



**LOS ANGELES COUNTY CLERK
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

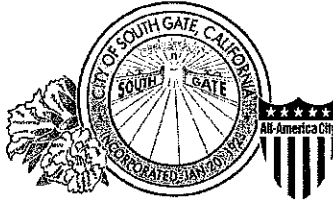
Project Title

10130 Adella Project

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



Business Filings and Registration
P.O. Box 1208
Norwalk, CA 90651-1208

RE: Notice of Exemption Filing Request

To Whom it May Concern:

Enclosed you will find a request to file a Notice of Exemption (NOE). Also enclosed is a check in the amount of \$75.00 for the filing fee and a copy of the NOE for our records. When the copy of the NOE is processed, please mail it to:

**City of South Gate
Community Development Department, Planning Division
Attn: Rodrigo Pelayo, Senior Planner
8650 California Ave.
South Gate, CA 90280**

Should you have any questions, please feel free to contact me at (323) 563-9526 or via email at rpelayo@sogate.org.

Sincerely,

Rodrigo Pelayo,
Senior Planner

cc: Case File

Notice of Exemption

Appendix E

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

From: (Public Agency): City of South Gate
8650 California Avenue
South Gate, CA 90280

County Clerk

County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

(Address)

Project Title: 10130 Adella Project

Project Applicant: City Ventures

Project Location - Specific:
10130 Adella Avenue (APN 6221-026-020)

Project Location - City: South Gate Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project Applicant requests a Vesting Tentative Tract Map (VTTM), Administrative Plan Review and Design Review to construct a residential community consisting of 54 townhome units, including six affordable units, on an undeveloped infill parcel.

Name of Public Agency Approving Project: City of South Gate

Name of Person or Agency Carrying Out Project: City Ventures

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));
- Categorical Exemption. State type and section number: In-fill Development Projects (Section 15332)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Project qualifies under CEQA Guidelines Section 15332, In-fill Development Projects, as an infill project meeting specific conditions. The Project is consistent with the general plan and zoning; the site is less than five acres within a developed area of the City limits and is adequately served by utilities and public services. The Project site does not provide habitat suitable for endangered, rare, or threatened species and the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project will not require significant expansion of utilities and public services beyond existing conditions.

Lead Agency
Contact Person: Rodrigo Pelayo Area Code/Telephone/Extension: 323-563-9526

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: [Signature] Date: 3/20/2025 Title: Senior 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: _____

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