



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the public agency named below, acting as Lead Agency, has completed an Initial Study of the following described project at the following location:

Public Agency:	City of South El Monte
Project Name:	Starlite Residential Development
Project Description:	The proposed Starlite Residential Development project would result in the redevelopment of the 12.3-acre former Starlite Drive-in Theater site for residential uses with 207 dwelling units (169 single-family homes and 38 multifamily homes). An additional entry would be created off Chico Avenue at the eastern portion of the site. The proposed project would also include 9,000 square feet of recreational facilities (pool, pool deck, and recreation building).
Project Location:	The 12.3-acre project site is in the City of South El Monte at the former Starlite Drive-in Theater site at 2540 Rosemead Boulevard. The City is in the central portion of Los Angeles County and is bordered by the cities of El Monte to the north and east, Rosemead to the west, and Whittier Narrows Natural Area to the south. The project site is accessed off Rosemead Boulevard (State Route 164 [SR-164]), which runs north-south, and is one mile south of Interstate 10 (I-10), which runs east-west.

An Initial Study, reflecting the independent judgment of the Lead Agency, was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. Based on this Initial Study, the City of South El Monte has concluded that the project, with the incorporation of mitigation measures, will not have a significant effect on the environment, and has therefore prepared a Proposed Mitigated Negative Declaration.

- The Project site **IS** on a list compiled pursuant to Government Code section 65962.5.
- The Project site **IS NOT** on a list compiled pursuant to Government Code section 65962.5.
- The proposed project site **IS** considered a project of statewide, regional or areawide significance.
- The proposed project site **IS NOT** considered a project of statewide, regional or areawide significance.
- The proposed project **WILL** affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- The proposed project **WILL NOT** affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- A scoping meeting **WILL** be held by the lead agency.
- A scoping meeting **WILL NOT** be held by the lead agency.

Copies of the Initial Study and Proposed Mitigated Negative Declaration are on file and are available for public review online at <https://www.cityofsouthelmonte.org/411/Public-Notices> and at the City of South El Monte City Hall, 1415 Santa Anita Avenue, South El Monte, CA 91733.

Lead Agency Address: 1415 N. Santa Anita Ave., South El Monte, CA 91733

The review period for this Proposed Mitigated Negative Declaration starts on January 14, 2022, and ends on February 14, 2022. Any public agency or other party wishing to comment on this Proposed Mitigated Negative Declaration must submit comments, in writing, to the City of South El Monte by February 14, 2022.

Date: January 14, 2022

If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.

Ian McAleese, Assistant Planner
City of South El Monte