

Notice of Exemption

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

From: City of Pico Rivera – Planning
6615 Passons Boulevard
Pico Rivera, CA 90660

County Clerk
County of: Los Angeles

Project Title: Conditional Use Permit No. 758 and Vesting Tentative Tract Map No.84271

Project Address: 6540 Rosemead Boulevard

APN: 6378-017-004

Project Location: Pico Rivera, California

County of: Los Angeles

Project Description: The proposed project includes the construction of 95 townhome units. The new residential development would consist of 16 new buildings including 7, five-plex buildings; 3, six-plex buildings; 3, eight-plex buildings; 2, nine-plex buildings; and an amenity building. The residential units would consist of four floor plans. Plans 1 and 2 would consist of 2 bedrooms and 2 ½ baths, Plan 3 would consist of 3 bedrooms and 3 ½ baths, and Plan 4 would consist of 4 bedrooms and 3 ½ baths. The proposed project includes 190 enclosed garage spaces for residents and 24 parking spaces for guests. Common open space would total 25,047 square feet. Vehicular access would be provided by a gated driveway on the west side of Rosemead Boulevard. The internal drive aisles are 26-feet in width and consist of two travel lanes.

Name of Public Agency Approving Project: City of Pico Rivera

Person or Agency Carrying Out Project: Aneli Gonzalez, Assistant Planner

Exempt Status: (check one)

- Ministerial Project (Section 21080(b)(1); 15268).
- Categorically Exempt (Section 15332 In-Fill Development Project).
- Declared Emergency (Section 21080(b)(3); 15269(a)).
- Emergency Project (Section 21080(b)(4); 15269(b)(c)).
- Statutory Exemption (Code/Section _____).
- The project clearly will not have a significant effect on the environment (15061(b)(3)).

Reasons why project is exempt:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects.

Lead Agency Contact Person: Aneli Gonzalez
Title: Assistant Planner

Phone: 562-801-4307

Signature:  _____ **Date:** 4-24-2024 _____

- Signed by Lead Agency
- Signed by Applicant

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

Date Received for filing at County Clerk: _____

Date Received for filing at OPR: _____