

NOTICE OF EXEMPTION

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95814

From: City of Rosemead
8838 E. Valley Boulevard
Rosemead, CA 91770

County Clerk
County of Los Angeles
12400 E. Imperial Highway
Norwalk, CA 90650

Project Title: Conditional Use Permit 24-01

Project Applicant: Xinhai Liu

Project Location – Specific: 8966 Garvey Avenue, Units G & J (APN: 5282-010-030)

Project Location – City: City of Rosemead Project Location – County: County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: Xinhai Liu has submitted a Conditional Use Permit application, requesting to operate a large health/fitness facility that will provide instructional swim courses. The indoor sports activity use will encompass two units totaling 3,128 square feet of leasable area used for a pool, showers, and changing rooms. The proposed large health/fitness facility will be located at Fortress Plaza, a shopping center located on the southwest corner of Garvey Avenue and River Avenue. More specifically, the proposed use is located at 8966 Garvey Avenue, Units G & J (APN: 5282-010-030) in the Medium Commercial with Residential/Commercial Mixed-Use Development and Design Overlays (C-3/MUDO/D-O) zone.

Name of Public Agency Approving Project: City of Rosemead Planning Commission

Name of Person or Agency Carrying Out Project: City of Rosemead

Exempt Status: **(check one)**

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(c)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c);
- Categorical Exemption. State type and section number: Class 1, Section 15301
- Statutory Exemptions. State code number:

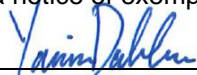
Reason why project is exempt: Section 15301 of the California Environmental Quality Act (CEQA) guidelines exempts projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Accordingly, CUP 24-01 is classified as a Class 1 Categorical Exemption, pursuant to Section 15301 of CEQA guidelines.

Lead Agency

Contact Person: Yasmin Dabbous Area Code/Telephone/Extension: 626.569.2148

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: June 18, 2024 Title: Assistant Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date received for filing at OPR: _____