

NOTICE OF EXEMPTION

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 20-08 and Tentative Tract Map 83027

Project Applicant: Kim Tu

Project Location – Specific: 4316 Muscatel Avenue (APN: 5391-010-017)

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

Description of Nature, Purpose, and Beneficiaries of Project: Kim Tu has submitted a Design Review and Tentative Tract Map application, requesting to utilize the City’s Small Lot Ordinance for the subdivision of one parcel into ten small lots. Each lot will contain one, two-story single-family dwelling unit with an attached two-car garage. The proposed project will also consist of new site improvements pertaining to landscaping, lighting, and solid waste and recyclable material collection. The granting of a Discretionary Site Plan and Design Review and Tract Map is required for a small lot subdivision. The subject site is located at 4316 Muscatel Avenue (APN: 5391-010-017) in the Medium Multiple Residential (R-3) 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: Class 32 , Section 15332
- 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 20-08 and Tentative Tract Map 83027 are 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: March 19, 2024 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant