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

Site Plan Review No. 24-04 & Conditional Use Permit No. 25-06

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.

Print Form

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 Hwy.
Norwalk, CA 90650

From: (Public Agency): City of Commerce
2535 Commerce Way
Commerce, CA 90040
(Address)

Project Title: Site Plan Review No. 24-04 & Conditional Use Permit No. 25-06

Project Applicant: Bob Close, Bridge Logistics Properties, 1501 Quail St, Ste 110, Newport Beach, CA 92660

Project Location - Specific:

4542 Dunham Avenue Commerce, CA

Project Location - City: Commerce Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

On November 24, 2025, Commerce Planning Commission adopted Resolution No. PC 25-11 to approve Site Plan Review No. 24-04 and Conditional Use Permit No. 25-06 to demolish an existing 201,678 square foot warehouse and construct a new 127,032 square foot industrial warehouse on a 5.57 acre site ("Project") located at 4542 Dunham Avenue within the M-2 (Heavy Manufacturing) zone.

Name of Public Agency Approving Project: City of Commerce

Name of Person or Agency Carrying Out Project: _____

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: Section 15302, Class 2 (Replacement or Reconstruction)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed Project involves the demolition of an existing 201,678 square foot industrial warehouse and the construction of a new 127,032 square foot industrial warehouse on the same site. Staff has determined that the Project is exempt from the California Environmental Quality Act (Public Resources Code §21000 et seq.) pursuant to Section 15302, Class 2 (Replacement or Reconstruction) of the CEQA Guidelines. This exemption applies because the new facility will maintain the same use at a reduced size, and no significant environmental impacts are anticipated as a result of the redevelopment.

Lead Agency
Contact Person: Norma Lopez Area Code/Telephone/Extension: (323) 722-4805

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: 12/03/2025 Title: Contract 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: _____

ORIGINAL FILED

DEC 03 2025

LOS ANGELES, COUNTY CLERK

Revised 2011

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 — 12/03/2025 — 202512031230008

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF COMMERCE		12/03/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
LOS ANGELES	2025269166

PROJECT TITLE

SITE PLAN REVIEW NO. 24-04 & CONDITIONAL USE PERMIT NO. 25-06

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
NORMA LOPEZ			
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
2535 COMMERCE WAY	COMMERCE	CA	90040

PROJECT APPLICANT *(Check appropriate box)*:

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ 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	AGENCY OF FILING PRINTED NAME AND TITLE
X	ITC

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01/01/2025)