NOTICE OF EXEMPTION — Appendix E

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

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

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

Project Title: Design Review 24-02, Tentative Tract Map 84327 and Density Bonus Application 25-01

Project Applicant: Chaplon Mu

Project Location – Specific: 7741-7745 (APN: 5286-036-016)

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

Description of Nature, Purpose, and Beneficiaries of Project: Chaplon Mu has submitted a Tentative Tract Map and Design Review application, requesting to utilize the City's Small Lot Ordinance for the creation of ten small lots. The project also includes a Density Bonus application pursuant to California Government Code §65915 (State Density Bonus Law), which permits density bonuses up to 50% for a total of 15, four-story dwelling units, two of which would be deed-restricted affordable units for very low-income households. All units include an attached three-car garage on the first floor, and range in size from 2,428 to 2,829 square feet. The proposed project will also consist of new site improvements pertaining to landscaping, lighting, and solid waste and recyclable material collection. The subject site is located at 7741-7745 Hellman Avenue (APN: 5286-036-016 and 5286-036-017) in the Medium Multiple Residential (R-3) zone.

Name of Public Agency Approving Project: City of Rosemead City Council

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 15303, 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, TTM 84327, DR 24-02, and DBA 25-01 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: 07/10/2025 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.