

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: South El Monte Arts District

Lead Agency: City of South El Monte Contact Person (Name and Title): David DeVries

Mailing Address: 1415 Santa Anita Ave. Phone and Email: 626-350-5667 ddevries@soelmonte.org

City: South El Monte Zip: 91733 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: South El Monte

Cross Streets: Generally centered by Chico Avenue and Rush Street Zip Code: 91733

Longitude/Latitude (degrees, minutes and seconds)*: 34 ° 3 ' 7.2 " N / 118 ° 3 ' 32.4 " W Total Acres: 192

Assessor's Parcel No.: See Attachment A Section: 29,30,32 Twp.: 1S Range: 11W Base: NAD 1983 StatePlane California V FIPS 0405 (US Feet)

Within 2 Miles: State Hwy #: SR 60, SR 16, SR 164 Waterways: Rio Hondo Flood Control Channel, North Lake, Center Lake, Legg Lake, San Gabriel River

Airports: Whittier Air Strip Railways: Union Pacific Rail Road and Southern Pacific Rail Road Schools: See Attachment A

*** Required field**

Document Type:

- CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Other: Mit Neg Dec NEPA: NOI EA Draft EIS FONSI Other: Joint Document Final Document Other:

Local Action Type:

- General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: Overlay

Development Type:

- Residential: Units* Acres* Office: Sq.ft.* Acres* Employees* Commercial: Sq.ft.* Acres* Employees* Industrial: Sq.ft.* Acres* Employees* Educational: Recreational: Water Facilities: Type* MGD* Transportation: Type* Mining: Mineral* Power: Type* MW* Waste Treatment: Type* MGD* Hazardous Waste: Type* Other: Overlay; Mixed Use 215 acres

*** Required field based on Development Type selected**

Project Issues Discussed in Document:

- Aesthetics Energy Mandatory Findings of Significance Solid Waste Agriculture and Forestry Fiscal Impacts Mineral Resources Transportation Air Quality Flood Plain/Flooding Noise Tribal Cultural Resources Biological Resources Geology/Soils Population/Housing Utilities/Service Systems Coastal Zone Greenhouse Gas Emissions Public Services Vegetation Cultural Resources Growth Inducement Recreation Wetland/Riparian Cumulative Effects Hazards/Hazardous Materials Schools/Universities Wildfire Drainage/Absorption Hydrology/Water Quality Septic System Other: Economic/Jobs Land Use/Planning Sewer Capacity

Present Land Use/Zoning/General Plan Designation:

Manufacturing (M), Single-Family Residential (R-1), and Commercial Manufacturing (C-M)

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

The project proposes an Overlay Zoning framework to transform the "Industrial West" corridor into a vibrant cultural and economic hub. It would allow for more flexibility and development potential in the underutilized existing industrial corridor by allowing uses such as housing and hospitality to specific parcels that are currently zoned Manufacturing (M), Single-Family Residential (R-1), and Commercial Manufacturing (C-M). It would allow housing for artists, veterans, seniors and affordable market-rate housing providing a built-in customer base for new retail and restaurants. The mixed-use overlay would create a hub where wholesalers, manufacturers, and distributors can thrive with maker spaces, retailers, restaurants, galleries, hotels, and housing. It would also allow for live music, outdoor festivals, and nighttime programming to facilitate placemaking and the encouragement of artwork through the district.

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".

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|---|---|
| <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 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 checked="" 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 checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input 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 type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: <u>Active SGV</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Gabriel Valley Economic Partnership</u> |
| <input checked="" 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 March 16, 2026 Ending Date April 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of South El Monte</u>
Address: <u>687 S Coast Hwy</u>	Address: <u>1415 Santa Anita Ave</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>South El Monte, CA 91733</u>
Contact (Name and Title): <u>Chelsea Ohanesian, Project Manager</u>	Contact (Name and Title): <u>David De Vries</u>
Phone: <u>760-479-4863</u>	Phone: <u>626-350-5667</u>
Email: <u>cohanesian@dudek.com</u>	Email: <u>ddevries@soelmonte.org</u>

Signature of Lead Agency Representative:  Date: 3-15-26

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

Attachment A

APNs:

5281024023,5281024032,5281024029,5281024030,5281024033,5281024008,5281024010,5281024009,5281024034,5281024011,5281024028,5281024002,5281024027,5281024022,5281024001,8117001001,8117001003,8117001002,8117001005,8117001010,8117001014,8117001036,8117002001,8117001025,8117004002,8117006031,8117001033,8117001016,8117002008,8117001024,8117001031,8117006028,8117007014,8117001023,8117001021,8117001037,8117003002,8117007006,8117003003,8117002002,8117003004,8117003005,8117007021,8117007001,8117004001,8117006034,8117006032,8117007008,8117001020,8117007017,8117007049,8117006023,8117007016,8117006033,8117007048,8117007009,8117007020,8117007045,8117007040,8117007036,8117007013,8117007022,8117004003,8117007005,8117007035,8117007010,8117007041,8117007033,8117007047,8117007007,8117007037,8117007055,8117008004,8117008007,8117001011,8117002005,8117002007,8117007056,8117008019,8117008027,8117008003,8117009002,8117008015,8117008018,8117009012,8117008010,8117008024,8117008026,8117008008,8117011010,8117011016,8117007052,8117007053,8117008013,8117008014,8117009013,8117009014,8117008002,8117009021,8117011008,8117008012,8117008025,8117009005,8117007054,8117009019,8117011013,8117009004,8117009020,8117009006,8117009018,8117008009,8117009007,8117009017,8117011032,8117011031,8117011033,8117011009,8117011023,8117008001,8117009011,8117009016,8117011007,8117009001,8117009003,8117007018,8117011028,8117012019,8117012071,8117011027,8117012035,8117012081,8117011026,8117012082,8117012036,8117012039,8117012080,8117012073,8117012045,8117012072,8117012084,8117012023,8117012068,8117011034,8117012060,8117012021,8117012070,8117012030,8117012058,8117012074,8117012025,8117012040,8117012059,8117012024,8117012041,8117012078,8117007050,8117007051,8117009015,8117011024,8117011025,8117012083,8102018005,8102018007,8102018015,8102018016,8102018003,8102018004,8102018006,8102018013,8102018002,8102018011,8102018014,8102018010,8102018012,8102018028,8102018020,8102019003,8102018021,8102019001,8102019007,8102020001,8102020006,8102018022,8102018019,8102019010,8102019011,8102018025,8102018023,8102018026,8102018017,8102018018,8102019004,8102019021,8102020012,8102019012,8102019022,8102020008,8102019018,8102020022,8102018029,8102019002,8102019008,8102020002,8102020003,8102019019,8102020013,8102021001,8102020035,8102021003,8102019025,8102020007,8102020015,8102020036,8102020028,8102020023,8102019016,8102020019,8102019015,8102020020,8102019017,8102020016,8102019006,8102021005,8102019009,8102020034,8102021006,8102021008,8102020

039,8102021002,8102021004,8102021012,8102021007,8102021009,8102021014,8102021013,8102019005,8102021010,8102021016,8102022001,8102022002,8102022011,8102022020,8102022003,8102022022,8102022024,8102023004,8102022004,8102023005,8102020040,8102020041,8102023008,8102022021,8102023014,8102023016,8102022006,8102022023,8102023001,8102023013,8102022005,8102023015,8102023010,8102022025,8102022029,8102023017,8102022018,8102023011,8102022026,8102022027,8102022010,8102023009,8102022028,8102023012,8102021015,8102038029,8102038032,8102039008,8102038030,8102038037,8102040005,8102038041,8102039010,8102039019,8102040001,8102039015,8102039017,8102039006,8102039007,8102039031,8102039033,8102039016,8102040012,8102038039,8102039030,8102040003,8102039005,8102039035,8102038038,8102040017,8102040019,8102038031,8102039029,8102040004,8102038016,8102038042,8102040020,8102039014,8102040006,8102040011,8102040013,8102038040,8102039009,8102039013,8102040016,8102039018,8102040002,8102040026,8102038003,8102040018,8102040029,8102040027,8102040030,8102038015,8102040023,8102040024,8117006003,8117006029,8117006030,8117006001,8117012086,8117006037,8117006040,8117006041,8117006042,8117006043,8117006038,8117006036,8117006035,8117006044,8117006039,8102038033,8102039036,8102038036,8102038047,8102038046,8102038049,8102038048,8102038045,8102038044,8102038052,8102038053,8102038051,8102038050,8102038054

Schools Within 2 Miles:

South El Monte High School, Obregon (Eugene A) Elementary School, Don Bosco Technical Institute, Potrero Heights Elementary School, Rice (Eldridge) Elementary School, Williams (Dan T) Elementary School, Loma Elementary School, Temple (Roger W) Intermediate, Duff (Margaret) Elementary School, Willard (Frances) Elementary School, Janson (Mildred B) Elementary School, Muscatel Middle School, Rosemead High School, Encinita Elementary School, Savannah Elementary School, K-Step Montessori, Telstar Montessori Child Care Center, Potrero Elementary School, Cortada Elementary School, Shirpser Elementary School, Rio Vista Elementary School, Columbia Middle School, New Lexington Elementary School, Wilkerson Elementary School, Miramonte Elementary School, El Monte High School, Payne (Willard F) Elementary School, Cogswell (PF) Elementary School, Parkview Elementary School, Maxson (BF) Elementary School, Monte Vista Elementary School, Kranz (Charles T) Middle School, Dean L Shively Middle School, New Temple Elementary School, and Rio Hondo Community College.