

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 24-01

Project Applicant: California American Water

Project Location – Specific: 8657 Grand Avenue (APN: 5389-007-017)

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

Description of Nature, Purpose, and Beneficiaries of Project: California American Water has submitted a Design Review application, requesting to construct a new two-story 14,148 square foot administrative office building. 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 site improvements, the demolition of existing structures, and the rehabilitation of an existing office building. The subject site is located at 8657 Grand Avenue (APN: 5389-007-017) in the Light Manufacturing and Industrial (M-1) 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 24-01 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: 1/7/2025 Title: Acting Planning and Economic Development Manager

- Signed by Lead Agency
- Signed by Applicant