Notice of Exemption

To:

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of: Los Angeles, Business Filings
12400 E. Imperial Hwy., #1201
Norwalk, CA 90650

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

THIS NOTICE WAS POSTED
ON July 28 2026
UNTIL August 27 2026
REGISTRAR – RECORDER/COUNTY CLERK

Project Title: Vesting Tentative Tract Map No. 84609 (RPPL2024004342)

Project Applicant: Mark Currington

Project Location - Specific:
11627 Fidel Avenue

Project Location - City: Whittier Project Location - County: Los Angeles

Project Description: ☐ Additional page(s) attached
A Vesting Tentative Tract Map to create one multi-family lot with 25 townhouse-style condominiums within five detached buildings on one acre parcel, Conditional Use Permit to allow more than six townhouses in one building in the and Administrative Housing Permit to authorize a request for a 35 percent density bonus, for seven additional units for the project, by providing four affordable units to lower-income households.

Name of Public Agency Approving Project: Los Angeles County Department of Regional Planning

Name of Person or Agency Carrying Out Project: Michelle Lynch, Principal Planner

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

2026 162736
FILED
Jul 29 2026
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by CORTNEY MAFFITT

☐ 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 Exemption. State code number: 21080.66
☐ Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects. State type and section number: _____
Others: _____

Reasons why project is exempt:
The project is statutorily exempt from CEQA under Public Resources Code Section 21080.66. It consists of a housing development located on an urban site within unincorporated Los Angeles County that is consistent with the LA County General Plan, Title 21 and Title 22 Zoning Ordinance. LA County Planning, as Lead Agency, has completed all mandatory tribal notification and consultation requirements under Section 21080.66(b), and the site meets all environmental eligibility criteria.

Lead Agency Contact Person: Michelle Lynch Area Code/Telephone/Extension: 213-893-7005

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: 07/15/2026 Title: Supervising Planner

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for filing at OPR: _____

Revised 4-2017

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LOS ANGELES, COUNTY CLERK

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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 — 07/28/2026 — 202607280470003

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
LA COUNTY REGIONAL PLANNING		07/28/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
LOS ANGELES		2026162736

PROJECT TITLE

VESTING TENTATIVE TRACT MAP NO, 84609 (RPPL2024004342)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
MICHELLE LYNCH			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
320 W TEMPLE STREET 13TH FLOOR	LOS ANGELES	CA	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	$ 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	CORTNEY MAFFITT, ITC

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

State of California—Department of Fish and Wildlife

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