NOTICE OF EXEMPTION

Appendix E

To: ☒ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95814

☒ County Clerk
County of Los Angeles
12400 E. Imperial Highway
Norwalk, CA 90650

From: City of Rosemead
8838 E. Valley Boulevard
Rosemead, CA 91770

Project Title: Minor Exception 26-06

Project Applicant: Eddie Terriquezs

Project Location – Specific: 3425 Muscatel Avenue (APN: 5289-008-076)

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

Eddie Terriquezs has submitted a Minor Exception application, requesting to construct a 385 square foot addition to the northwest side of an existing 1,427 square foot legal nonconforming single-family dwelling. As part of this request, a tenant improvement is also proposed to relocate an existing bedroom to accommodate an expanded and remodeled the kitchen, a dining room, and an additional bathroom. Additionally, the applicant is also proposing to demolish all unpermitted structures and pond in the rear of the property to comply with the Rosemead Municipal Code. The project site consists of one parcel totaling approximately 6,552 square feet located at 3425 Muscatel Avenue (APN: 5289-008-076) in the Single Family Residential (R-1) zone with a Low Density Residential (LDR) land use designation.

Name of Public Agency Approving Project: City of Rosemead

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: Section 15301, Class 1
- ☐ Statutory Exemptions. State code number:

Reason why project is exempt: Section 15301 of the California Environmental Quality Act 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. The project consists of a 385 square foot expansion of a 1,427 square foot existing single-family dwelling, new tenant improvements that do not expand on existing square footage of the primary residence. The proposed changes are less than 50 percent of the floor area of the structures before the addition.

Lead Agency
Contact Person: Yuxin 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: Yuxin Jiang Date: 10/15/2026 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.