



## Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting

**DATE:** March 16, 2026

**TO:** State Clearinghouse, 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/SUBJECT:** Notice of Preparation (NOP) of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting (Scoping Meeting) for the South El Monte Arts District

**PROJECT LOCATION:** Generally centered by Chico Avenue and Rush Street in the City of South El Monte, California (refer to Figure 1, Location)

**NOTICE OF PREPARATION REVIEW PERIOD:** March 16, 2026, through April 16, 2026

**SCOPING MEETING:** April 9, 2026, from 6:00 p.m. to 8:00 p.m., at the South El Monte City Hall, 1415 Santa Anita Avenue, South El Monte, CA 91733

Pursuant to Public Resources Code Section 21165 and California Environmental Quality Act (CEQA) Guidelines Section 15050, the City of South El Monte (City) is the lead agency responsible for preparation of a Programmatic Environmental Impact Report (PEIR) addressing potential impacts associated with the proposed South El Monte Arts District Project (project).

### Project Overview

The City of South El Monte (lead agency) is preparing a PEIR for the establishment of the South El Monte Arts District. The project proposes an Overlay Zoning framework to transform the “Industrial West” corridor into a vibrant cultural and economic hub. The project 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). Overlay Zoning would allow housing for artists, veterans, and older adults, and would allow for 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 allow for artwork throughout the district.

## ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE PEIR

The PEIR will describe the reasonable foreseeable and potentially significant adverse impacts of the project (both direct and indirect), and identify which are found to be less than significant. The PEIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonable foreseeable future projects.

The following environmental topic areas will be addressed in the PEIR:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utility and Service Systems
- Wildfire

As environmental documentation for this project is completed, it will be available for review at the City's Office of Economic Development at 1415 Santa Anita Avenue, South El Monte, CA 91733; online on the City's website (<https://www.cityofsouthelmonte.org/663/South-El-Monte-Arts-District>); or online at [www.SEM.art](http://www.SEM.art).

## REQUEST FOR COMMENTS ON THE SCOPE OF THE PEIR

The purpose of this NOP is to solicit comments and suggestions regarding the scope and content of the PEIR and the environmental issues and alternatives to be addressed in the PEIR (CEQA Guidelines Section 15082). This NOP also provides notice for the public scoping meeting. The City, as lead agency, respectfully requests that any responsible or trustee agency responding to this notice reply in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should identify the significant environmental issues, reasonable alternatives, or mitigation measures that should be explored in the PEIR, as they are applicable to your agency's statutory responsibilities, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project. The content of the responses will help guide the focus and scope of the PEIR.

## RESPONDING TO THIS NOTICE

As specified in the CEQA Guidelines, the NOP will be circulated for a 30-day scoping period. The City requests your careful review and consideration of this notice, and it invites input and comments from responsible and trustee agencies, and interested persons and organizations regarding the preparation of the PEIR. Pursuant to CEQA Guidelines Section 21080.4, agencies must submit any comments in response to this NOP no later than *30 days after receipt of this notice*. The City will accept comments regarding this NOP through the close of business on **Thursday, April 16, 2026**.

All comments or other responses to this notice should be submitted to the following:

Attn: Planning Department  
1415 Santa Anita Avenue  
South El Monte, CA 91733

Or by email: [info@SEM.art](mailto:info@SEM.art) (Subject: Artist District EIR Scoping)

The NOP is available at the City at the address and department noted above, and can also be accessed online at: <https://www.cityofsouthelmonte.org/663/South-El-Monte-Arts-District> or at [www.SEM.art](http://www.SEM.art).

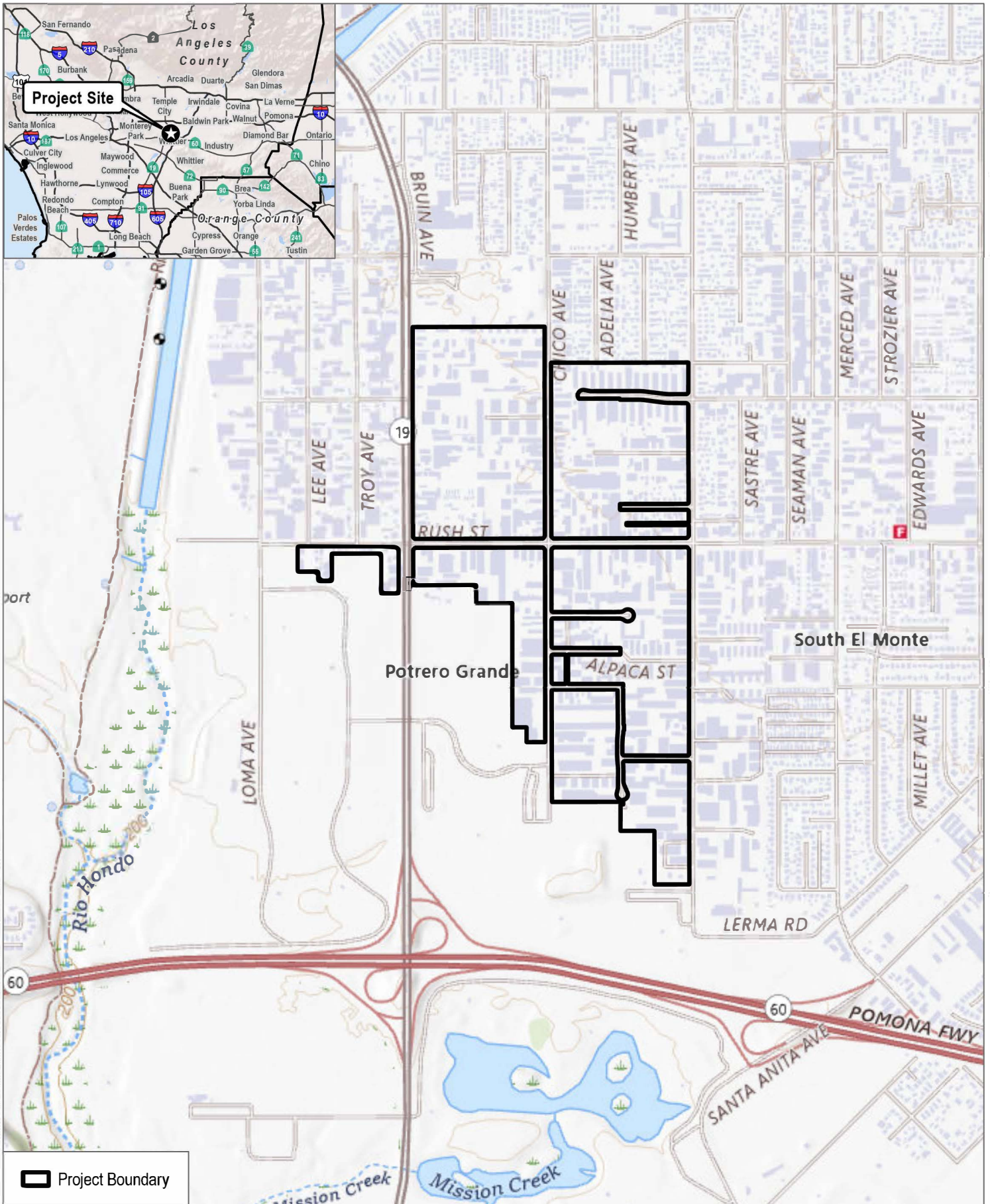
The NOP comment period begins on March 16, 2026, and closes at 5:00 p.m. on April 16, 2026. All comments concerning the scope of the PEIR must be submitted via email or written letter prior to the closure of the public comment period noted above. Please indicate a contact person in your comment. The City will consider all written comments received during the noticed public scoping period in the preparation of the PEIR.

### **PUBLIC SCOPING MEETING**

The City will hold a Public Scoping Meeting and Official Public Open House to solicit input on the scope of the PEIR. The meeting and open house will be held on **April 9, 2026, at 6:00 p.m.** at City Hall, 1415 Santa Anita Avenue, South El Monte, CA 91733. Attendees are welcome to provide oral and/or written comments at the meeting, or via mail or email through the comment period.

**Special Accommodations.** Should you require special accommodations at the Scoping Meeting, such as for the hearing impaired or an English translator, please contact the City no later than 5:00 p.m. on April, 4, 2026 (see contact information above).





SOURCE: USGS National Map 2026

**DUDEK**



0 550 1,100 Feet

**FIGURE 1**  
Location

City of El Monte





# SHAPE THE FUTURE OF THE SOUTH EL MONTE ARTS DISTRICT!



## PUBLIC OPEN HOUSE & SCOPING MEETING

Participate in the visioning for the Arts District and the CEQA EIR "Scoping" process to help us form the new Arts District and determine what environmental factors we need to study.

- **When:** April 9, 2026 | 6:00 PM – 8:00 PM
- **Where:** South El Monte City Hall, 1415 Santa Anita Ave. South El Monte
- **Activities:** View project posters, speak with planners, provide written comments, and participate in our Coloring Contest (Prizes for all age groups). Scan the QR code to RSVP or visit [www.SEM.art](http://www.SEM.art)
- **Coloring Contest**
  - On an 8.5" x 11" page, draw "What Does Art Mean to You in South El Monte?"
  - Submit to [info@SEM.art](mailto:info@SEM.art) or to City Hall by April 12, 2026 with Consent Form.

**RSVP HERE!**



**SEM.art**

### Take Action:

- Can't make it? Submit your formal comments, questions, ideas and interest to be involved to [info@SEM.art](mailto:info@SEM.art) or at City Hall.
- Web: Visit [www.SEM.art](http://www.SEM.art) for more details.

**Your City. Your Art. Your Voice.**

