

Dean C. Logan  
 Los Angeles County Registrar / Recorder  
 12400 Imperial Highway, Norwalk, CA  
 (800)201-8999

BUSINESS FILINGS REGISTRATION  
 NORWALK DEPARTMENT HEADQUARTER

Cashier: A. MOVSISSYAN



Wednesday, June 28, 2023 12:02 PM

Item(s)	Qty	Total
Fee		
Mod - County Posting Fee	1	\$75.00
2023141852		
Mod - Negative Declaratio	1	\$2,764.00
2023141852		
<b>Total</b>		<b>\$2,839.00</b>
Total Documents:	1	
Customer payment(s):		
Check		\$2,839.00
Check List:		
#12037		\$2,839.00

**GREEN PARK PROPERTY LLC**

LA County Registrar-Recorder/County Clerk  
 Date 6/22/2023 Type Bill Reference Jun 2023

Original Amt. 2,839.00

Balance Due 2,839.00

6/22/2023  
 Discount  
 Check Amount

**12037**  
 Payment 2,839.00  
 2,839.00

Please make sure to endorse in the back of the check exactly as it appeared as the payee name before deposit into your bank. Thank you.

Cash In Bank - Royal Ca. Fish and Wildlife to file the NOD (Garvey/Vir

2,839.00



LOS ANGELES COUNTY CLERK  
CEQA FILING COVER SHEET

ORIGINAL FILED

JUN 28 2023

LOS ANGELES, COUNTY CLERK

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

Strathmore-Garvey Mixed-Use Project  
Specific Plan Amendment 22-01, Zone Change 22-02

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.

MAYOR:  
SEAN DANG

MAYOR PRO TEM:  
STEVEN LY

COUNCIL MEMBERS:  
SANDRA ARMENTA  
MARGARET CLARK  
POLLY LOW



# City of Rosemead

8838 E. VALLEY BOULEVARD  
ROSEMEAD, CALIFORNIA 91770  
TELEPHONE (626) 569-2100

## NOTICE OF DETERMINATION

**DATE:** June 28, 2023

**TO:** Los Angeles County Clerk/Registrar  
Environmental Filings  
12400 East Imperial Highway  
Norwalk, CA 90650

**FROM:** City of Rosemead  
Planning Division  
8838 E. Valley Boulevard  
Rosemead, CA 91770

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 15373 of the California Environmental Quality Act

**PROJECT TITLE:** Strathmore-Garvey Mixed Use Project

**CONTACT PERSON:** Annie Lao, Associate Planner

**TELEPHONE NUMBER:** (626) 569-2144

**PROJECT LOCATION:** The project is located at 7539-7545 Garvey Avenue and 7900-7916 Virginia Street, Rosemead, California 91770, Los Angeles County.

**PROJECT DESCRIPTION:** The City of Rosemead (hereafter referred to as "Lead Agency") has completed an Initial Study (IS) of the proposed Strathmore-Garvey Mixed-Use Project located at 7849-7857 Garvey Avenue and 7900-7916 Virginia Street (APN 5287-038-030, -033, -018, 019, -020, -029). The project is located on a 1.21-gross acre site at the northwest corner of the intersection of Garvey Avenue and Strathmore Avenue in the City of Rosemead, California. The project site is developed with commercial uses and vacant land. The project proposes the construction of a 115,400 square foot, seven-story, mixed-use development. The project proposes 35,105 square feet of nonresidential use with 5,423 square feet on the first floor, 6,230 square feet on the second floor, 6,571 square feet on the third floor and 16,881 square feet of work area within the live/work units. The project proposes 93 residential units on the first through seventh floors. Of the 93 residential units, 24 are live/work units, including three live/work units on the ground level, one live/work unit on both the second and third floors and 19 live/work units on the fourth floor. The project proposes 69 apartments on the fifth through seventh floors with 21 apartments on the fifth floor, 25 apartments on the sixth floor, and 23 apartments on the seventh floor. The project includes 31 one-bedroom units, 52 two-bedroom units, and 10 three-bedroom units, including the live/work units. The project proposes 6,831 square feet of landscaping, or 12.9 percent of the site. The project proposes 208 parking spaces, including 181 standard spaces, 22 compact spaces, five handicap accessible spaces, and three loading spaces. There are three entry points for vehicular access to the site. There is a driveway at the north end of the building at Virginia Street, a driveway on the east side of the building at Strathmore Avenue and a driveway on the west side of the building from the public alley. The height of the building to the top of the roof is 75 feet. The total height of the building, including the top of the parapet, is 78 feet.

The City of Rosemead prepared a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.* and CEQA Guidelines Section 15070).



This notice is to advise that the City of Rosemead, as a LEAD AGENCY, has approved the above-described project and has made the following determinations.

1.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and ADOPTED by the City of Rosemead City Council on June 27, 2023.
2. The project:  will have a significant effect on the environment.  
 with the proposed mitigation measures, will not have a significant effect on the environment, and a Mitigation Monitoring and Reporting Program is adopted.
3. Mitigation Measures  were,  were not, made as conditions of the approval of the project.
4. A statement of Overriding Considerations  was,  was not adopted for this project.

The Mitigated Negative Declaration and record of project approval may be examined at the Community Development Department, Planning Division, located at 8838 E. Valley Boulevard, Rosemead, CA 91770.

Date Received for Filing June 28, 2023



\_\_\_\_\_  
Signature of City Staff

Annie Lao, Associate Planner  
Name/Title

State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**023 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202306281250009
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF ROSEMEAD			DATE 06/28/2023
COUNTY/STATE AGENCY OF FILING LACC			DOCUMENT NUMBER 2023141852
PROJECT TITLE STRATHMORE-GARVEY MIZED USE PROJECT			
PROJECT APPLICANT NAME ANNIE LAO			PHONE NUMBER
PROJECT APPLICANT ADDRESS 8838 E VALLEY BLVD	CITY ROSEMEAD	STATE CA	ZIP CODE 91770

PROJECT APPLICANT (Check appropriate box):

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity


**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ 0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,764.00	\$ 2,764.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,305.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

**PAYMENT METHOD:**

Cash    
  Credit    
  Check    
  Other \_\_\_\_\_

\$ 2,839.00

SIGNATURE <b>X</b> 	TITLE ITC
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