

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 # 2024070062

Project Title: South El Monte Athletic Fields and Business Park

Lead Agency: South El Monte Contact Person: Gerardo Marquez
 Mailing Address: 1415 Santa Anita Avenue Phone: (626) 579-6540
 City: South El Monte Zip: 91733 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: South El Monte
 Cross Streets: 825 Lexington-Gallatin Road Zip Code: 91733

Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ' 12.37 " N / 118 ° 02 ' 55.78 " W Total Acres: 21.17

Assessor's Parcel No.: 8119-005-032 Section: _____ Twp.: 1S Range: 11W Base: SBM

Within 2 Miles: State Hwy #: State Route 60 Waterways: Legg Lake

Airports: _____ Railways: _____ Schools: South El Monte High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 221,815 Acres 10.5 Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: 10.7 acres dedicated to the City for future development of a park Other: _____
 Water Facilities: Type _____ MGD _____

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: Greenhouse Gas Emissions

Present Land Use/Zoning/General Plan Designation:

Vacant previously disturbed land currently designated Commercial (C) in the City's General Plan and zoned Commercial (C).

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

The 21.17-acre project site is located in the City of South El Monte, at 825 Lexington-Gallatin Road (Assessor Parcel Number [APN] 8119-005-032). The site is generally bordered by Santa Anita Avenue to the north and west, Whittier Narrows Recreation Area to the west, Lexington-Gallatin Road to the south, and an undeveloped vacant parcel and State Route (SR-60) to the east. The applicant proposes to develop approximately 10.5 acres of the approximately 21-acre site with a 221,815-square-foot warehouse on the southeastern portion of the site and dedicate the remaining approximately 10.7 acres on the northwestern portion of the site to the City for future development of a City park. 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.

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".

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

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

Starting Date August 28, 2025 Ending Date October 13, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>Magellan Value Partners</u>
Address: <u>1100 W. Town and Country Road, Ste 700</u>	Address: <u>10877 Wilshire Blvd, Ste 1407</u>
City/State/Zip: <u>Orange, CA 92868</u>	City/State/Zip: <u>Los Angeles, CA 90024</u>
Contact: <u>Dana Privitt</u>	Phone: <u>(310) 507-9791</u>
Phone: <u>714.786.5128</u>	

Signature of Lead Agency Representative:  Date: 8/27/2025

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