

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** 1515 Walnut Grove Avenue Project

Lead Agency: City of Rosemead

Contact Person: Annie Lao

Mailing Address: 8838 East Valley Boulevard

Phone: (626) 569-2144

City: Rosemead

Zip: 91770

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Rosemead

Cross Streets: Rush Street and Cameta Drive

Zip Code: 91770

Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ' 51 " N / 118 ° 04 ' 58 " W Total Acres: 9.28

Assessor's Parcel No.: 5279-027-001

Section: N/A

Twp.: 1S

Range: 12 W

Base: SBBM

Within 2 Miles: State Hwy #: SR 60

Waterways: Rio Hondo

Airports: None

Railways: None

Schools: over 10

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Tentative Tract Map**Development Type:**☒ Residential: Units 191 Acres 9.28☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy, GHG, Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Vacant office buildings; Medium Commercial (C-3) with a Design Overlay (D-O) Zone; Office/Light Industrial General Plan Land Use Designation

Project Description: (please use a separate page if necessary)

The Applicant, 1515 Walnut Grove, LP, proposes to demolish an existing 268,015 sq. ft. four-story office and detached central plant building to develop a new residential planned development consisting of tandem and row townhomes, parking, open space, amenities, and landscaping (Project), located at 1515 Walnut Grove (APN: 5279-027-001). The proposed development would include 191 dwelling units within 27 buildings with approximately 238,616 square feet of residential floor area, excluding garages, on an approximately 9.28-acre site. In addition, the Project includes a General Plan Amendment from Office/Light Industrial to High Density Residential, a Zone Change from Medium Commercial (C-3) with a Design Overlay (D-O) to Planned Development (P-D), and associated subdivision and development entitlements.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # <u>4</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 27, 2026 Ending Date September 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>1515 Walnut Grove LP</u>
Address: <u>660 South Figueroa Street, Suite #2100</u>	Address: <u>1156 North Mountain Avenue</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Upland, CA 91786</u>
Contact: <u>Jessie Fan, ENV SP</u>	Phone: <u>(909) 579-5193</u>
Phone: <u>(213) 261-4040</u>	

Signature of Lead Agency Representative: Annie Lao

Digitally signed by Annie Lao
Date: 2026.08.19 07:39:17 -0700

Date: 8/19/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.