

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 24-04

Project Applicant: Xiuru Dougherty

Project Location – Specific: 8632 E. Valley Boulevard (APN: 5390-001-058)

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

Description of Nature, Purpose, and Beneficiaries of Project: Xiuru Dougherty has submitted a Conditional Use Permit application, requesting to establish a massage services use within a 1,016 square foot vacant unit. The subject site is located at 8632 E. Valley Boulevard, Unit C (Manor Plaza) (APN: 5390-001-058) in the Medium Commercial Zone with Design and Freeway Corridor Mixed-Use Development – Block Overlays (C-3/D-O/FCMU-B). Per Rosemead Municipal Code Table 17.16.020.1, approval of a Conditional Use Permit is required to establish a massage services use within the Medium Commercial (C-3) 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)**

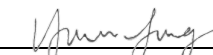
- Ministerial (Sec, 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(c)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c);
- Categorical Exemption. State type and section number: Class 1, Section 15301
- Statutory Exemptions. State code number:

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 existing or former use. Accordingly, CUP 24-04 is classified as a Class 1 Categorical Exemption, pursuant to Section 15301 of the CEQA guidelines.

Lead Agency
Contact Person: Candice Jiang Area Code/Telephone/Extension: 626.569.2252

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: 4/8/2025 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.