

**CITY OF EL MONTE
NOTICE OF INTENT TO ADOPT
AN INITIAL STUDY-MITIGATED NEGATIVE DECLARATION**

Hablamos Español favor de hablar con Jeni Colon (626) 258-8626

LEAD AGENCY: City of El Monte Planning Division

PROJECT TITLE: Conditional Use Permit (CUP) No. 6-2024 & Design Review (DR) No. 12-2024

PROJECT LOCATION: 4301 Temple City Boulevard (El Monte APN 8592-005-005 and Temple City APNs 8592-005-006 & 8592-005-007) (A full legal description of the property is on file in the office of the El Monte Planning Division).

PROJECT DESCRIPTION:

This is a Notice of Intent (NOI) of a Mitigated Negative Declaration (IS-MND) to notify the public that the City of El Monte, as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared an IS-MND for a proposed project consisting of the construction of a self-storage building (project) located at 4301 Temple City Boulevard in both El Monte (APN 8592-005-005) and Temple City (APN 8592-005-006, 8592-005-007). The project proposes the construction and operation of an approximately 133,460-square-foot self-storage building on a 2.45-acre site with an associated office, surface parking and loading areas, landscaping and a six-foot tall wrought iron fence perimeter. The project site is surrounded by industrial land uses across Eaton Wash (North), across the railroad (south), automotive commercial business (east) and residences (west).

Currently, the project site is a 2.45-acre undeveloped lot. The project site is currently zoned General Manufacturing (M-2) (El Monte) and Industrial (Temple City). The General Plan land use designations are currently Industrial Business Park (El Monte) and Industrial (Temple City).

APPLICANT: Magellan Value Partners c/o Rick Martinez

PROPERTY OWNER: MVP EL MONTE TEMPLE CITY LLC

PUBLIC REVIEW/COMMENT PERIOD:

The City of El Monte Planning Division invites written comments on issues related to potential environmental impacts during the 30-day comment period, which starts on **July 17, 2025, and will conclude on August 19, 2025**. The IS-MND be viewed online on the City website at: <https://www.ci.el-monte.ca.us/499/Current-Projects>

A hardcopy of the IS-MND and related documents are available for review at the following locations during the regular business hours:

City Hall West
Planning Division
11333 Valley Boulevard
El Monte, CA
7 a.m. to 5:30 p.m.
(Monday thru Thursday)

El Monte Library
3224 Tyler Avenue
El Monte, CA
12 p.m. to 8 p.m. (only Tues)
10 a.m. to 6 p.m. (Wed thru Sat)

Norwood Library
4550 Peck Road
El Monte, CA
12 p.m. to 8 p.m. (only Tues)
10 a.m. to 6 p.m. (Wed thru Sat)

Due to the time limits mandated by State law, your response must be sent at the earliest possible time but no later than 30 days after receipt of this notice, and no later than 5:00 PM on August 19, 2025. Please send written/typed comments (including a name, telephone number, email, and any other contact information) to the following:

(PLEASE SEE REVERSE)

Sandra Elias, City Planner
626-258-8621
City of El Monte
Planning Division
11333 Valley Boulevard
El Monte, California 91731

You may also email your response to selias@elmonteca.gov

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