



**Notice of Availability of a
Draft Environmental Impact Report for the South
El Monte Athletic Fields and
Business Park Project (SCH No. 2024070062)**

DATE: August 28, 2025
TO: Reviewing Agencies and Other Interested Parties
FROM: City of South El Monte, Planning Division, 1415 Santa Anita Avenue, South El Monte, CA 91733

PROJECT TITLE: Notice of Availability (NOA) of a Draft Environmental Impact Report for the South El Monte Athletic Fields and Business Park Project

PROJECT LOCATION: 825 Lexington-Gallatin Road (Assessor's Parcel Number [APN] 8119-005-032).

PUBLIC REVIEW PERIOD: August 28, 2025 to October 13, 2025

Notice is hereby given that the City of South El Monte (Lead Agency) has prepared a Draft Environmental Impact Report (EIR) for the South El Monte Athletic Fields and Business Park Project (Project) (SCH No. 2024070062) to address the potential environmental effects of implementation. The Draft EIR is available for a 45-day public review and comment period pursuant to the California Environmental Quality Act (CEQA).

The approximately 21.17-acre (rounded to 21 acres) project site is located at 825 Lexington-Gallatin Road (APN 8119-005-032), just within the southwestern boundary of the City of South El Monte (City) in Los Angeles County, California. The Whittier Narrows Recreation Area is located west/southwest of the project site in unincorporated Los Angeles County and a vacant property and State Route 60 (SR-60) are located north/northeast of the project site. The Project would include the development of a warehouse use on approximately 10.5 acres of the eastern portion of the site and the remaining approximately 10.7 acres on the northwestern portion of the site would be dedicated to the City for future development of a City park and a digital billboard.

The Project includes the construction of storage and drainage improvements for the required volume of potential flood waters from the Whittier Flood Control Basin by balancing the cut and fill up to the spillway activation elevation of the Whittier Narrows Dam, as defined by the U.S. Army Corps of Engineers (USACE). The proposed warehouse and the future City park would be designed to accommodate the Storage Basin Improvements. The warehouse component of the Project would include the construction of an approximately 221,815-square-foot (sf) single-story industrial warehouse building with approximately 201,815 sf of warehouse space, approximately 10,000 sf of ancillary office space on the ground level, and approximately 10,000 sf of ancillary office space on a mezzanine level. The warehouse would include 27 dock doors and 277 standard parking stalls. Access to the warehouse would be provided via two 40-foot-wide driveways on Lexington-Gallatin Road which would allow for truck and passenger vehicle ingress/egress to the site and allow for truck turning movements. The remaining approximately 10.7 acres in the northwest portion of the project site would be dedicated to the City for future development of a public City park. The EIR evaluates the conceptual plan of the future City park assuming two athletic fields, open lawn areas, public surface parking, restroom facilities, and site access via one driveway off Santa Anita Avenue.

The Project requires the following approvals from the City of South El Monte:

- Certification of the South El Monte Athletic Fields and Business Park Project Final Environmental Impact Report (Environmental Assessment Review No. 25-01)
- General Plan Amendment (GPA 23-03): The Project requires a General Plan Amendment to change the designation from Commercial (C) to Commercial-Manufacturing (CM).
- Zone Change (Rezone-23-01): The Project requires a Zone Change from Commercial (C) to Manufacturing (M).
- Site Permit Approval.
- Parcel Map Subdivision (SUBPRE-23-01)
- Conditional Use Permit (CUP-23-07)
- Development Agreement. A Development Agreement is proposed by and between the City and the Project Applicant for the Project.
- City Park Donation Agreement. The City park component will be dedicated to the City pursuant to either a long-term ground lease or property donation agreement pursuant to the Development Agreement for the Project.

The Draft EIR has identified significant effects associated with the proposed Project that cannot be mitigated to levels that are less than significant in the following area: Greenhouse Gas Emissions. Upon compliance with regulatory requirements and recommended mitigation measures, all other environmental impacts were found to be less than significant.

DOCUMENT AVAILABILITY: The Draft Program EIR is available for a 45-day public review period beginning August 28, 2025 and ending October 13, 2025. Copies of the Draft EIR are available for review at City Hall, 1415 Santa Anita Avenue, South El Monte, CA 91733, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. The Draft EIR can also be accessed online at the City's website at: <https://www.cityofsouthelmonte.org/606/Current-Projects>. Notice of public hearing for review and consideration of the EIR will be provided at a later date.

Written comments on the Draft Program EIR must be received no later than October 13, 2025 at 5:00 p.m., sent to the attention of Gerardo Marquez, at the address listed below or via email.

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