

ON April 17 2025

UNTIL May 19 2025



FILED
Apr 17 2025

Dean C. Logen, Registrar-Recorder/County Clerk

Electronically signed by TODD TRAN

Notice of Determination

REGISTRAR-RECORDER/COUNTY CLERK

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 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of South El Monte
Address: 1415 Santa Anita Avenue
South El Monte, CA 91733
Contact: Gerardo Marquez
Phone: (626) 579-6540

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

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): 2024100046

Project Title: 2222 Rosemead Boulevard Warehouse Development

Project Applicant: Tait & Associates, Inc.

Project Location (include county): 2222 Rosemead Boulevard, South El Monte, Los Angeles County

Project Description:

A Notice of Determination was filed timely on 11/21/2024 for this item. The City of South El Monte Planning Commission approval of this item was appealed to the City Council. The City Council held a public hearing on 04/15/25 for the appeal and upheld the approval of the item by the planning commission and denied the appeal. The applicant received project approval to develop an approximately 156,877-square-foot (sf) concrete tilt-up warehouse with 13 dock doors. Of the 156,877 sf, the Project would have 113,703 sf of warehouse space, 7,879 sf of retail use, 20,305 sf of accessory warehouse office use, and 14,990 sf of warehouse storage. The proposed warehouse would be at a maximum height of 48 feet 10 inches and have a site coverage of approximately 55 percent with a Floor-Area Ratio of 0.7. Access to the site would be from two driveways on Rosemead Boulevard.

This is to advise that the City of South El Monte has approved the above
(Lead Agency or Responsible Agency)

described project on April 15, 2025 and has made the following determinations regarding the above
(date)
described project. Appeal of Planning Commission Resolution No. 24-09 denied on 04/15/25 by the City Council.

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 Mitigated 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:

https://www.cityofsouthelmonte.org/606/Current-Projects

Signature (Public Agency): [Signature] Title: Interim Director of Community Dev

Date: 04/15/25 Date Received for filing at OPR: _____

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
 2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202411210490006
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SOUTH EL MONTE			DATE 11/21/2024
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2024239842
PROJECT TITLE 2222 ROSEMEAD WAREHOUSE			
PROJECT APPLICANT NAME GEARARDO MARQUEZ			PHONE NUMBER (626)579-6540
PROJECT APPLICANT ADDRESS 1415 SANTA ANITA AVE	CITY SOUTH EL MONTE	STATE CA	ZIP CODE 91733

PROJECT APPLICANT (Check appropriate box):

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:


<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ 0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,916.75	\$ 2,916.75
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,377.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

\$ 2,991.75

SIGNATURE X <i>L. Valdez</i>	TITLE INTERMEDIATE CLERK
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2025 078700

FILED
 Apr 17 2025
 Dean C. Logan, Registrar - Recorder/County Clerk
 Electronically signed by TODD TRAN



State of California—Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:
 19 — 04/17/2025 — 202504171220022
 STATE CLEARING HOUSE # (if applicable)
 2024100046

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SOUTH EL MONTE	LEAD AGENCY EMAIL	DATE 04/17/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025078700	
PROJECT TITLE 2222 ROSEMEAD BOULEVARD WAREHOUSE DEVELOPMENT		
PROJECT APPLICANT NAME GERARDO MARQUEZ	PROJECT APPLICANT EMAIL	PHONE NUMBER (626)579-6540
PROJECT APPLICANT ADDRESS 1415 SANTA ANITA AVENUE	CITY SOUTH EL MONTE	STATE CA
		ZIP CODE 91733
PROJECT APPLICANT (Check appropriate box):		
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ 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 \$ 75.00
- Other \$ 0.00

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE IC
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