

South El Monte Athletic Fields and Business Park Project EIR Scoping Meeting



South El Monte City Hall, Council Chambers, 1415 Santa Anita Avenue, South El Monte, CA 91733

Monday, July 22, 2024

6:30 PM

Overview of Presentation

- ▶ Purpose of CEQA Scoping Meeting
- ▶ Overview of Project
- ▶ What is CEQA and What Does it Require?
- ▶ Notice of Preparation (NOP)
- ▶ Potential Environmental Impacts
- ▶ Contact Information
- ▶ Public Comments

Project Roles and Responsibilities

- ▶ City of South El Monte
 - ▶ “Lead Agency” for Project’s CEQA review
 - ▶ Responsible for the adequacy and objectivity of the EIR
- ▶ Kimley-Horn and Associates
 - ▶ Preparing EIR on behalf of the City of South El Monte
- ▶ Magellan Value Partners (MVP) (Applicant)

Purpose of Scoping Meeting

- ▶ Describe the Project
- ▶ Explain CEQA and requirements
- ▶ Receive input from the public and interested agencies on the environmental issues to be addressed in the Environmental Impact Report (EIR)

Project Overview



Existing Site Characteristics

- ▶ Located at 825 Lexington-Gallatin Road, Assessor Parcel Number (APN) 8119-005-032
- ▶ The project site is just within the southwestern boundary of the City
- ▶ The approximately 21-acre site is vacant with remnants of a dilapidated building and concrete slab along southeast boundary
- ▶ Whittier Narrows Recreation Area, (unincorporated Los Angeles County), is west of the site
- ▶ The project site is located within U.S. Army Corps of Engineers (USACE) reservoir flowage easement lands associated with the spillway activation elevation of the Whittier Narrows Dam.

Proposed Project Summary

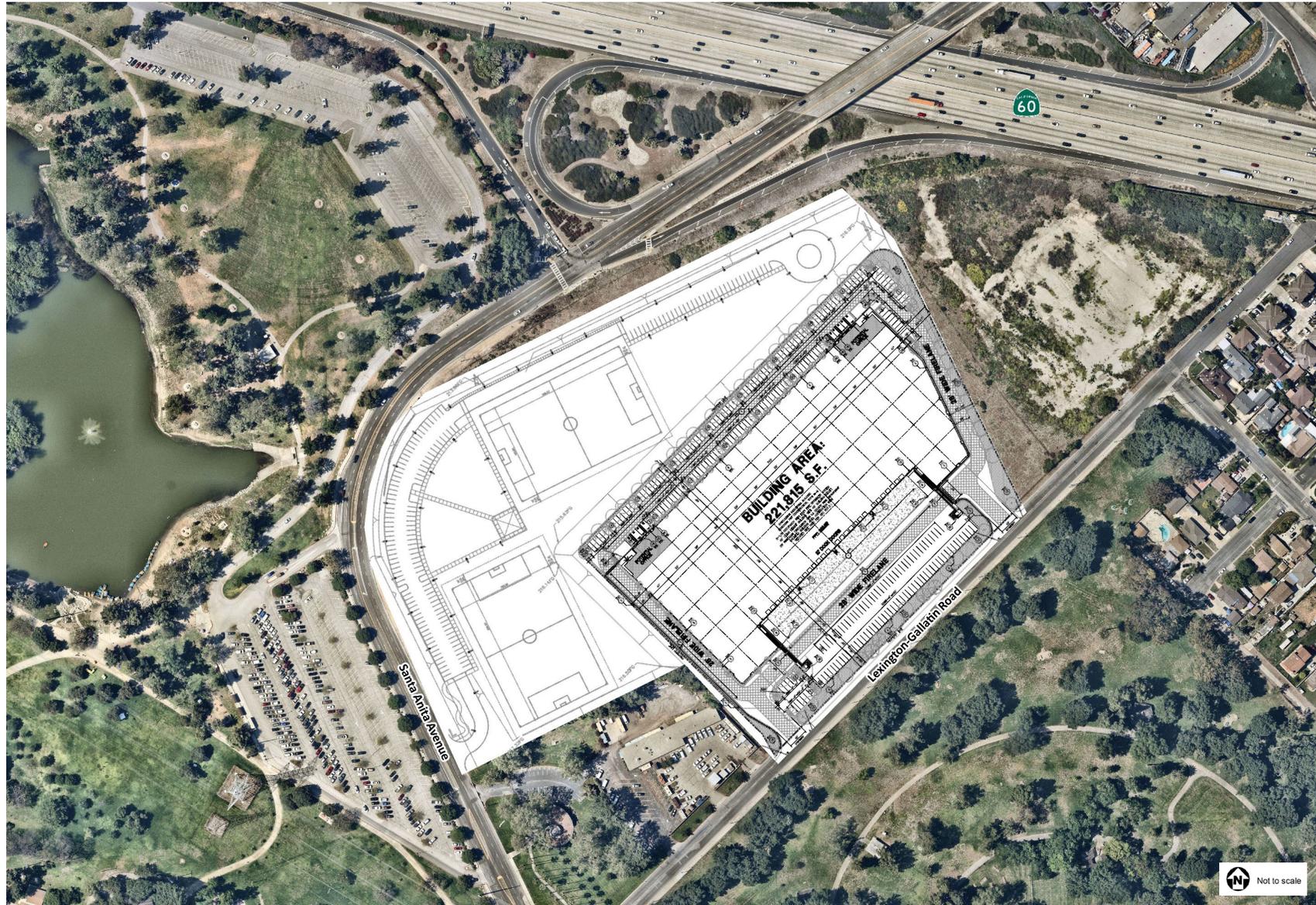
- ▶ The Applicant proposes to develop 10.2 acres of the 21-acre site with a 221,815-square-foot (sf) warehouse on the southeastern portion of the site.
 - ▶ Access to the warehouse would be provided via two driveways on Lexington-Gallatin Road
 - ▶ The warehouse building would include the following components:

Warehouse	Office	Mezzanine Office	Total Building	Dock Doors	Automobile Parking Stalls
201,815 sf	10,000 sf	10,000 sf	221,815 sf	27	277

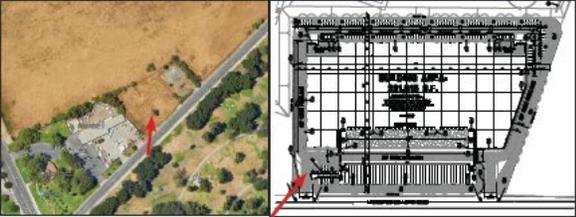
Proposed Project Summary (cont.)

- ▶ The Applicant would dedicate 10.9 acres on the northwestern portion of the site to the City for a future park.
 - ▶ Access to the future park would be one driveway on Santa Anita Avenue
 - ▶ Possible future park uses would be two soccer fields, open lawn areas, restrooms, and parking.
 - ▶ Lighting for the future park area would include safety and security lighting for the parking lots, and stadium lighting for the proposed soccer fields.

Conceptual Site Plan



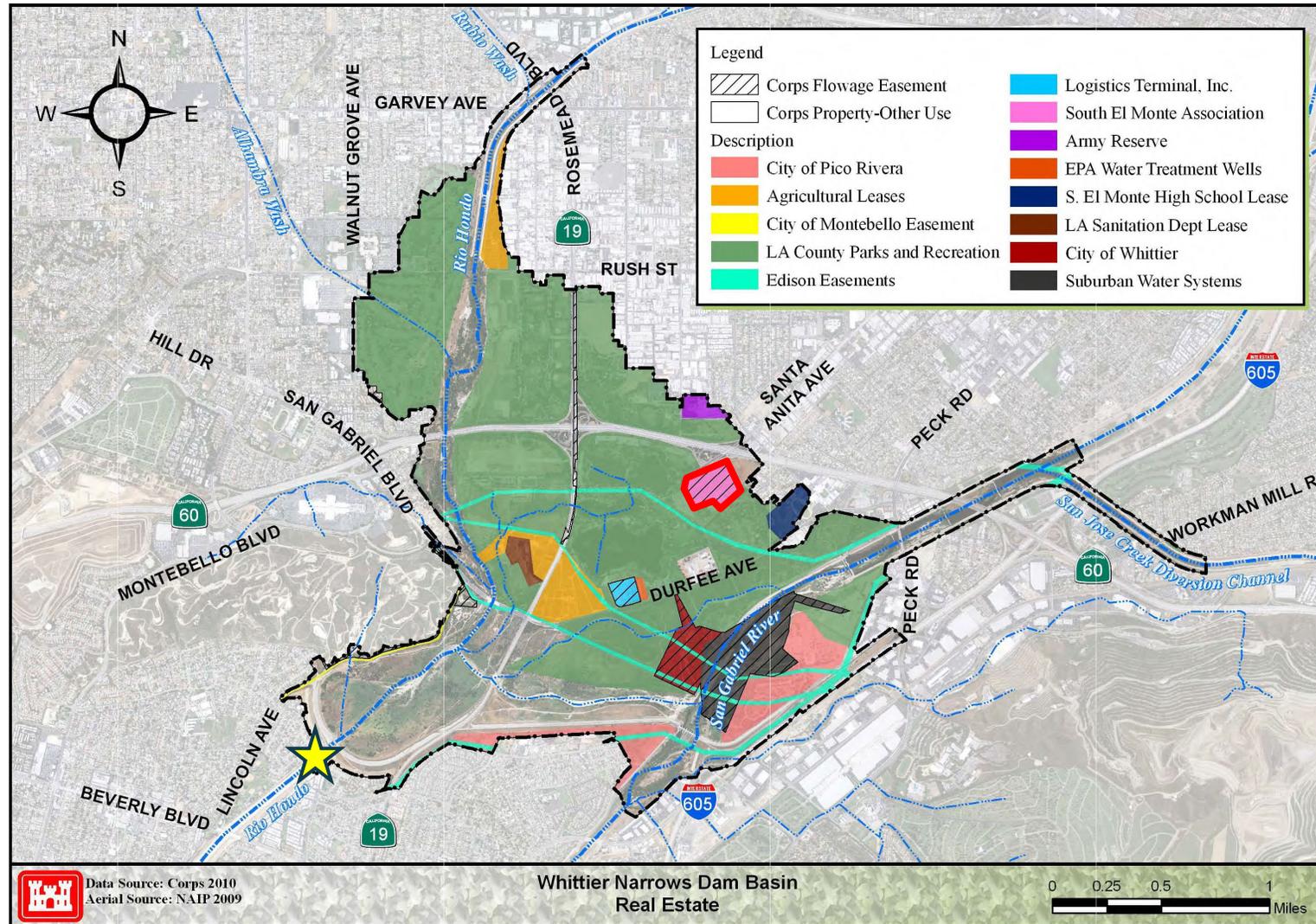
Project Rendering



HPA Building Perspective View
825 LEXINGTON-GALLATIN
South El Monte, CA #21963 | 07.22.2024



USACE Retention Basin



- ▶ The project site is located within USACE reservoir flowage easement lands associated with the spillway activation elevation of the Whittier Narrows Dam.
- ▶ Any future development is not allowed to reduce the Whittier Narrows reservoir's storage space.
- ▶ To avoid an adverse effect to flood storage capacity of the reservoir, the Project would excavate within the future park area and raise the finished grade of the warehouse portion above the spillway activation elevation using the excavated material.
- ▶ Project Site

What is CEQA?

- ▶ California Environmental Quality Act (CEQA)
- ▶ Purpose of CEQA:
 - ▶ Inform decision-makers and public about potential environmental effects of proposed activities
 - ▶ Identify ways to avoid or reduce potential environmental effects
 - ▶ Analyze alternatives
 - ▶ Disclose to the public the reasons for approval of projects with significant environmental effects

What Does CEQA Require?

- ▶ Consideration of a project's components, including construction and operations
- ▶ Comparison of existing environmental conditions to future conditions with project implementation
- ▶ Identification of potential environmental impacts
- ▶ Mitigation of significant impacts
- ▶ Evaluation of Alternatives to the proposed project

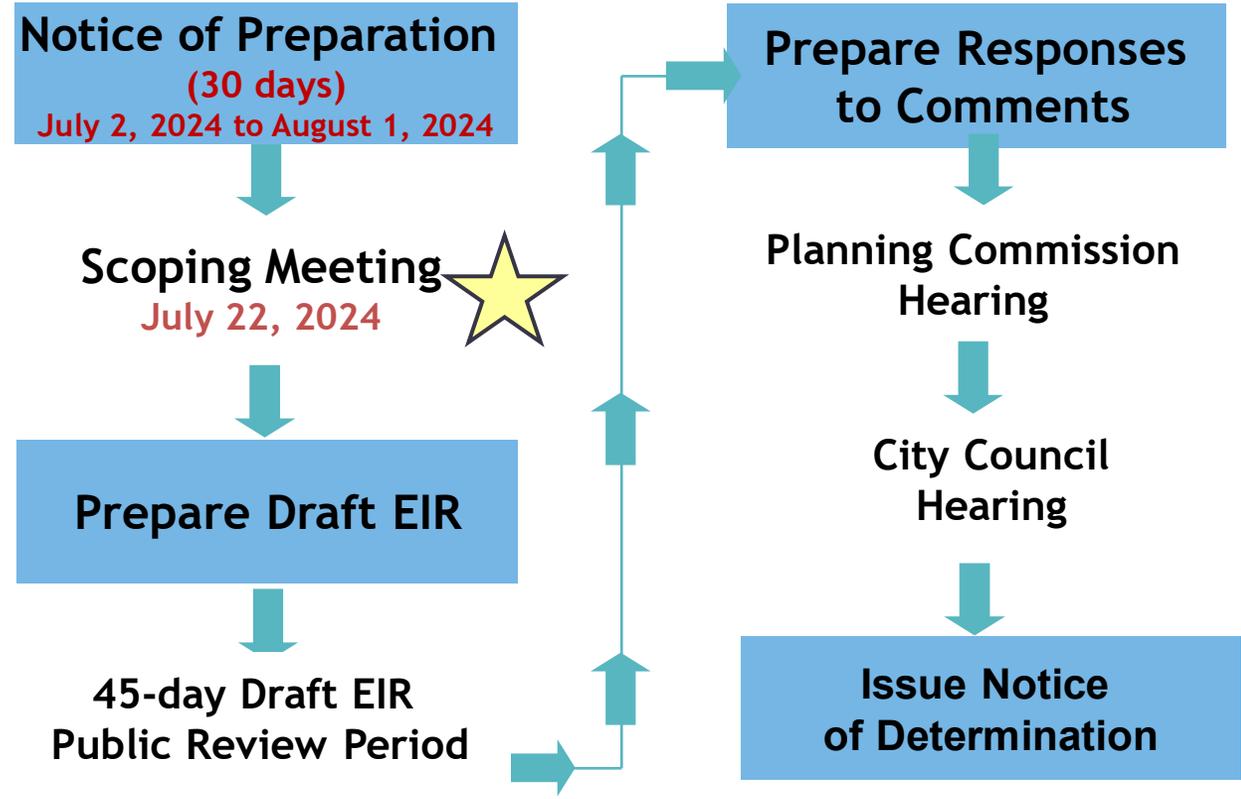
Environmental Topics to be Analyzed in the EIR

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Energy
- ▶ Geology and Soils
- ▶ Greenhouse Gas Emissions
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Population and Housing
- ▶ Public Services
- ▶ Recreation
- ▶ Transportation and Circulation
- ▶ Tribal Cultural Resources
- ▶ Utility and Service Systems

Notice of Preparation

- ▶ Contains a brief description of the Project, its location, and where documents related to the Project can be found
- ▶ Notifies responsible and trustee agencies and other interested parties that an EIR will be prepared
- ▶ Solicits input regarding the scope, focus, and content of the Draft EIR
- ▶ Distributed for a 30-day public review period

EIR Process



Public Comment Opportunities

- ▶ You are encouraged to comment tonight on the environmental issues to be analyzed in the EIR:
 - ▶ Environmental Information and Analysis to be included in the EIR
 - ▶ Environmental Issues to consider
 - ▶ Alternatives to the Project to evaluate
- ▶ Notice of Preparation (NOP) Comment Period will end on **August 1, 2024**, at close of business
- ▶ During the 45-day Draft EIR Public Comment Period
- ▶ Planning Commission and City Council Public Hearings

Public Comment Contact Information

- ▶ Please submit written comments (or e-mails) to:

Gerardo Marquez, Planning Manager
City of South El Monte

1415 Santa Anita Avenue
South El Monte, CA 91733

Or by email: gmarquez@soelmonte.org

Comments must include name,
address, e-mail, or contact number

Public Comments and Questions



Thank you for
attending!