

**NOTICE OF EXEMPTION**

**Appendix E**

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

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

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

Project Title: Design Review 23-04

Project Applicant: Taiwan Center of Greater Los Angeles

Project Location – Specific: 3001-3027 Walnut Grove Avenue (APN: 5288-011-040, 5288-001-041, 5288-001-042, and 5288-001-043)

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

Description of Nature, Purpose, and Beneficiaries of Project: A Design Review application, requesting to construct a new three-story 42,041 square feet commercial complex, which will consist of offices, retail, restaurants, and a community hall. The granting of a Discretionary Site Plan and Design Review is required for any proposal to construct a new building of three thousand (3,000) gross square feet or more in the P-O, C-1, C-3, CBD, CI-MU, and M-1 zones. The proposed project will also consist of new site improvements pertaining to off-street parking, landscaping, lighting, and solid waste and recyclable material collection. The subject site is located at 3001-3027 Walnut Grove Avenue (APN: 5288-001-040, 5288-001-041, 5288-001-042, and 5288-001-043) in the Medium Commercial with Residential/Commercial Mixed-Use Development and Design Overlays (C-3/RC-MUDO/D-O) zone.

Name of Public Agency Approving Project: City of Rosemead Planning Commission

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 15332, Class 32
- Statutory Exemptions. State code number:


Reason why project is exempt: Section 15332 of the California Environmental Quality Act exempts projects characterized as in-fill development if the project meets the following conditions: 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, 3) The project site has no value as habitat for endangered, rare or threatened species, 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and 5) The site can be adequately served by all required utilities and public services. Accordingly, Design Review 23-04 is classified as a Class 32 Categorical Exemption pursuant to Section 15332 of CEQA guidelines.

Lead Agency

Contact Person: Annie Lao Area Code/Telephone/Extension: 626.569.2144

**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: 02/06/2024 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant