



CITY OF EL MONTE NOTICE OF DETERMINATION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM:
Lead Agency: City of El Monte
Planning Division
11333 Valley Boulevard
El Monte, CA 91731
Contact: Nancy Lee, Senior Planner
Phone: (626) 580-2096

TO: County Clerk
County of Los Angeles
12400 East Imperial Highway
Norwalk, CA 90650

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

STATE CLEARING HOUSE

NUMBER: SCH No. 2008071012
(IF SUBMITTED TO STATE CLEARINGHOUSE)

PROJECT TITLE: El Monte Logistics Center
PROJECT APPLICANT: BTC III El Monte Logistics Center LP; 4675 MacArthur Court, Suite 625; Newport Beach, CA 92660

CONTACT PERSON: Nancy Lee, Senior Planner
Phone: (626) 580-2096

PROJECT LOCATION: The Project site consists of an approximately 15.4-acre property (APN 8575-024-043) located at 3900 Arden Drive, between Arden Drive and Valley Circle, north of East Valley Boulevard.

PROJECT DESCRIPTION: Development of an approximately 15.4-acre property with one (1) 370,992 s.f. industrial building that would include 20,000 s.f. of office space, 10,000 s.f. of mezzanine space, and 340,992 s.f. of high-cube cold storage warehouse or high-cube transload and short-term storage warehouse uses. Discretionary approvals associated with the proposed Project include Design Review Approval No. 08-19 (DR No. 08-19) for a nonresidential structure of 5,000 s.f. or more and Modification No. 04-20 (MOD No. 04-20) to deviate from the maximum allowable fence/wall height of eight (8) feet to allow for screening walls up to a maximum height of 15 feet.

This is to advise that on **June 30, 2020** the **Planning Commission** approved Design Review Approval No. 08-19 (DR 08-19) and Modification No. 04-20, and approved an Addendum to the City's General Plan and Zoning Code Update Final Program EIR (SCH No. 2008071012) with the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment
2. An ADDENDUM to a certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the EIR Addendum and the earlier, certified EIR (SCH No. 2008071012), with comments and responses and record of project approval is available to the General Public at: City of El

Monte, City Hall West, 11333 Valley Boulevard, El Monte, CA 91731, or online at <https://www.ci-el-monte.ca.us/277/Environmental-Documents>.

Signature (Public Agency):  _____ Title: Senior Planner
Nancy Lee

Date: July 1, 2020 Date Received for filling at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.