



## NOTICE OF PREPARATION AND NOTICE OF A PUBLIC SCOPING MEETING

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**TO:** ALL INTERESTED PARTIES

**SUBJECT:** NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF EL MONTE GENERAL PLAN AND ZONING CODE UPDATE

**LEAD AGENCY:** CITY OF EL MONTE  
11333 Valley Boulevard  
El Monte, CA 91731

**CONTACT:** Alexander Chan, Associate Planner

**SCOPING MEETING:** August 6, 2008 – 6:30 PM  
City of El Monte  
City Hall East (Council Chambers)  
11333 Valley Boulevard  
El Monte, CA 91731

**NOP REVIEW PERIOD:** July 2, 2008 – July 31, 2008

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act,” as amended to date, the City of El Monte intends to prepare a Program Environmental Impact Report (PEIR) for the project described below.

**Project Title:** City of El Monte General Plan and Zoning Code Update

**Project Location:** The City of El Monte is 12 miles east of Downtown Los Angeles within Los Angeles County, in the heart of the San Gabriel Valley. El Monte is specifically located just west of the interchange of Interstates 605 and 10. The San Gabriel River borders the city on the east and the Rio Hondo River bisects the eastern half of the city from the north to the southwest. El Monte is surrounded by the cities of Baldwin Park, Industry, Arcadia, Irwindale, Temple City, Rosemead, South El Monte, and unincorporated Los Angeles County.

**Project Description:** The proposed project is an update to the City of El Monte General Plan and Zoning Code. This update involves a revision to the land use map and a revision to elements required by the State of California as well as adding optional elements to address community matters. The updated General Plan consists of ten elements, including: Land Use, Housing, Circulation, Safety, Noise, Open Space and Conservation, Public Services and Facilities, Community Design, Cultural Resources, and Economic Development. Optional elements were included in the General Plan to provide additional direction for the City’s future. The Zoning Code update will reflect the changes to the General Plan to ensure consistency between land use designations and zoning classifications, and to implement the updated land use plan.

**Environmental Analysis:** The City prepared an Initial Study and found that the following environmental factors could be potentially impacted by the proposed project. An analysis of the environmental issues listed below will be included in the Draft Program Environmental Impact Report (PEIR). All recipients of this NOP are invited to comment on the scope of any of the potential environmental impacts listed below.

The Draft EIR will also analyze a range of reasonable alternatives, per CEQA Guidelines Section 15126.6.

- Aesthetics – The EIR will examine the impacts of the proposed land use changes on the visual character and quality of the City in addition to any city ordinances or policies related to urban form, building design, commercial signage, and other factors.
- Air Quality – Due to continued growth within the City of El Monte and the surrounding greater Los Angeles County, air emissions from both mobile and stationary sources can be expected to increase over the General Plan buildout horizon. The EIR will analyze these potential increases and explore improvement strategies.
- Cultural Resources – The Draft EIR will analyze any potential cultural resource impacts within the City, and any related policy measures or city ordinances concerning their protection.
- Geology and Soils – The EIR will map and analyze any potential hazards relating to existing geology throughout the City.
- Hazards and Hazardous Materials – Any existing or potential hazards or hazardous waste generators throughout the city will be discussed and any federal, state or local legislation concerning hazards and hazardous material handling, transport, etc., will be identified.
- Hydrology and Water Quality – This section of the Draft EIR will analyze many issues concerning hydrology and water quality, including the existing storm drain system serving the City, water providers for the City, the future availability of water, flood hazards, and groundwater quality.
- Land Use and Planning – The EIR will address the issue of consistency and compatibility of the proposed land use changes and policies of the proposed General Plan and Zoning Code Update with existing policies and plans.
- Noise – The City of El Monte has multiple major sources of noise – freeways, railroads, and airport. A noise analysis will be conducted and analyzed in the Draft EIR.
- Population and Housing – The Draft EIR will analyze the potential changes in population, employment, and housing within the City.
- Public Services – The Draft EIR will analyze any impacts that the proposed general plan would have on public services that include, but are not limited to, police, fire, the school system, and libraries.
- Recreation -Future growth under the proposed General Plan Update could lead to an increased use of existing neighborhood and regional parks or other recreational facilities. In addition, any new recreational facilities proposed may result in adverse impacts. These issues will be examined in the Draft EIR.
- Transportation – Continued growth both within the City and in surrounding communities will increase the amount of traffic experienced within the City. A traffic study will be conducted and its results will be analyzed in the Draft EIR.
- Utilities and Service Systems – The Draft EIR will examine general plan buildout impacts on such city services as water supply, sewer system capacity, and solid waste disposal.

The proposed project was found to have no potential to create significant impacts on Agricultural Resources, Biological Resources, and Mineral Resources.

The City of El Monte would like to know the views of agencies and other interested parties as to the scope and content of the environmental information that is germane to each agency's statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, comments on the Initial Study will be received at the **August 6, 2008** scoping meeting and during the public review period to be held between **July 2, 2008 through July 31, 2008**. Comments should focus on the issues and alternatives to be addressed in the Draft EIR. The final scope of the EIR will be based on the comments received on this NOP.

Please submit your written comments to the address shown above. Agencies should provide the name of a contact person with their response. Copies of the NOP and the Initial Study will be available for public review at the public counter of the City of El Monte Planning Department. The City is also proposing to conduct a CEQA Scoping Meeting for the proposed Project, which is open to the general public as follows:

Time: 6:30 PM  
Date: Wednesday, August 6, 2008  
Place: City of El Monte  
City Hall East (City Council Chambers)  
11333 Valley Boulevard  
El Monte, Ca 91731.

Interested persons are invited to contact Mr. Minh Thai, Planning Services Manager, or Mr. Alex Chan, Associate Planner, of the City of El Monte at (626)258-8626, regarding questions or to request further details regarding this proposed project. Interested parties may also send their comments or questions electronically to [achan@elmonteca.gov](mailto:achan@elmonteca.gov).

NOP Issued July 2, 2008

CITY OF EL MONTE

By: \_\_\_\_\_

Minh Thai

Planning Services Manager

City of El Monte