

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: City of La Puente Mixed-Use Places Project

Lead Agency: City of La Puente Contact Person (Name and Title): Juan Galvan, Senior Planner

Mailing Address: 15900 East Main Street Phone and Email: 626.855.1538

City: La Puente Zip: 91744 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: La Puente

Cross Streets: N/A Zip Code: 91744, 91745, 91746, 91747

Longitude/Latitude (degrees, minutes and seconds)*: 34 ° 02 ' 13.7 " N / 117 ° 57 ' 00.3 " W Total Acres: 125.01

Assessor's Parcel No.: see attached Section: 15 Twp.: 1S Range: 10W Base: San Bernardino

Within 2 Miles: State Hwy #: SR-60 Waterways: San Jose Creek, Walnut Creek, San Gabriel River

Airports: N/A Railways: Union Pacific Schools: Hacienda La Puente Unified School District

*** Required field**

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: _____

Development Type:

Residential: Units* 3,128 Acres* 177 Transportation: Type* _____
 Office: Sq.ft.* _____ Acres* _____ Employees* _____ Mining: Mineral* _____
 Commercial: Sq.ft.* 320,000 Acres* 177 Employees* 2,158 Power: Type* _____ MW* _____
 Industrial: Sq.ft.* _____ Acres* _____ Employees* _____ Waste Treatment: Type* _____ MGD* _____
 Educational: _____ Hazardous Waste: Type* _____
 Recreational: _____ Other: _____
 Water Facilities: Type* _____ MGD* _____

*** 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:

General Commercial

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

The City of La Puente is proposing the La Puente Mixed-Use Places 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).

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".

<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 checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" 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 checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Energy Commission	<input checked="" 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 checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<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 May 5, 2026 Ending Date June 3, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of La Puente</u>
Address: <u>225 South Lake Avenue, Suite M210</u>	Address: <u>15900 East Main Street</u>
City/State/Zip: <u>Pasadena, California 91101</u>	City/State/Zip: <u>La Puente, California 91744</u>
Contact (Name and Title): <u>Laura Masterson, Project Manager</u>	Contact (Name and Title): <u>Juan Galvan, Senior Planner</u>
Phone: <u>949.373.8326</u>	Phone: <u>626.855.1538</u>
Email: <u>lmasterson@dudek.com</u>	Email: _____

Signature of Lead Agency Representative: *Juan Galvan* Date: 4/29/2026

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

APNs

No.	Assessor's Parcel Number (APN)
1	8201-001-013
2	8201-001-015
3	8213-001-901
4	8213-018-011
5	8213-018-014
6	8213-018-905
7	8213-019-009
8	8213-019-010
9	8213-019-011
10	8213-019-014
11	8213-019-015
12	8213-019-018
13	8213-019-019
14	8213-019-020
15	8213-019-021
16	8213-019-022
17	8213-019-024
18	8213-020-001
19	8213-020-004
20	8213-020-005
21	8213-020-006
22	8213-020-007
23	8213-020-008
24	8213-020-009
25	8213-020-014
26	8213-020-016
27	8213-020-026
28	8213-020-028
29	8213-023-001
30	8213-023-002
31	8213-023-004
32	8213-023-005
33	8213-023-006

No.	Assessor's Parcel Number (APN)
34	8213-023-007
35	8213-023-008
36	8213-023-028
37	8251-008-032
38	8251-008-033
39	8251-008-034
40	8251-008-039
41	8251-008-059
42	8251-008-063
43	8251-009-007
44	8251-009-009
45	8251-009-011
46	8251-009-027
47	8251-009-028
48	8251-009-029
49	8251-009-030
50	8251-009-031
51	8251-009-032
52	8252-012-013
53	8252-012-018
54	8252-012-022
55	8252-012-024
56	8252-012-025
57	8252-012-026
58	8252-012-036
59	8252-012-037
60	8252-015-002
61	8252-015-003
62	8252-015-023
63	8252-015-026
64	8252-016-021
65	8252-016-022
66	8252-021-029
67	8252-021-030
68	8252-021-032

No.	Assessor's Parcel Number (APN)
69	8252-021-033
70	8252-022-005
71	8252-022-019
72	8252-022-021
73	8252-022-022
74	8254-013-003
75	8254-013-027
76	8254-014-024
77	8254-014-026
78	8254-014-040
79	8262-012-017
80	8263-001-040
81	8263-001-045
82	8263-001-046
83	8263-001-049
84	8263-002-016
85	8263-029-040
86	8263-029-041
87	8464-032-001
88	8464-032-038
89	8464-032-041
90	8464-032-042
91	8464-032-044
92	8464-032-049
93	8464-032-902
94	8464-033-027
95	8464-033-097
96	8464-033-100
97	8470-024-015
98	8470-024-017
99	8470-024-019
100	8470-024-021
101	8470-024-028
102	8470-024-030
103	8470-024-034

No.	Assessor's Parcel Number (APN)
104	8470-024-035
105	8470-024-036
106	8470-024-039
107	8470-043-016
108	8471-020-005
109	8471-020-017
110	8471-020-028
111	8471-020-029
112	8471-020-800
113	8471-021-018
114	8471-021-029
115	8471-021-030
116	8471-021-801
117	8471-022-013
118	8471-022-014
119	8471-022-015
120	8472-037-001
121	8472-037-002
122	8472-037-004
123	8472-037-007
124	8472-037-008
125	8472-037-021
126	8472-037-028
127	8472-038-002
128	8472-038-007
129	8472-038-008
130	8472-038-009
131	8472-038-042
132	8472-038-048
133	8472-039-006
134	8472-039-016
135	8472-039-019
136	8472-039-021
137	8472-039-022
138	8213-018-015

No.	Assessor's Parcel Number (APN)
139	8213-023-003
140	8251-009-013
141	8252-015-025
142	8254-013-003
143	8254-013-006
144	8254-013-027
145	8254-013-031
146	8254-014-012
147	8254-014-024
148	8254-014-026
149	8254-014-040
150	8263-001-030
151	8263-001-043
152	8263-001-050
153	8464-033-094
154	8464-033-095
155	8464-033-099
156	8471-022-012
157	8472-037-029
158	8472-038-005
159	8472-038-006