

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: Paseo Santa Fe ProjectLead Agency: City of El Monte, Planning DepartmentContact Person: Nancy LeeMailing Address: 11333 Valley BoulevardPhone: (626) 580-2096City: El MonteZip: 91731County: Los Angeles**Project Location:** County: Los Angeles City/Nearest Community: El MonteCross Streets: Valley Boulevard, Monterey Avenue, and Railroad Street Zip Code: 91731Longitude/Latitude (degrees, minutes and seconds): 34 ° 04 ' 33.8 " N / 118 ° 02 ' 16.3 " W Total Acres: 4.95Assessor's Parcel No.: 13 APNs, see the Project Description

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-10, I-605 and SR-164Waterways: Rio HondoAirports: San Gabriel Valley AirportRailways: El Monte MetrolinkSchools: Columbia Middle 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, Variances, Design Review

Development Type:

Residential: Units 87 Acres 4.95
 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: 0.79-acre park 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: GHG emissions, tribal resources

Present Land Use/Zoning/General Plan Designation:Zoning: SP-4 - Downtown Specific Plan (Monte Vista Sub-Area and Station Sub-Area); General Plan: Downtown Core**Project Description:** *(please use a separate page if necessary)*

The project involves the development of 18 three-story, 40-foot tall, multi-family residential buildings, totaling 87 condominium townhome units and associated private driveways on a 4.95-acre site. The condominium townhome units would range from 1,387 gross square feet (sf) and 1,837 gross sf (approximate). The project would have a total building area of approximately 141,887 sf. Additionally, the project would involve the construction of a 0.79-acre city park that would be accessed via Monterey Avenue. A portion of El Monte Avenue would be converted to a pedestrian walkway that is referred to in the project plans as the El Monte Paseo. The El Monte Paseo, at 6,220-sf in area, would provide a pedestrian link from Valley Boulevard to the El Monte Metrolink Station and El Monte Trolley Station. APNs: 8575-017-909, 8575-019-907, 8575-019-908, 8575-019-910 through -914, 8575-021-932, 8575-021-934, 8575-021-936, 8575-022-922, and 8575-022-925. Also includes Court Adair, King Court, and portions of Monterey Avenue, El Monte Avenue, and Railroad Street.

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 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 checked="" 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 # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 4
<input checked="" 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 checked="" type="checkbox"/> Fish & Game Region # 5	<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 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 November 9, 2023 Ending Date December 8, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>87 Unit Residential DevelopmentMJW Investments, LLC.</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>27702 Crown Valley Pkwy Suite D-4-197</u>
City/State/Zip: <u>Los Angeles, CA 90012</u>	City/State/Zip: <u>Ladera Ranch, CA 92694</u>
Contact: <u>Susanne Huerta</u>	Phone: <u>(626) 710-6377</u>
Phone: <u>(213) 797-5859</u>	

Signature of Lead Agency Representative: Nancy Lee Digitally signed by Nancy Lee
Date: 2023.11.08 09:04:44 -08'00' Date: 11/8/23

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