



City of El Monte

Notice of Intent to Adopt a Mitigated Negative Declaration

To: Agencies, Organizations, and Interested Parties
From: City of El Monte
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Temple City Self-Storage Facility Project

The City of El Monte ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified above. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds that issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15073.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: Temple City Self-Storage Facility Project

Project Description: The City of El Monte (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of a self-storage building (project) located at 4301 Temple City Boulevard in both El Monte (APN 8592-005-005) and Temple City (APN 8592-005-006, 8592-005-007). The project proposes the construction and operation of an approximately 133,460-square-foot self-storage building 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. The project site is surrounded by industrial land uses across Eaton Wash (North), across the railroad (south), automotive commercial business (east) and residences (west).

Currently, the project site is a 2.45-acre undeveloped lot. The project site is currently zoned General Manufacturing (M-2) (El Monte) and Industrial (Temple City). The General Plan land use designations are currently Industrial Business Park (El Monte) and Industrial (Temple City). The Industrial Business Park land use designation of El Monte has allowable uses of sustainable manufacturing, processing, office, warehousing, and distribution uses, as long as there is a Conditional Use Permit (CUP). The Industrial land use designation of Temple City has allowable uses of permitting the manufacture of goods, conduct of research, analytical businesses, professional services, telecommunications, and distribution of product, without a CUP. A self-storage facility is an allowable use for both Cities, but for the City of El Monte, the Lead Agency, there must be a CUP.

Project Location: 4301 Temple City Boulevard, El Monte, CA 91731

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to biological resources, cultural resources, geology and soils, hazards and hazardous materials, transportation, tribal cultural resources, and mandatory findings of significance would be mitigated to a less than significant level.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15073. The City will accept responses and comments for 30 days, from **July 17, 2025 to August 19, 2025**. All comments must be submitted in writing, either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of El Monte
Attn: Sandra Elias, City Planner
11333 Valley Boulevard
El Monte, CA 91731
Email: selias@elmonteca.gov

DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review during regular business hours at the following location:

City of El Monte, Planning Division
11333 Valley Boulevard
El Monte, CA 91731

The document is available online on the City's website at: <https://www.ci.el-monte.ca.us/499/Current-Projects>