

**CITY OF EL MONTE CITY COUNCIL**

**NOTICE OF PUBLIC HEARING**

**NOTICE OF EXEMPTION PURSUANT TO CEQA**

**NOTICE OF CATEGORICAL EXCLUSION FROM  
DETAILED ENVIRONMENTAL REVIEW PURSUANT TO NEPA**

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

- TO:** All Interested Parties
- FROM:** City of El Monte City Council
- LEAD AGENCY:** City of El Monte Economic Development Department
- PROPERTY LOCATIONS:** Southeast corner of Valley Boulevard and Santa Anita Avenue (Former El Monte Community Redevelopment Agency Lands: APN Nos. 8575-023-903, 8575-023-904, 8575-023-905, 8575-023-906, and 8575-023-907) and Southeast corner of Valley Boulevard and Granada Avenue (City of El Monte Public Parking Lot No. 1: APN Nos. 8575-023-900 and 8575-023-901)
- PROJECT DESCRIPTION:** A public hearing shall be conducted on Tuesday, December 6, 2016 at 7:00 PM in El Monte City Council Chambers regarding the sale of certain lands acquired by the former El Monte Community Redevelopment Agency to the City of El Monte as approved by the State Department of Finance for final redevelopment and disposition by the City to Norms Restaurants El Monte, LLC pursuant to the Long Range Property Asset Management Plan of the Successor Agency to the former El Monte Community Redevelopment Agency, including a proposal for Norms Restaurant El Monte, LLC to develop a Norms Restaurant at the southeasterly corner of Valley Boulevard and Santa Anita Avenue on the lands acquired by the former El Monte Community Redevelopment Agency (the "Norms Site").
- The Norms Site includes approximately 32,000 square feet of land. The matters to be considered by the City Council during the public hearing include:
1. Receipt and approval of an Economic Development Public Benefits Report pertaining to the costs and benefits to the City associated with the approval of the various agreements for the development of the Norms Restaurant on the Norms Site and the related public parking lot improvements on City Public Parking Lot No. 1 adjacent to the Norms Site pursuant to Government Code Section 53083;
  2. Consideration of a finding by the City Council that the development of a Norms Restaurant on the Norms Site and the improvements to the adjacent City Public Parking Lot No. 1 which shall be reviewed by the City Council on December 6, 2016, is consistent with the Initial Study/Environmental Assessment approval of the Norms Restaurant Project by the City Council Resolution adopted on July 19, 2016 and that the project is Categorical Exempt pursuant to Sections §15061(b)(3) and §15332 of the California Environmental Quality Act (CEQA) and Categorical Excluded pursuant to 40 CFR 1508.4 of the National Environmental Policy Act (NEPA);

3. Receipt and approval of a report and recommendation from the El Monte Parking Authority that subject to the construction and installation of the proposed Public Parking Lot No 1 improvements in accordance with the design as recommended by the El Monte Parking Authority and approved by the City Council, and that the Public Parking Lot Covenant in favor of the City will preserve and substantially enhance the existing level and utility of public parking on City Public Parking Lot No 1;
4. Consideration and approval of the Norms Restaurant Disposition Agreement between the City and Norms Restaurants El Monte, LLC;
5. Consideration and approval of the Norms Restaurant Ground Lease and Option to Purchase between the City and Norms Restaurants El Monte, LLC;
6. Consideration and approval of the Norms Restaurant New Jobs Grant Agreement between the City and Norms Restaurants El Monte, LLC;
7. Consideration and approval of the Public Parking Lot Covenant between the City and Norms Restaurants El Monte, LLC;
8. Consideration and approval of a Construction Corporation by and between the El Monte Agreement Parking Authority and the City for the improvement, restoration and renewal of City Public Parking Lot No. 1; and
9. Direction and authorization to the City Manager and City Attorney to make conforming changes to finalize, execute and implement the Norms agreements as described above and open the escrow as set forth in the Norms Restaurant Disposition Agreement at the earliest feasible date.

**APPLICANT/  
PROPERTY  
OWNER:**

City of El Monte as the Successor Agency, 11333 Valley Blvd, El Monte CA 91731

Norms Restaurants El Monte, LLC, 17904 Lakewood Blvd, Bellflower, CA 90801

**ENVIRONMENTAL  
DOCUMENTATION:**

An Initial Study/Environmental Assessment was conducted for the project and indicates that the proposed project would not result in any significant adverse unmitigable impacts and does not individually or cumulatively have a significant effect on the human environment. For these reasons, the City of El Monte has determined that a Categorical Exemption and a Categorical Exclusion are the appropriate CEQA and NEPA environmental determinations.

**CEQA** The project is Categorically exempt and qualifies for a General Rule Exemption (refer to CEQA Guidelines §15061(b)(3)) and a Class 32 In-fill Development Exemption (refer to CEQA Guidelines §15332)

**NEPA** Categorical Exclusion. In accordance with 40 CFR 1508.4, the proposed project does not individually or cumulatively have a significant effect on the human environment, therefore, neither an environmental assessment nor an environmental impact statement is required.

**PUBLIC REVIEW AND COMMENT:**

The Planning Division Public Counter at El Monte City Hall West, 11333 Valley Blvd, El Monte, CA 91731, M-Th, 7:30 am-5:30 pm accept legal holidays.

**PLACE OF PUBLIC HEARING:**

Pursuant to State Law, the City Council will hold a public hearing to receive testimony, orally and in writing regarding one or more elements of the proposed disposition of land by the City of El Monte to Norms Restaurants El Monte, LLC in accordance with the Long Range Property Management Plan of the Former El Monte Community Redevelopment Agency. The public hearing is scheduled for:

Date: Tuesday, December 6, 2016  
Time: 7:00 p.m.  
Place: El Monte City Hall Council Chambers  
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the environmental documentation or proposed application for the Norms Restaurant Project and the improvement, reconstruction and renewal of City Public Parking Lot No. 1 may do so orally or in writing at the public hearing or in writing prior to the meeting date. Written comments shall be sent to Minh Thai; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at [mthai@elmonteca.gov](mailto:mthai@elmonteca.gov). If you challenge the actions of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. For further information regarding this application, please contact Minh Thai at (626) 258-8626, Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published, Mailed, and Posted: Monday, November 21, 2016 City of El Monte City Council  
Jonathan Hawes, City Clerk