

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Bell Gardens
7100 Garfield Avenue
Bell Gardens, CA 90201
(Address)

Project Title: SITE PLAN REVIEW NO. 25-000023 PROPOSED NEW FOUR (4)-STORY, SELF-STORAGE FACILITY AT 6801 SUVA STREET

Project Applicant: City of Bell Gardens

Project Location - Specific:
6801 Suva Street

Project Location - City: Bell Gardens Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Construction of a four-story 124,648 square-foot self-storage facility. The subject site is approximately 1.48 acres, in size, and is identified by the Los Angeles County Assessor's Office as Assessor's Identification Number (AIN) 6358-015-070. The applicant is Rick Martinez representing MVP Bell Gardens, LLC.

Name of Public Agency Approving Project: City of Bell Gardens

Name of Person or Agency Carrying Out Project: City of Bell Gardens

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));
[X] Categorical Exemption. State type and section number: Section 15332, Class 32: In-fill Development
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is consistent with CEQA Guideline Section No. 15332 (Class 32 - In-fill Development Projects). Class 32 exemptions consist of projects unable to generate a significant impact due to a project's consistency with a City's General Plan, the project occurs on a site less than five acres surrounded by urban uses, the site has no value as a habitat for threatened species, the project would not result in any significant effects related to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Lead Agency
Contact Person: Alfonso Hernandez, City Planner Area Code/Telephone/Extension: (562) 806-7723

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: 7/22/2025 Title: City 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: 7-23-2025