



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

<p>Notice is hereby given that the public agency named below, acting as Lead Agency, has completed an Initial Study for the following described project at the following location:</p>	
<b>Public Agency:</b>	City of South El Monte
<b>Project Name:</b>	<b>2222 Rosemead Boulevard Warehouse Development</b>
<b>Project Description:</b>	The proposed 2222 Rosemead Boulevard Warehouse Development project would result in the construction of a 156,877-square-foot (sf) concrete tilt-up warehouse with 13 dock doors. Of the 156,877 sf, the Project would have 113,703 sf of warehouse space, 7,879 sf of retail use, 20,305 sf of accessory warehouse office use, and 14,990 sf of warehouse storage. The building would be at a maximum height of 48 feet 10 inches and have a site coverage of approximately 55 percent with a Floor-Area Ratio of 0.7. Access to the site would be from two driveways on Rosemead Boulevard.
<b>Project Location:</b>	The 5.14-acre project site is in the City of South El Monte at 2200, 2212, 2218, and 2226 Rosemead Boulevard (Assessor Parcel Numbers 8102-039-029, 8102-039-030, 8102-039-031, 8102-039-035). The City is in the central portion of Los Angeles County and is bordered by the City of El Monte to the north and east, City of Rosemead to the west, and the Whittier Narrows Natural Area in unincorporated Los Angeles County to the south. The project site is accessed off Rosemead Boulevard (State Route 164 [SR-164]), which is located adjacent to the project site; SR-60, which is 0.9-mile south of the project site; and Interstate 10 (I-10), which is approximately 1.3 miles north of the project site.
<p>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.</p>	
<input type="checkbox"/> The Project site <b>IS</b> on a list compiled pursuant to Government Code section 65962.5.	
<input checked="" type="checkbox"/> The Project site <b>IS NOT</b> on a list compiled pursuant to Government Code section 65962.5.	
<input type="checkbox"/> The proposed project site <b>IS</b> considered a project of statewide, regional or areawide significance.	
<input checked="" type="checkbox"/> The proposed project site <b>IS NOT</b> considered a project of statewide, regional or areawide significance.	
<input type="checkbox"/> The proposed project <b>WILL</b> affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input checked="" type="checkbox"/> The proposed project <b>WILL NOT</b> affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input type="checkbox"/> A scoping meeting <b>WILL</b> be held by the lead agency.	
<input checked="" type="checkbox"/> A scoping meeting <b>WILL NOT</b> be held by the lead agency.	
<p>Copies of the Initial Study and Proposed Mitigated Negative Declaration are on file and are available for public review online at <a href="https://www.cityofsouthelmonte.org/606/Current-Projects">https://www.cityofsouthelmonte.org/606/Current-Projects</a> and at the City of South El Monte City Hall, 1415 Santa Anita Avenue, South El Monte, CA 91733.</p>	
<b>Lead Agency Address:</b>	1415 N. Santa Anita Ave., South El Monte, CA 91733
<p>The review period for this Mitigated Negative Declaration starts on October 1, 2024, and ends on October 30, 2024. Any public agency or other party wishing to comment on this Mitigated Negative Declaration must submit comments, in writing, to the City of South El Monte by October 30, 2024.</p>	
<b>Date:</b>	<b>September 30, 2024</b>
<p>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.</p>	

**ORIGINAL FILED**

OCT 01 2024

LOS ANGELES, COUNTY CLERK

\_\_\_\_\_  
Gerardo Marquez, Planning Manager  
City of South El Monte

Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION  
NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



Tuesday, October 1, 2024 8:25 AM

Item(s)

Fee	Qty	Total
NoI - County Fee 2024204059	1	\$0.00
<b>Total</b>		<b>\$0.00</b>

Total Documents: 1  
Customer payment(s):



ON October 01 2024UNTIL October 31 2024

REGISTRAR – RECORDER/COUNTY CLERK



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2024 204059

FILED  
Oct 01 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TINA TRAN

Gerardo Marquez, Planning Manager  
City of South El Monte