

THIS NOTICE WAS POSTED

ON May 16 2025

UNTIL June 16 2025



2025 100747



FILED

May 16 2025

Donn C. Logan, Registrar - Recorder/County Clerk

Electronically signed by BYRON PATTON JR

REGISTRAR - RECORDER/COUNTY CLERK

NOTICE OF DETERMINATION

To:

☒ Office of Planning and Research
Mailing Address: P.O. Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of: Los Angeles
Address: Business Filings and Registration
P.O. Box 1208, Norwalk, CA 90651-1208

From:

Public Agency: City of El Monte
Address: 11333 Valley Boulevard
El Monte, CA 91731
Contact: Sandra Elias
Phone: (626) 258-8621

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2008071012

Project Title: Addendum to the City of El Monte General Plan and Zoning Code Update Environmental Impact Report for the Garvey Avenue Corridor & 5-Points Area Rezoning Program

Project Applicant: City of El Monte

Project Location (include county): City of El Monte, Los Angeles County

Project Description: The proposed project would implement Housing Program 1 in the 2021-2029 Housing Element by establishing a new zoning district and associated development standards for parcels along the Garvey Avenue Corridor and 5-Points area to allow for higher density residential development in those locations. To implement Housing Program 1, the proposed project would allow for densities of up to 50 units per acre and building heights of up to 5 stories; multiple-family residential projects to be approved by-right (i.e., no Conditional Use Permits); incorporate minimum densities for residential-only projects and mixed-use projects with housing; reduce parking and open space; and increase the allotted floor area for residential projects at higher densities of up to 5 stories. The proposed project would also require that mixed-use projects in the existing M/MU zoning district and proposed U/MU zoning district have a minimum 50 percent of the floor area to be residential. With implementation of the proposed project, all parcels within the project site boundary currently zoned Mixed/Multiuse (M/MU) and General Commercial (C-3) would be changed to establish the proposed new Urban/Multiuse (U/MU) zoning district for the project site.

This is to advise that the City of El Monte, ☒ Lead Agency or ☐ Responsible Agency, has approved the above-described project on May 14, 2025, and has made the following determinations regarding the above-described project:

1. The previously approved project (City of El Monte General Plan and Zoning Code Update Environmental Impact Report) [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared and certified for the previously approved project (City of El Monte General Plan and Zoning Code Update Environmental Impact Report) pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the previously approved project (City of El Monte General Plan and Zoning Code Update Environmental Impact Report).
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for the previously approved project (City of El Monte General Plan and Zoning Code Update Environmental Impact Report).
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for the previously approved project.
6. Findings [☒ were ☐ were not] made for the previously approved project (City of El Monte General Plan and Zoning Code Update Environmental Impact Report) pursuant to the provisions of CEQA (Section 15091).
7. The Garvey Avenue Corridor & 5-Points Area Rezoning Program [☐ would ☒ would not] result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects as a result of changes in the project, changes occurring with respect to the circumstances under which the project is undertaken, or new information of substantial importance (CEQA Guidelines Section 15162).
8. Implementation of the Garvey Avenue Corridor & 5-Points Area Rezoning Program [☐ would ☒ would not] require new and/or additional mitigation measures beyond those identified in the certified EIR (City of El Monte General Plan and Zoning Code Update Environmental Impact Report) and the corresponding Mitigation Monitoring and Reporting Program.

This is to certify that copies of the Addendum to the City of El Monte General Plan and Zoning Code Update Environmental Impact Report for the Garvey Avenue Corridor & 5-Points Area Rezoning Program, and the certified Environmental Impact Report for the City of El Monte General Plan and Zoning Code Update is available to the General Public at: City of El Monte, Community and Economy Development Department, 11333 Valley Boulevard, El Monte, CA 91731

Signature (Public Agency):



Title:

City Planner

Date: May 14, 2025

Date Received for filing at OPR:

2025 100747



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May 16 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by BYRON PATTON JR



State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 05/16/2025 — 202505161240007

STATE CLEARING HOUSE # (If applicable)

2008071012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF EL MONTE		05/16/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
LOS ANGELES		2025100747

PROJECT TITLE

ADDENDUM TO THE CITY OF EL MONTE GENERAL PLAN AND ZONING CODE UPDATE
ENVIRONMENTAL IMPACT REPORT FOR THE GARVEY AVENUE CORRIDOR & 5-POINT AREA
REZONING PROGRAM

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
SANDRA ELIAS		(626)258-8621
PROJECT APPLICANT ADDRESS	CITY	STATE
11333 VALLEY BOULEVARD	EL MONTE	CA
		ZIP CODE
		91731

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| ☐ Environmental Impact Report (EIR) | \$4,123.50 | \$ 0.00 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ 0.00 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ 0.00 |
|
 | | |
| ☐ Exempt from fee | | |
| ☐ Notice of Exemption (attach) | | |
| ☐ CDFW No Effect Determination (attach) | | |
| ☐ Fee previously paid (attach previously issued cash receipt copy) | | |
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| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ 0.00 |
| ☒ County documentary handling fee | | \$ 75.00 |
| ☐ Other | | \$ 0.00 |

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 75.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

INTERMEDIATE CLERK