

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: Valley Boulevard Residential Project

Lead Agency: City of El Monte Contact Person: Sandra Elias
 Mailing Address: 11333 Valley Boulevard Phone: 626-258-8621
 City: El Monte Zip: 91731 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: City of El Monte
 Cross Streets: Valley Boulevard and La Madera Avenue Zip Code: 91731

Longitude/Latitude (degrees, minutes and seconds): 34 ° 03 ' 57 " N / 118 ° 01 ' 28 " W Total Acres: 2.81
 Assessor's Parcel No.: 8566-021-010, 011, 012, 013, 014 and 015 Section: 22 Twp.: 1 South Range: 11 West Base: SBBM
 Within 2 Miles: State Hwy #: Interstate 10 Waterways: San Gabriel River
 Airports: El Monte Airport Railways: N.A. Schools: El Monte High School

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: TTM 082715

Development Type:

Residential: Units 83 Acres 2.81
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant/Mixed/Multiuse (MMU)/Mixed/Multiuse (MMU)

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

The project proposes the development of 83 multi-family residential units in two separate lots. Lot A is approximately 0.96-acres and located on the eastern portion of the site and proposes a four-story podium building with 43 residential units and 94 resident and guest parking stalls on the ground floor of the building. Access to the ground floor parking is from La Madera Avenue on the east side of the project site. A leasing office is proposed for the ground floor in the southeast corner of the building. Approximately 2,400 square feet of community space is proposed on the ground floor of the building. Lot B is approximately 1.85-acres and located on the western portion of the site. Lot B includes the development of 40 residential units in eight (8) stand-alone buildings with 97 parking spaces, including guest parking. A tot lot is proposed near the middle of Lot B adjacent to the west project boundary.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input 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 type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input 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 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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 6, 2021 Ending Date November 4, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Phil Martin & Associates</u>	Applicant: <u>Southland Real Estate Group</u>
Address: <u>1809 E. Dyer Road, Suite 301</u>	Address: <u>11730 Valley Boulevard</u>
City/State/Zip: <u>Santa Ana, CA 92705</u>	City/State/Zip: <u>El Monte, CA 91732</u>
Contact: <u>Phil Martin</u>	Phone: <u>626-292-6868</u>
Phone: <u>949-454-1800</u>	

Signature of Lead Agency Representative:  Date: October 6, 2021

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