

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of La Puente has prepared an Initial Study/Mitigated Negative Declaration pursuant to State and City Guidelines and Regulations for implementation of the California Environmental Quality Act (CEQA), for the following project:

Date: May 5, 2026

Project: Mixed-Use Places Project

Project Location: Citywide

Lead Agency/Applicant: City of La Puente, 15900 East Main Street, La Puente, California, 91744

Description: The City of La Puente (City) is proposing the La Puente Mixed-Use Places Project (Project) to address the City's housing needs and comply with State Housing Law while revitalizing the City's commercial corridors. The Project would apply a Mixed-Use (M-U) overlay zone to General Commercial (C-2) zoned parcels within the City, including Housing Element sites, that would enable parcels to redevelop with residential and a mix of uses if certain site criteria are met. The M-U overlay zone is intended to allow for a variety of medium- to high-density housing types and promote mixed-use development with supportive commercial uses, while continuing to allow properties to redevelop as commercial uses consistent with the underlying base zone. The City proposes implementing the Project in accordance with the City's Housing Element Update to encourage the development of housing for residents at various income levels and housing sizes. Implementation of the Project would update zoning regulations to increase development opportunities, simplify the process of building housing, and accommodate the City's mandated fair share of Los Angeles County's housing needs (also known as the Regional Housing Needs Allocation), as well as necessary additional capacity. As a result, the Project could result in additional housing capacity of approximately 3,128 dwelling units over the next 20 years (through 2046).

After reviewing the Initial Study for the Project, the Planning Division has determined that this Project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared.

The Initial Study and Mitigated Negative Declaration are available for public inspection at the Development Services Department, La Puente City Hall, 15900 E. Main Street, La Puente, CA 91744 and on the City's website – <https://lapuente.org/government/departments/development-services/planningdivision/>

The City invites you to provide written comments on the Initial Study and Negative Declaration. **The 30-day review period begins on May 5, 2026 and expires on June 3, 2026.** Due to the time limits mandated by State law, any written comments must be received no later than **5:00 p.m. on June 3, 2026.** Written comments should be sent to the address or email provided below:

City of La Puente, Development Services Department,
Attn: Juan Galvan, Senior Planner,
La Puente City Hall, 15900 E. Main Street,
La Puente, CA 91744
Email: JGalvan@lapuente.org.

Further Information:

To obtain information about the Project, please contact Juan Galvan, Senior Planner at the City of La Puente Development Services Department at 626.855.1538 (phone) or via email at JGalvan@lapuente.org.

Juan Galvan

Signature of Lead Agency Representative

4/29/2026

Date