

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 Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

(Address)

Project Title: Conditional Use Permit No. 763
Project Applicant: Emilio Lozano
Project Location - Specific:

5201/5211 Paramount Boulevard. 8528/8534 Fishman Road. APN:6348-022-020,-028,-040,-041

Project Location - City: Pico Rivera Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
The applicant is applying to establish and operate a contracting equipment and rental yard. No expansions or tenant improvements are proposed for existing building.

Name of Public Agency Approving Project: City of Pico Rivera

Name of Person or Agency Carrying Out Project: CREF3 Pico Rivera Owner LLC

- 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 15301
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt:
This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15301(a), Class 1: "Existing Facilities" which consists of the operations, repair, maintenance, and/or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of use beyond that existing at the time of this determination. The project consists of establishing and operation a contracting and storage yard no expansion or tenant improvements are proposed. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines.

Lead Agency Contact Person: Aneli Gonzalez Area Code/Telephone/Extension: (562)801-4307

- 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: 5/06/26 Title: Junior Project Manager
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.

THIS NOTICE WAS POSTED
ON May 06 2026
UNTIL June 05 2026

Revised 2011

REGISTRAR - RECORDER/COUNTY CLERK