCUMENT NUMBER 2026225258	
PROJECT TITLE BROADWAY AVENUE APARTMENTS			
PROJECT APPLICANT NAME CARL NADELA		PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 320 W TEMPLE ST. 13TH FLOOR		CITY LOS ANGELES	STATE CA
		ZIP CODE 90012	

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	\$ 3,043.75
☐ 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)		
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☐ 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 \$ 3,068.75

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

ISAURA CORREA, ITC