

**CITY OF EL MONTE, CALIFORNIA**

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC INVITATION TO ATTEND A “SCOPING SESSION”  
FOR THE DOWNTOWN EL MONTE SPECIFIC PLAN AND MASTER PLAN**

**(Hablamos Español favor de hablar con Marcella Magdaleno at (626) 258-8626)**

The City of El Monte (the “City”) is the lead agency for the preparation of an Environmental Impact Report (EIR) consistent with the provisions of the California Environmental Quality Act (CEQA) for the Project identified below. This Notice of Preparation (NOP) is being distributed to solicit the views of the public and public agencies as to the scope and content of the environmental information relevant to the agency’s statutory responsibilities when considering a permit or other approval for the project. A Project “Scoping Session” is also being conducted to ensure the public has the opportunity to provide input on topics related to the EIR.

PROJECT TITLE:	Downtown El Monte Transit Oriented Development (TOD) Specific Plan and Master Plan
PUBLIC REVIEW PERIOD:	Friday, July 31, 2015 to Monday, August 31, 2015
SCOPING MEETING:	Thursday, August 13, 2015 at 6:30 P.M. El Monte City Hall East, Council Chambers 11333 Valley Boulevard, El Monte, CA
RESPONSES AND COMMENTS:	Responses and comments can be provided orally or in writing at the scoping meeting. In addition, they may also be submitted in writing prior to 5:00 P.M. Monday, August 31, 2015. Comments, questions and written correspondence may be directed to: Jason C. Mikaelian, Planning Service Manager City of El Monte - City Hall West 11333 Valley Boulevard El Monte, CA 91731 (626) 580-2064 <a href="mailto:jmikaelian@elmonteca.gov">jmikaelian@elmonteca.gov</a>
PROJECT AREA:	The project is approximately 115 acres in size and is located within the heart of the City and encompasses a triangular area bounded by the railroad tracks to the north, Santa Anita Avenue to the west and Ramona Boulevard to the south and east (the Project area was expanded to include properties on both sides of Ramona Boulevard). In addition, the property at the southwest corner of Santa Anita Avenue and Valley Boulevard is also included in the project area. The project area is conveniently linked to public transit. Along the northern boundary of the area is the Metrolink Station. Located on the west side of Santa Anita Avenue is the El Monte Metro Transit Center (the largest bus station on the west coast) and “The Gateway Project” (a 14.3 acre transit oriented, multi-phase, mixed use development consisting of 485 housing units and 25,000 square feet of retail). See the enclosed map showing the project area boundaries.
PROJECT DESCRIPTION:	The proposed Project is the creation of a Specific Plan and Master Plan for El Monte’s Downtown District, which includes Valley Mall, as a transit- and pedestrian oriented, mixed-use urban village. The Project would be directly linked by convenient public transit (including the City’s Metrolink station and the El Monte Transit Center). The Project will be planned to provide sufficient housing, retail, commercial, entertainment, dining, and recreational uses to create a critical mass sufficient to function as a true Transit-Oriented Downtown for the City of El Monte. The creation of a Transit Oriented Development Specific Plan would implement regional planning policies and create the synergies needed for an urban experience in Downtown El Monte.  The proposed Project would require approval of a range of entitlements from the City Planning Commission and City Council including:

