

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: Temple City Self-Storage Facility

Lead Agency: City of El Monte

Contact Person: Sandra Elias, City Planner

Mailing Address: 11333 Valley Boulevard

Phone: (626) 258-8621

City: El Monte

Zip: 91731

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: El Monte/Temple City

Cross Streets: Temple City Boulevard and SPRR Tracks

Zip Code: 91731

Longitude/Latitude (degrees, minutes and seconds): 34 ° 05 ' 08.68 " N / 118 ° 03 ' 27.97 " W Total Acres: 2.45

Assessor's Parcel No.: 8592-005-005, 8592-005-006, 8592-005-007

Section: 17

Twp.: 1S

Range: 11W

Base: El Monte

Within 2 Miles: State Hwy #: 10

Waterways: Eaton Wash, San Gabriel River

Airports: San Gabriel Valley

Railways: Southern Pacific Railroad

Schools: See attached

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: Map Amendment (Temple City)**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☒ Industrial: Sq.ft. 133,460

Acres 2.45

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:**Present Land Use/Zoning/General Plan Designation:**

Vacant/El Monte: General Manufacturing (M-2); Temple City: Industrial/El Monte: Industrial Business Park; Temple City: Industrial

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

The project proposes the construction and operation of an approximately 133,460-square-foot self-storage building (four stories over a basement level) on a 2.45-acre site with an associated office, surface parking and loading areas, landscaping and a six-foot tall wrought iron fence perimeter.

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
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☐ Caltrans District # _____
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☐ Central Valley Flood Protection Board
☐ Coachella Valley Mtns. Conservancy
☐ Coastal Commission
☐ Colorado River Board
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission
☐ Fish & Game Region # _____
☐ Food & Agriculture, Department of
☐ Forestry and Fire Protection, Department of
☐ General Services, Department of
☐ Health Services, Department of
☐ Housing & Community Development
☐ Native American Heritage Commission

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☐ Regional WQCB # _____
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

Other: _____
Other: _____

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

Starting Date July 17, 2025 Ending Date August 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: UltraSystems Environmental Inc.
Address: 16431 Scientific Way
City/State/Zip: Irvine, CA 92618
Contact: Betsy A. Lindsay, Principal
Phone: 949/788-4900 x 227

Applicant: Magellan Value Partners - Rick Martinez
Address: 10877 Wilshire Boulevard, Suite 1407
City/State/Zip: Los Angeles, CA 90024
Phone: (310) 507-9791

Signature of Lead Agency Representative: _____



Date: 7/16/25

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

NOC Summary Attachment

Schools within two miles of the project site:

Rio Vista Elementary School (1.8 miles)

Gidley Elementary School (1.0 miles)

Cloverly Elementary School (1.2 miles)

La Rosa Elementary School (1.0 miles)

Encinita Elementary School (0.9 miles)

Muscatel Middle School (1.7 miles)

San Gabriel Academy (2.0 miles)