

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, California 95812-3044

From: Mt. San Antonio Community College District
1100 N. Grand Avenue
Walnut, California 91789

County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, California 90650

ORIGINAL FILED

JAN 20 2023

Project Title: Magnolia Trail Property Acquisition

LOS ANGELES, COUNTY CLERK

Project Applicant: Mt. San Antonio Community College District

Project Location - Specific:

The property is located in unincorporated Los Angeles County with Assessor's Parcel Numbers (APN) 8277-031-018 and 8277-046-005 on approximately 70 acres located generally east of Grand Avenue, north of a residential neighborhood including East Seton Hill Drive and San Gabriel Valley Drive, and south of residential uses and South Buenos Aires Drive.

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

Description of Nature, Purpose and Beneficiaries of Project:

Mt. San Antonio Community College District is interested in the future purchase of an approximately 70-acre vacant site located in Los Angeles County. No future use is proposed for the property. The property contains both an active Riding and Hiking Trail known as Buzzard Peak Road, as well as a Storm Drain Easement. Although not adjacent to the Mt. SAC campus, the property is just under 2,500 feet northwest of the campus and is accessible from Grand Avenue.

Name of Public Agency Approving Project: Mt. San Antonio Community College District

Name of Person or Agency Carrying Out Project: Mt. San Antonio Community College District, Gary Nellesen, 909.274.1579

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));
[X] Categorical Exemption. State type and section number: 15313 and 15322
[X] Statutory Exemptions. State code number: 15262

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Reasons why project is exempt:

The purchase and sale agreement was approved at the 11/9/22 Board meeting with the Board making the following finding: the Property has the potential to provide Mt. SAC with opportunities to: (1) expand its educational programs in the areas of wildlife conservation, recreation management and equine studies, pursuant to Section 15322 of the State CEQA Guidelines, and (2) provide habitat and resources mitigation for Mt. SAC projects when such mitigation is not feasible at the Mt. SAC campus, pursuant to Section 15313 of the State CEQA Guidelines. The District may engage in limited feasibility and planning studies on the site in the future to explore future uses of the property, pursuant to Section 15262 of the State CEQA Guidelines. If the District proposes a specific use for the subject Property in the future, it will comply with CEQA, as required related to the proposed use. The District's purchase and potential study of the property involves negligible or no expansion beyond the existing use of the property.

Lead Agency

Contact Person: Gary Nellesen Area Code/Telephone/Extension: 909.274.1579

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: [Handwritten Signature] Date: 11/21/23 Title: Executive Director Facilities Planning & Management
[X] Signed by Lead Agency [] Signed by Applicant

Authority cited: Sections 2103 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

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

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



Friday, January 20, 2023 4:04 PM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoE - County Posting Fee 2023015202	1	\$75.00
Total		\$75.00

Total Documents: 1

Customer payment(s):

Check \$75.00

Check List:

#2688 \$75.00