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**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING COMMISSION
OF THE CITY OF ROSEMEAD
ON JUNE 7, 2021**

NOTICE IS HEREBY GIVEN that the Rosemead Planning Commission will consider a Mitigated Negative Declaration and will conduct a public hearing to consider the Garvey Walnut Grove Plaza Mixed-Use Project on **Monday, June 7, 2021 at 7:00 PM**, at Rosemead City Hall, 8838 Valley Boulevard, Rosemead. To adhere to the Los Angeles County Health Officer's June 11, 2020, Revised Safer at Home Order, the Planning Commission Meeting will be held via teleconference and the public will have access to observe and address the meeting telephonically and to watch online. Please note that, in accordance with Governor Newsom's Executive Order N-29-20 and N-35-20, there will not be a physical location from which the public may attend. If you have a request for an accommodation under the ADA, please contact Ericka Hernandez, City Clerk, at (626) 569-2100.

CASE NO.: GENERAL PLAN AMENDMENT 19-02, ZONE CHANGE 19-02, CONDITIONAL USE PERMIT 20-08, DESIGN REVIEW 19-08 AND TENTATIVE TRACT MAP 82870 – The City of Rosemead (hereafter referred to as "Lead Agency") has completed an Initial Study (IS) of the proposed Garvey Walnut Grove Plaza Mixed-Use Project located at 3001 Walnut Grove Avenue (APN 5288-001-040, 041, 042, and 043). The project is located on a 1.06-gross acre site at the northwest corner of the intersection of Garvey Avenue and Walnut Grove Avenue in the City of Rosemead, California. The project site is currently developed with the 15,585 square foot Taiwan Center building, 2,292 square foot office building, a duplex and a single-family detached residence that totals 1,628 square feet with a three-car garage. The existing uses and other site improvements would be demolished to allow construction of the proposed four-story mixed-use development with 4,253 square feet of retail/sales/service use, 1,130 square feet of cafe/food service, a 1,021 square foot manager office, a 5,500 square foot community hall and 1,272 square feet of storage on the first floor. The second floor includes five office units that total 5,470 square feet, a library, recreation area, and boardroom that total 4,020 square feet, and eight condominiums. The third and fourth floors would each have seventeen condominiums. The project proposes a total of 42 condominiums totaling 46,952 square feet and 18,646 square feet of commercial space. As allowed by Senate Bill (SB) 1818, which allows density bonuses up to 35% for low-income housing, seven of the units would be available for low-income households for a minimum of 55 years and 35 market rate condominiums. New landscaping would be provided around the north project boundary. A 12 feet public area consisting of a five foot parkway amenity zone and seven foot sidewalk (clear zone) is proposed along the east and southern project boundary to separate the project from the adjacent streets, which includes Walnut Grove to the east and Garvey Avenue to the south. Landscaping is proposed within the 5-foot amenity zone and a sidewalk is proposed for the seven foot clear zone. The project proposes both surface and subterranean parking. The project proposes a total of 204 parking spaces, including 163 standard spaces, 34 compact spaces and 7 handicap spaces. Of the 204 parking spaces, 45 parking spaces are proposed for the ground floor, 62 parking spaces are proposed for the mezzanine level and 97 parking spaces are proposed for the basement (subterranean). The project proposes six more parking spaces than required by the Rosemead Municipal Code. The project also proposes 21 bicycles spaces with 7 spaces on the ground floor and 14 spaces on the mezzanine level. The building is 63'-2" in height, which includes the height of the building parapet. The overall height of the building, which includes the elevator shaft, is 75'-2". There is one point of vehicular access, which is from Walnut Grove Avenue. The Walnut Grove Avenue entry provides an entrance to the surface and subterranean parking structure.

ENVIRONMENTAL DETERMINATION: The Initial Study has been undertaken to determine if the proposed project may have a significant effect on the environment. The Initial Study was prepared and completed in accordance with the California Environmental Quality Act (CEQA) Guidelines. On the basis of the Initial Study, the City of Rosemead has concluded that the project would have significant impact, unless mitigated, therefore a Draft Mitigated Negative Declaration (MND) was prepared. The MND reflects the independent judgment of the City as a lead agency per CEQA Guidelines. The project site is not on a list compiled pursuant to Government Code section 65962.5.

Copies of the Initial Study/Mitigated Negative Declaration are available on the City's website, Rosemead Public Library, and on file at the City of Rosemead Planning Division located at 8838 Valley Blvd, Rosemead, CA 91770, for public review. Any person wishing to comment on the adequacy of the Mitigated Negative Declaration must submit such comments, in writing, to the City of Rosemead Planning Division, Attn: Annie Lao, Associate Planner. Comments must be received within the **30-calendar day public review period** from **May 7, 2021 to June 7, 2021**. Remote public comments will be received by calling (626) 569-2100 or via email at publiccomment@cityofrosemead.org by 6:00 p.m. on June 7, 2021. A live phone call option may also be requested by calling the number provided above. All comments are public record and will be recorded in the official record of the City.

Pursuant to California Government Code Section 65091, this public hearing notice has been published in at least one newspaper of general circulation within the local agency and has been mailed to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the hearing. Lastly, this notice is also posted onsite and in six (6) public locations, specifying the availability of the application, plus the date, time, and location of the public hearing. The Planning Commission Agenda and Staff Report will be available on the City's website under "Meeting and Agendas" and "City Calendar" (www.cityofrosemead.org) by the end of the day on Wednesday, June 2, 2021. Any person interested in the above proceedings may provide comments in support of, or in opposition to, the item(s) indicated in this notice by submitting in writing through email at publiccomment@cityofrosemead.org or by calling (626) 569-2100 by 6:00 p.m. on Monday, June 7, 2021. A live phone call option may also be requested by calling the number provided above. All comments are public record and will be recorded in the official record of the City.

Pursuant to Government Code Section 65009 (b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City of Rosemead at, or prior to, the public hearing.