

Jeff Ortiz, Chair
Leo Barrera, Vice Chair
Gracie Retamoza, Commissioner
Jackie Rubio, Commissioner
Kenneth Tang, Commissioner



Gerardo Marquez, Director of Community
Development & Public Works
Renee Reyes, Secretary
Adrian De Leon, Assistant City Attorney

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION

AGENDA

February 24, 2026, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

PUBLIC COMMENT

Those wishing to participate during Public Comment may do so in person at the South El Monte City Hall Council Chambers, or may submit written public comments by emailing rreyes@soelmonte.org. Emailed public comments are due by 5:00 p.m., and should be limited to no more than 250 words. Written public comments will be provided to the Planning Commission and will be part of the record but will not be read aloud.

To participate during public comment via teleconference, see below:

Link: <https://us02web.zoom.us/j/86581711880>

Webinar ID: 865 8171 1880

Or Call In: 1 669 900 6933, when prompted, enter 86581711880#

LIVE STREAMING OF MEETINGS

The City of South El Monte live streams the Planning Commission Meetings over the Internet at <https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes>. After the meetings, recordings are immediately posted. NOTE: Your attendance at this public meeting may result in the streaming and recording of your image and/or voice.

AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Secretary at (626) 652-3175 at least 72 hours prior to the meeting.

MEETINGS

The Planning Commission holds regular meetings on the fourth Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California. Special and Adjourned Regular meetings start time are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (Government Code Section 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online (at the link below) and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

VIEWING OF AGENDA PACKETS

Full agenda packet can be viewed either at <https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes> or in the Community Development's Office at City Hall during normal business hours Monday through Thursday 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Renee Reyes, Commission Secretary
Ph (626) 652-3175

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Commissioners: Retamoza, Rubio, Tang, Vice Chair Barrera, and Chair Ortiz

2. PLEDGE OF ALLEGIANCE

Commissioner Tang

3. PRESENTATIONS - None

4. APPROVAL OF AGENDA

By motion of the Planning Commission, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

5. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Planning Commission, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Commission objects, the Chair may provide speakers more or less time to speak. All comments or queries shall be addressed to the Commission as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the Planning Commission shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

6. CONSENT CALENDAR

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously pulled by a member of the Planning Commission during "Approval of the Agenda" for individual consideration. Any items pulled shall be individually considered immediately after taking action on the Consent Calendar.

6.a. CONSIDERATION AND APPROVAL OF THE REGULAR PLANNING COMMISSION MEETING MINUTES OF JANUARY 27, 2026.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the January 27, 2026, Planning Commission Meeting.

7. PUBLIC HEARINGS

7.a. ADOPTION OF RESOLUTION NO. 26-01 APPROVING TIME EXTENSION (TX 25-03) FOR CONDITIONAL USE PERMIT (CUP 20-06) TO CONSTRUCT A NEW 65,084 SQ. FT. WAREHOUSE, OFFICE, AND RETAIL BUILDING ON THE PROPERTY LOCATED AT 2512 ROSEMEAD BOULEVARD

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 26-01, approving Time Extension No. 25-03 for Conditional Use Permit No. 20-06 for the proposed development

of a 2.54 acre site with a 65,084 square foot warehouse, office, and retail building at 2512 Rosemead Boulevard.

- 7.b. CONSIDERATION OF RESOLUTION NO. 26-02, RECOMMENDING THAT THE CITY COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT (ENVIRONMENTAL ASSESSMENT REVIEW NO. 25-01), INCLUDING MITIGATION MONITORING AND REPORTING PROGRAM, ADOPT CEQA FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS, GENERAL PLAN AMENDMENT (NO. 23-03), ZONE CHANGE (NO. 23-01), AND RESOLUTION NO. 26-03 AND 26-04, CONDITIONALLY APPROVING A SUBDIVISION (NO. 23-01) AND CONDITIONAL USE PERMIT (NO. 23-07), IN ORDER TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM (C) COMMERCIAL TO (C-M) COMMERCIAL-MANUFACTURING, AND CHANGE THE ZONING DESIGNATION FROM (C) COMMERCIAL TO (M) MANUFACTURING, AND SUBDIVIDE ONE PARCEL INTO TWO SEPARATE LOTS, TO ALLOW FOR THE DEVELOPMENT OF A FUTURE PUBLIC CITY PARK ON AN APPROXIMATELY 10.7-ACRE LOT BY THE CITY AND DEVELOPMENT OF AN APPROXIMATELY 221,815 SQUARE-FOOT INDUSTRIAL BUILDING BY THE DEVELOPER ON AN APPROXIMATELY 10.5-ACRE LOT FOR THE PROPERTY LOCATED AT 825 LEXINGTON-GALLATIN ROAD, SOUTH EL MONTE, CA.**

RECOMMENDED ACTION: Staff recommends that the Planning Commission:

(i) Adopt Resolution No. 26-02, forwarding to the City Council a recommendation to certify the Final EIR, approve General Plan Amendment (No. 23-03), and approve Zone Change (No. 23-01), and

(ii) Adopt Resolution No. 26-03, and 26-04, conditionally approving a Subdivision (No. 23-01) and Conditional Use Permit (No. 23-07) for the development of a future public city park on an approximately 10.7-acre lot by the City and development of an approximately 221,815 square-foot industrial building by the developer on an approximately 10.5-acre lot.

8. GENERAL BUSINESS - None

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS

AB 1234, section 53232.3(d) requires Members of a legislative body to provide brief reports on meetings attended at the expense of the local agency (i.e., Conferences, seminars, training etc.) at the next regular meeting of the legislative body.

10. CORRESPONDENCE - None

11. COMMISSIONERS AGENDA - None

12. STAFF MEMBER COMMENTS

12.a. 2026 PLANNING COMMISSION ACADEMY

12.b. 2026-2027 PLANNING COMMISSION RE-ORGANIZATION

13. ADJOURNMENT

NEXT REGULAR PLANNING COMMISSION MEETING:

Tuesday, March 24, 2026, at 6:00 p.m.

CERTIFICATION

I, Renee Reyes, Secretary, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on this 19th day of February 2026, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org.

Renee Reyes
Secretary

CITY OF SOUTH EL MONTE
REGULAR PLANNING COMMISSION MEETING MINUTES
Tuesday, January 27, 2026, 6:00 P.M.

1. **ROLL CALL** – Chair Ortiz called the meeting to order at 6:22 p.m.

The meeting was delayed due to technical difficulties.

PRESENT: Commissioner(s): Chair Ortiz, Vice Chair Barrera, Retamoza, Rubio, Tang

ABSENT: Commissioner(s): None

STAFF PRESENT: Adrian De Leon, Assistant City Attorney; Gerardo Marquez, Director of Community Development & Public Works; David De Vries; Director of Economic Development, Charlize Hernandez; Planning Assistant, and Renee Reyes, Secretary.

Zoom was provided for the Public to participate during public comment via teleconference.

2. **PLEDGE OF ALLEGIANCE** – Commissioner Rubio led the Pledge of Allegiance.

3. **PRESENTATIONS**

3.a. ARTS DISTRICT OVERLAY AND SELECTION OF PREFERRED ALTERNATIVE – BY DIRECTOR OF ECONOMIC DEVELOPMENT, DAVID DE VRIES.

David De Vries, Director of Economic Development presented to the Commission regarding the development of an Arts District and potential mural program. He shared ideas based on a case study he conducted to gather concepts and best practices to bring forward for consideration in the City of South El Monte. His presentation included examples of a proposed vision, program elements, artistic streetscape features, and supporting infrastructure improvements. David also discussed potential funding opportunities and partnerships he is exploring to support the initiative.

Commissioners posed questions to Staff.

3.b. CURRENT AND FUTURE PROJECTS UPDATE – BY DIRECTOR OF COMMUNITY DEVELOPMENT & PUBLIC WORKS, GERARDO MARQUEZ

Gerardo Marquez, Director of Community Development and Public Works presented an overview of current and future projects, providing a brief description and status update for each.

Commissioner posed questions to Staff.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Rubio seconded by Vice Chair Barrera, to approve the agenda. Motion passed 5-0 by the following vote:

AYES: Commissioner(s): Chair Ortiz, Vice Chair Barrera, Retamoza, Rubio, Tang

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

5. PUBLIC COMMENT

Chair Ortiz opened Public Comment.

1. John Ventura – Expressed his views on the proposed Arts District.
2. Eduardo Saucedo – Shared his views and ideas regarding the Kruse property.

Chair closed Public Comment seeing no one else wishing to speak.

6. CONSENT CALENDAR

A motion was made by Commissioner Rubio, seconded by Commissioner Retamoza, to approve the agenda. Motion passed 5-0, by the following vote:

6.a. CONSIDERATION AND APPROVAL OF THE SPECIAL PLANNING COMMISSION MEETING MINUTES OF DECEMBER 17, 2025.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the December 17, 2025 Special Planning Commission Meeting.

AYES: Commissioner(s): Chair Ortiz, Vice Chair Barrera, Retamoza, Rubio, Tang

NAYS: Commissioner(s): None

ABSENT: Commissioner(s): None

7. PUBLIC HEARING - None

8. GENERAL BUSINESS - None

9. COMMISSIONERS REPORTS, INCLUDING AB 1234 REPORTS - None

10. CORRESPONDENCE – None

11. COMMISSIONERS' AGENDA

11.a. CHAIR ORTIZ

1. 2026 Planning Commission Academy

Chair Ortiz briefed the Commissioners on the Planning Academy, outlining its purpose and the topics participants would learn. Gerardo Marquez, Director of Community Development and Public Works provided additional information and details.

12. STAFF MEMBER COMMENTS - None

13. ADJOURNMENT

At 7:25 p.m., there being no more business before the Commission, Chair Ortiz adjourned the meeting to a Regular Planning Commission Meeting on Tuesday, February 24, 2026, at 6:00 p.m.

I Renee Reyes, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 19th day of February 2026.

Secretary



Planning Commission Agenda Report

Agenda Item No. 7.a.

DATE: February 24, 2026

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Director of Community Development and Public Works

SUBMITTED BY: Charlize Hernandez, Planning Assistant

SUBJECT: ADOPTION OF RESOLUTION NO. 26-01 APPROVING TIME EXTENSION (TX 25-03) FOR CONDITIONAL USE PERMIT (CUP 20-06) TO CONSTRUCT A NEW 65,084 SQ. FT. WAREHOUSE, OFFICE, AND RETAIL BUILDING ON THE PROPERTY LOCATED AT 2512 ROSEMEAD BOULEVARD

PUBLIC NOTICE: Notice of Public Hearing was posted on February 12, 2026.

PROJECT LOCATION: Address: 2512 Rosemead Blvd.
 Project Applicant: JWDA-MS Architects
 Property Owner: Golden Trinity, LLC.
 Zone: "C-M" (Commercial-Manufacturing)
 Lot Size: 110,612 square feet (2.54 acres)

SURROUNDING ZONING AND LAND USE

	Zone	General Plan	Land Use
North	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Retail
South	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale
East	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Starlite Development
West	"C-M" (Commercial-Manufacturing)	Commercial-Manufacturing	Wholesale

BACKGROUND: On July 21, 2020, The Planning Commission adopted Resolution No. 20-06 approving Conditional Use Permit No. 20-06 to develop the vacant 2.54 acre site for the construction of a 65,084 warehouse, office, and retail building at 2512 Rosemead

Blvd. On February 6, 2023, the Applicant submitted a one-year extension of their Project. The Planning Commission approved and granted the extension on February 21, 2023. The Applicant submitted a second one-year extension of their Project on January 16, 2024. The Planning Commission approved and granted the extension on February 20, 2024. The Applicant has been working with external agencies to acquire all clearances but is pending Regional Water Quality Control Board (RWQCB) clearance and thus requested additional time. The Applicant submitted a third one-year extension on October 28, 2024, which was approved by the Planning Commission on February 25, 2025. On November 11, 2025, the Applicant submitted a fourth one-year extension for the Project. The Applicant has been working with the Regional Water Quality Control Board to acquire clearance, displaying significant progress by completing all excavation and clean-up efforts per their request, and submitting the final report to them on September 2025. The last step remaining is for the Applicant to receive the final clearance letter from the Board, which is predicted to occur this year. Once the Applicant receives the final clearance letter, then construction may commence on the Project.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 26-01, approving Time Extension No. 25-03 for Conditional Use Permit No. 20-06 for the proposed development of a 2.54 acre site with a 65,084 square foot warehouse, office, and retail building at 2512 Rosemead Boulevard.

ANALYSIS: On November 11, 2025, JWDA-MS Architects (“Applicant”) requested a fourth Time Extension for a CUP that was approved by Planning Commission on July 21, 2020. Per South El Monte Municipal Code (“SEMMC”) Section 17.03.060, a CUP shall automatically become null and void if not utilized within 24 months from the date of approval. If the Conditional Use Permit is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit. The latest extension that was granted expired on February 21, 2026. The applicant has submitted plans for Building Plan Check, which has been deemed complete and is ready for issuance. The Applicant has indicated that the RWQCB requested an analysis of the site due to potential brownfield contamination. However, according to the Applicant, due to complications between the Los Angeles Regional Water Quality Control Board and Fulcrum Resources Environmental, the applicant required additional time to complete the Remedial Action Plan. Approval of the Time Extension will allow the Applicant to move forward with construction of the Project.

CONCLUSION: Disapproval of the current request would create an undue hardship onto the property owner, in that the Applicant has invested time and money to prepare the necessary construction plans to develop the site with a 65,084 sq. ft. building and is currently at the last step of receiving approval from the RWQCB. Approval of this request will not be detrimental to the health, safety and general welfare of the public, in that the approval will allow for the development of a 2.54 acre parcel of land that has been vacant for many years. Staff recommends that the Planning Commission adopt Resolution No. 26-01, approving Time Extension (TX) No. 25-03.

ATTACHMENT(S):

- A. Resolution No. 26-01
- B. Request From Applicant
- C. Approved Resolution No. 20-06

PLANNING COMMISSION

RESOLUTION NO. 26-01

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING A TIME EXTENSION (TX 25-03) FOR CONDITIONAL USE PERMIT (CUP 20-06) TO CONSTRUCT A NEW 65,084 SQ. FT. WAREHOUSE, OFFICE, AND RETAIL BUILDING ON THE PROPERTY LOCATED AT 2512 ROSEMEAD BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. On July 21, 2020, Resolution No. 20-06 was approved for Conditional Use Permit (CUP 20-06), to construct a new 65,084 sq. ft. warehouse, office, and retail building (“Project”) at 2512 Rosemead Boulevard (“Property”). JWDA-MS Architects (“Applicant”) submitted the first request for extension on February 6, 2023. The Planning Commission approved the extension on February 21, 2023. On January 16, 2024, the Applicant submitted a request for a second extension. The Planning Commission approved the extension on February 20, 2024. On October 28, 2024, a third extension was submitted, which was approved by the Planning Commission on February 25, 2025. The Applicant submitted an additional request for a fourth extension on November 11, 2025.

SECTION 2. Pursuant to the South El Monte Municipal Code Section 17.03.060, a proposed project’s CUP approval shall automatically become null and void if not utilized within 24 months from date of approval. If the conditional use permit is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit Staff determines that the termination of approval will cause an undue hardship on the Applicant since they are currently in the Building Department Plan Check process and will be starting construction later this year. Denying the extension will delay the Project for a significant amount of time.

SECTION 3. The Planning Commission hereby finds that the adoption of Resolution 24-01 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 4. The Planning Commission hereby approves Time Extension (TX 25-03) for Conditional Use Permit (CUP 20-06) for the construction of a 65,084 square foot building for twelve months from the date of this approval.

ADOPTED this 24th day of February, 2026.

Chairman

ATTEST:

Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 26-01 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 24th day of February 2026.

AYES: Commissioner(s): Barrera, Tang, Retamoza, Rubio and Vice Chair Ortiz

NOES:

ABSENT:

Secretary

Planning Department
1415 Santa Anita Avenue
South El Monte, CA 91733

Subject: Request for Extension for Project at 2512 Rosemead Blvd, South El Monte, CA 91733

To Whom It May Concern,

Due to delay on regional board of the environmental issue we will need to request another extension.

We have already completed all the excavation and clean up per their request and have submitted final report to them beginning of September. We are waiting for their clearance letter and hopefully it would happen beginning of next year. Once the final clearance letter been issued, we could move forward with lender and then construction. We are at the last step.

Thank you for your understanding and consideration.

Please feel free to contact me if further details are needed.

Sincerely,

Kelly Deng

A handwritten signature in black ink, appearing to be 'Kelly Deng', written in a cursive style.

PLANNING COMMISSION

RESOLUTION NO. 20-06

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 20-06) ALLOWING FOR THE CONSTRUCTION OF A 65,084 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING AT 2512 ROSEMEAD BOULEVARD

WHEREAS, JWDA-MS Architects (“Applicant”), filed an application for a Conditional Use Permit (“CUP”) to construct a 65,084 square foot warehouse, office, and retail building (“Project” or “proposed Project”) located at 2512 Rosemead Boulevard, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.16.040(A), the Project requires Planning Commission review and approval because the Project is being developed on a property one acre or larger in size and the building is 25,000 square feet or more; and

WHEREAS, a public hearing was held before the Planning Commission on July 21, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The Planning Commission hereby finds that the adoption of Resolution 20-06 is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects). Class 32 consists of projects characterized as in-fill development. The Planning Commission finds that the Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed Project shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “Commercial-Manufacturing.” The Zoning Code designation is “C-M” (Commercial-Manufacturing).

C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. The construction and operation of the warehouse, office, and retail building should

not become a nuisance to surrounding properties.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated July 21, 2020, which is hereby incorporated into this Resolution 20-06 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapter 17.16 and will not be detrimental to the public health, safety, or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels are industrial uses, ensures that this will hold true in the future.

B. Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. This is because the Project will be required to operate in a way that does not negatively impact the area through conditions imposed.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding commercial and manufacturing uses, the surrounding area, and the goals of the City. The proposed Project will contribute to the general well-being of the City in that the Project benefits neighboring uses and will be an asset to the surrounding area, as well as to the rest of the City. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project is consistent with the City's General Plan. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* This Project will serve the area by creating a single location for storage, wholesale, operations, and retail for a company that is expanding operations within the area;
- (2) Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility* by creating a mixed use retail/wholesale development along State Route 19 (Rosemead Blvd) that sees a high volume of vehicle trips every day;
- (3) Policy 2.2: *Expand development opportunities along Rosemead Boulevard by allowing for a broader range of commercial, as well as office uses.* This is accomplished through the development of a multi-unit retail establishment that faces Rosemead Boulevard and offices;

- (4) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a warehouse, office, and retail that fits with the surrounding uses;
- (5) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped; and

Economic Development Element

- (6) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing a mixed use development that will allow for warehouse, office, and retail uses.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 20-06) to construct a 65,084 square foot warehouse, office, and retail building, subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within two years from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery or notice from the City.

6. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.
7. The Applicant shall maintain all required permits and licenses in good standing.
8. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension or revocation of the CUP.
9. The construction site shall always be kept in a clean manner prior, during, and after construction.
10. The Applicant shall develop the Property as shown in the site plan and landscaping plan approved by the Planning Commission.
11. The Applicant shall provide a detailed landscape and irrigation plan, prepared by a registered Landscape Architect to the Community Development Director for review and approval prior to submitting the plans to the Building Division.
12. The Applicant shall install drought tolerant landscaping in strict compliance with a landscape plan prepared by a Landscape Architect drawn at a minimum scale of 1"=10' which will include all proposed softscape elements (included areas of ornamental plantings and turf areas), with the perimeter planting design for the exterior of building. The Applicant shall incorporate the following into the landscape plan:
 - a. Enclose all planters within parking lot areas with raised six-inch P.C.C. curbs, except at sidewalks.
 - b. Provide an automated underground irrigation system for all landscaped areas.
 - c. Provide adequate landscaping to screen all ground mounted mechanical equipment
13. All exterior doors shall be lit with a minimum of one-foot candle power of intensity and constructed of tamper-resistant fixtures.
14. The Applicant shall have no outside storage of material or equipment during or after hours in the required parking lot areas or near the front entrance of the Property visible from Rosemead Boulevard.

Building Conditions

15. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
16. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.

17. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
18. The building shall be addressed as 2512 Rosemead Blvd. and an application to assign unit numbers for each tenant space shall be filed with City prior to plan check submittal.
19. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
20. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer shall be provided.
21. A geotechnical and soils investigation report is required. The duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
22. The Applicant shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
23. A grading and drainage plan shall be approved by Public Works Department Engineering Division prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
24. Prior to submitting grading plans to Engineering Department, LID review shall be completed and approved.
25. All State of California disability access regulations for accessibility and adaptability shall be complied with.
26. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines per Section 11B-206.2.4 of the California Building Code.
27. The building permit will not be issued until the Property has been surveyed and the

boundaries marked by a land surveyor licensed by the State of California.

28. Foundation inspection will not be made until setback on all sides of the proposed building have been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
29. Electrical plan check is required.
30. Mechanical plan check is required.
31. Plumbing plan check is required.
32. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
33. Floor plan shall be revised to provide code compliant restroom for customers. The plumbing code requires that each building or structure shall be provided with toilet facilities for employees and customers. (CPC 422.4) Access to the required toilet facilities for customers shall not pass through areas designated as for employee use only such as kitchens, food preparation areas, storage rooms, closets, or similar spaces. (CPC 422.4.1)
34. Unconditioned enclosed spaces that are greater than 5,000 square feet and that are directly under a roof with ceiling heights greater than 15 feet shall comply with minimum daylighting requirement per Section 140.3(c) of the California Energy Code.
35. Project shall comply with the CalGreen Non-Residential mandatory requirements.
36. Demolition permit is required for any existing buildings which are to be demolished.
37. Separate plan review and permit is required for each detached retaining wall.
38. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 10 feet shall comply with Table 602 of the Building Code.
39. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 5 to 10 feet shall comply with Table 705.8 of the Building Code.
40. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
41. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
42. Separate permit is required for Fire Sprinklers

43. City records indicate the Property is a combination of lots under common ownership. The two lots shall be combined and shall be processed prior to issuance of the building permit.
44. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Engineering Conditions

45. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.
46. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
47. Close existing driveway apron, and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
48. Install new concrete sidewalk along the length of the Property frontage in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
49. Remove and replace broken off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
50. Rehabilitate existing AC street pavement along the length of the Property frontage to the centerline of the street as directed by the City Engineer or his/her designee:
51. Underground all utility services to the Property.
52. Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits.

Traffic Conditions

53. Trip Generation of Proposed Project and justification that this Project is eligible for Project Type VMT Screening and is primarily assumed to be local serving.
54. Due to the median island, both driveways will be limited to right turn in and right turn out.
55. Truck Turning Templates will be submitted to the City showing how trucks will turn in and out of the driveway. Trucks will need to be able to make the right turn into Property driveways from the curb lane to prevent cars passing on the right. This will need to be submitted to Traffic Engineering for review and approval.
56. On-site Truck Turning Templates will be submitted to the City showing how trucks will enter from each driveway and back into proposed loading docks. This will need to be submitted to Traffic Engineering for review and approval.
57. Description of gate entrances with explanation of if there is enough room for trucks to queue on site in order to avoid any queuing on Rosemead Boulevard, and if the gates will

remain open during business hours so trucks do not queue or wait on-street for gate to be opened.

- 58. Currently there is no on-street parking in front of the Property. If this changes, then a clear line of sight calculation focusing on any needed red curb, following AASHTO guidelines, at the driveway will need to be submitted for review.
- 59. Each side of Project driveways will have clear corner sight distance with low vegetation or walls that do not obscure the view of exiting vehicles or trucks.
- 60. Identification of Truck or Trailer parking on-site.

Fire Department Condition

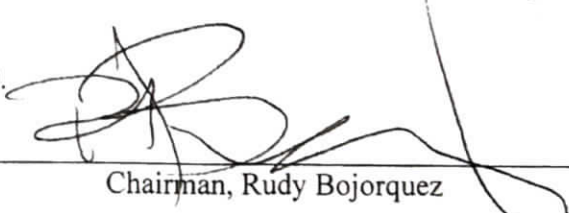
- 61. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this Project prior to building permit issuance.

Planning Commission Condition

- 62. All commercial vehicles approaching the property for deliveries or the like, shall approach the property coming from Rosemead Boulevard driving in the North direction. When exiting the property, all commercial vehicles shall be required to travel in the North direction towards the 10 freeway. No right turns shall be allowed on Garvey Avenue or Bruin Avenue.


SECTION 5: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 21st day of July, 2020.



Chairman, Rudy Bojorquez

ATTEST:



Secretary, Angie Hernandez

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) SS
 CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-06 was duly passed and

adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of July 2020.

AYES: Bojorquez, Rodriguez, Ortiz and Barrera
NOES: Yepez
ABSENT: None
ABSTAIN: None



Secretary, Angie Hernandez



Planning Commission Agenda Report Agenda Item No. 7.b.

DATE: February 24, 2026

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Gerardo Marquez, Director of Community Development and Public Works

SUBMITTED BY: Charlize Hernandez, Planning Assistant

SUBJECT: CONSIDERATION OF RESOLUTION NO. 26-02, RECOMMENDING THAT THE CITY COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT (ENVIRONMENTAL ASSESSMENT REVIEW NO. 25-01), INCLUDING MITIGATION MONITORING AND REPORTING PROGRAM, ADOPT CEQA FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS, GENERAL PLAN AMENDMENT (NO. 23-03), ZONE CHANGE (NO. 23-01), AND RESOLUTION NO. 26-03 AND 26-04, CONDITIONALLY APPROVING A SUBDIVISION (NO. 23-01) AND CONDITIONAL USE PERMIT (NO. 23-07), IN ORDER TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM (C) COMMERCIAL TO (C-M) COMMERCIAL-MANUFACTURING, AND CHANGE THE ZONING DESIGNATION FROM (C) COMMERCIAL TO (M) MANUFACTURING, AND SUBDIVIDE ONE PARCEL INTO TWO SEPARATE LOTS, TO ALLOW FOR THE DEVELOPMENT OF A FUTURE PUBLIC CITY PARK ON AN APPROXIMATELY 10.7-ACRE LOT BY THE CITY AND DEVELOPMENT OF AN APPROXIMATELY 221,815 SQUARE-FOOT INDUSTRIAL BUILDING BY THE DEVELOPER ON AN APPROXIMATELY 10.5-ACRE LOT FOR THE PROPERTY LOCATED AT 825 LEXINGTON-GALLATIN ROAD, SOUTH EL MONTE, CA.

PUBLIC NOTICE: Notice of public hearing was posted on February 4, 2026

PROJECT LOCATION: Address: 825 Lexington-Gallatin Road
Project Applicant: Rick Martinez, Magellan Value Partners
Property Owner: MVP South El Monte I, LLC
Zone: "C" (Commercial)
Lot Size: 922,691 square feet (21.18 acres)

SURROUNDING ZONING AND LAND USE

	Zone	General Plan	Land Use
North	Los Angeles County	Los Angeles County	State Route 60
South	Los Angeles County "R-1" (Single-Family Residential) "R-3" (Multi-Family Residential)	Los Angeles County Low-Density Residential Medium-Density Residential	Whittier Narrows Park Residential Residential
East	Los Angeles County "R-1" (Single-Family Residential) "R-3" (Multi-Family Residential) "C" (Commercial) "C-M" (Commercial-Manufacturing)	Los Angeles County Low-Density Residential Medium-Density Residential Commercial Commercial-Manufacturing	Whittier Narrows Park Residential Residential Commercial Industrial
West	Los Angeles County	Los Angeles County	Whittier Narrows Park

BACKGROUND: The subject property constitutes one parcel that is approximately 21.17-acres (rounded to 21 acres) located at 825 Lexington-Gallatin Road (Assessor Parcel Number [APN] 8119-005-032), within the southwestern boundary of the City of South El Monte and Los Angeles County, California. The property is generally bordered by Santa Anita Avenue to the north and west, Lexington-Gallatin Road to the south/southeast, and vacant land to the northeast. Surrounding land uses and infrastructure include State Route (SR) 60 and vacant property to the north; Whittier Narrows Recreation Area to the southeast and west; limited office uses to the south at the intersection of Santa Anita Avenue and Lexington-Gallatin Road; and residential uses to the northeast. The 21-acre property currently consists of remains from previous uses of the site including remnant building foundations, remnants of a dilapidated shack, and remnant radio tower footings. The property is located within the U.S. Army Corps of Engineers (USACE) reservoir flowage easement area associated with the spillway activation elevation of the Whittier Narrows Dam.

Proposed Project

Magellan Value Partners ("Applicant") is proposing the development of an approximately 221,815-square-foot (sf) industrial building on approximately 10.5 acres of the eastern portion of the property, which is the project site. Pursuant to the Development Agreement for the project, the remaining approximately 10.7 acres in the northwestern portion of the property would be dedicated to the City pursuant to a property donation agreement for the future development of a public City park by the City.

RECOMMENDATION: Staff recommends that the Planning Commission:

- (i) Adopt Resolution No. 26-02, forwarding to the City Council a recommendation to certify the Final EIR, approve General Plan Amendment (No. 23-03), and approve Zone Change (No. 23-01), and
- (ii) Adopt Resolution No. 26-03, and 26-04, conditionally approving a Subdivision (No.

23-01) and Conditional Use Permit (No. 23-07) for the development of a future public city park on an approximately 10.7-acre lot by the City and development of an approximately 221,815 square-foot industrial building by the developer on an approximately 10.5-acre lot.

ANALYSIS:

General Plan Amendment

The subject property has a (C) Commercial Land Use Designation in the City's General Plan; the Applicant is requesting a General Plan Amendment to allow for a change in land use designation from Commercial to (C-M) Commercial-Manufacturing to allow for the proposed industrial use on the project site. The proposed amendment would allow the long-vacant site to be developed with a modern industrial facility. The proposed General Plan Amendment will promote balanced and dynamic economic growth in the area and address the employment and economic needs of the City and surrounding region. The proposed amendment would also be consistent with the following goals and objectives of the Land Use and Resources Elements of the General Plan. The future City public park, including athletic fields, is permitted under the existing and proposed General Plan land use designation. Even so, the General Plan land use designation change would apply to the entirety of the property.

Land Use Element

Goal 1.0: Maintain a balanced mix and distribution of land uses throughout South El Monte. Allowing for the development of a long vacant property into a productive industrial use would expand and diversify the economic and employment opportunities in the City. Pursuant to the Development Agreement for the Project, it will also provide for the opportunity for needed recreational and open space to serve residents in the City via the City Park Project.

Policy 1.5: Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial. The new development will serve the area by creating a sole location for new industrial businesses to establish their operations within the area. This new development, along with the General Plan Amendment and Zone Change will allow new industrial businesses to flourish in the City in an appropriate location within close proximity to State Route 60.

Goal 2: Focus new revenue-generating development in those areas of the City with high visibility. The proposed project will utilize a vacant parcel and provide a new revenue-generating industrial development with close access to the State Route 60.

Goal 3.0: Accommodate new development that is compatible with and complements existing land uses. The proposed project would allow for the establishment of a new industrial building use in an underutilized site that is compatible with the adjacent uses around Santa Anita Avenue.

Goal 6.0: Provide for the revitalization of deteriorating land uses and properties. The Project will not only provide a new industrial building on a property that has lain vacant for many years, but will also provide off-site public improvements and will improve the property's flood storage capacity via Storage Basin improvements (as defined in the EIR and Development Agreement for the Project) in the United States Army Corps of Engineers (USACE) easement area. Pursuant to the proposed Development Agreement

for the Project, the Project will also allow for the City Public Park Project. These public and private improvements will revitalize the surrounding area.

Resources Element

Goal 1: *Provide local public park space at a ratio of two acres of park land per 1,000 City residents.* This desired ratio is not currently met. Once developed by the City, the City Public Park Project facilitated by the proposed Development Agreement for the Project will result in a net increase of park space of approximately 10.7 acres.

Goal 2.0: *Provide a comprehensive recreation program, adequate facilities, and proper maintenance of the parks and recreational facilities in the City.* The City Public Park Project facilitated by the proposed Development Agreement for the Project will increase the range of park and recreational facilities and programming in the City.

Zone Change

In order to allow for the proposed industrial use, a change to the zoning designation will also be required. Currently, the zoning of the property is Commercial (C) which would have to be amended to be consistent with the property’s new General Plan land use designation. Therefore, the request includes a zone change from Commercial to Manufacturing in order to allow for the development of the industrial use on the property. Industrial buildings are permitted uses in the M-zone. The future City public park, including athletic fields, is a permitted use in the C-zone and the M-zone. Even so, the zone change would apply to the entirety of the property. The rezoning of the property would allow for the creation of a quality industrial development and public park at the site to provide economic and recreational benefits to the City.

As analyzed by staff and the CEQA review, the proposed change is compatible with the existing uses in the surrounding area along Lexington-Gallatin Road and Santa Anita Avenue. The nearby surrounding area is made up of a range of public facilities, parks, residential, commercial, and industrial uses which complement the proposed project.

Therefore, staff has determined that the following findings can be made in favor of the proposed zone change pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.03.150 (Planning Commission Procedure) of the SEMMC:

1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the City.* The Project will allow for the development of the property with a revenue and employment generating industrial use that will benefit the City as a whole. Currently, the Property is underdeveloped and underutilized and the proposed zone change will allow for improvements to the property that will address the City’s economic and employment needs. The Project will also improve the Property’s flood storage capacity via Storage Basin improvements (as defined in the Final EIR and Development Agreement for the Project) in the United States Army Corps of Engineers (USACE) easement area, which will benefit the City. Pursuant to the Development Agreement for the Project, the Project will also allow for the City Public Park Project, which will help meet the City’s recreational needs.
2. *The proposed change is in conformance with the purpose of Chapter 17.03 of the SEMMC, and with all applicable, officially adopted policies and plans.* The

proposed Project will change the Property from its existing zoning of Commercial to Manufacturing to ensure the industrial use proposed as part of the Project will conform to the Zoning Code and General Plan.

3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified.* As detailed in the Final EIR for the Project, the use will not change the level of service of the surrounding streets and wastewater generation, storm drainage facilities, and water services are all anticipated to meet project demands.
4. *All uses permitted when the Property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question.* Since the Property is currently undeveloped with no present uses, the proposed zone change from Commercial to Manufacturing would be compatible with present and future uses, including the industrial use proposed as part of the Project.

Tentative Parcel Map

Tentative Parcel Map No. 084463 will allow for the subdivision of the existing parcel into two lots for the separate development of the industrial use by the developer and the future public park use by the City. The proposed subdivision of the property is consistent with the General Plan and Zoning Ordinance upon adoption of the aforementioned changes by the City Council.

Per SEMMC Section 16.16.025, the Planning Commission shall not approve a tentative map where:

1. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan.* The General Plan Land Use designation for the Property upon approval by the City Council of General Plan Amendment No. 23-03 will be "Commercial-Manufacturing." The Project is permitted under that General Plan Land Use designation. The City Park Project, including athletic fields, is permitted under both the existing and proposed General Plan Land Use designations. There is no Specific Plan that applies to the Property.
2. *The site is not physically suitable for the type or proposed density of development.* The grade of the Property is flat and suitable for the Project and can support new development as proposed or in accordance with city regulations.
3. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat.* The Property is undeveloped and covered by non-native grasses with sparse patches of ornamental vegetation. The Final EIR prepared for the Project and the City Public Park Project did not identify any threatened or endangered species on the Property but nevertheless includes seven (7) required mitigation measures for biological resources requiring stadium light shielding features for the future City Public Park Project, pre-construction surveys for burrowing owl and pallid bat, construction best management practices to avoid impacts to special-status species, purchase of grassland habitat at an approved mitigation bank, and

compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF) Sections 3503, 3503.5, and 3513. Implementation of those seven (7) mitigation measures will reduce any potential impacts on biological resources to a less than significant level.

4. *The design of the subdivision or type of improvements is likely to cause serious public health problems.* As articulated in the Final EIR for the Project before the Planning Commission (Resolution No. 26-02), the CEQA analysis in the Final EIR to be certified by the City Council determined mitigation measures addressing potential significant impacts and the findings in the Statement of Overriding Considerations to be adopted by the City Council address the significant and unavoidable greenhouse gas (GHG) emissions impacts, which are not likely to cause serious public health problems.
5. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction.* There are no conflicts of existing easements since the Applicant incorporated these easements into the design of the project.
6. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.* Per the Final EIR, a sewer study was conducted and found that no violation would occur.
7. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.* All preliminary reports were submitted to the satisfaction of the City and will be confirmed by the City Engineer.
8. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.* Staff has determined that the Project meets all the requirements of the Subdivision Map Act as well as Title 16 (Subdivisions) of the SEMMC as detailed in the Staff Report. As proposed, the requested Tentative Parcel Map meets all of the development standards of the State Subdivision Map Act and Title 16 of the Municipal Code for the City of South El Monte. The proposed subdivision is consistent with the proposed General Plan Amendment and meets the development standards for the industrial and public park development.

Proposed Industrial Project

The Applicant is proposing to build an approximately 221,815 square foot industrial building on approximately 10.5 acres of the property, which will become a newly created lot. The building will mainly be utilized as a warehouse with approximately 201,815 square feet (sf) being dedicated to warehouse space, approximately 10,000 sf of ancillary

office space on the ground level and approximately 10,000 sf of ancillary office space on the mezzanine level. Additional site components will include bike racks to be located near the ancillary offices and an outdoor employee break area near the northeast corner of the warehouse.

Circulation and Parking

Vehicular access to the industrial parcel would be provided via two 40-foot-wide driveways on Lexington-Gallatin Road which would allow for truck and passenger vehicle ingress/egress to the site and allow for truck turning movements. As conceptually proposed, access to the future public park, which would be developed by the City, would be provided via one new driveway from Santa Anita Avenue located in the southern corner of the future City park area. The City currently does not have applicable requirements for the number of parking stalls for recreational areas. The Final EIR predicts the future public park component would provide 154 standard parking stalls. All drive aisles for both developments will accommodate standard fire lane turning radiuses and hammerhead turnaround maneuvers for emergency vehicles and fire services.

SEMMC Section 17.16 (Off-Street Parking and Loading), requires parking one parking space for every one thousand square feet of floor area for warehousing uses and one parking space per every three hundred square feet of floor area for ancillary office uses (if conservatively calculated separately). The proposed industrial project satisfies the minimum parking requirements per the following breakdown below:

Proposed Use	Size of Area	Required
Warehouse	201,815 sq. ft.	(1/1,000) = 202
Office	20,000 sq. ft.	(1/300) = 67
	Total Proposed	277
	Total Required	269

Landscaping

The industrial project proposes landscaping along the lot’s frontage, the perimeters on the north and west, and along the parking area. Per SEMMC Section 17.09.070, the front five feet of the property and a minimum of five percent or 22,230 square feet of the parking area must be landscaped. The industrial project proposes approximately 12.7 percent or 56,470 square feet of landscaping for the site, which exceeds that requirement.

CONDITIONAL USE PERMIT

In order to grant a CUP, the Commission must make the following finding pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.03.060:

- 1. The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general.**

The nearest residential properties to the east across the Project are over 200 feet from the nearest property line, with various screening and buffering methods implemented for the industrial building to ensure the use will not result in significant aesthetic impacts. The truck dock area for the industrial development will be secured and shielded by a 14-foot-high concrete screen wall and a landscaped perimeter along the lot lines. The CEQA

analyses included a health risk assessment taking into account the nearby residential neighborhoods and concluded there would not be significant impacts. Many of the surrounding parcels adjacent to the subject property are currently utilized with a range of uses including residential, industrial, commercial and park uses. The approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because the industrial project, as conditioned, will be required to operate in a way that does not negatively impact the area through conditions imposed, including pursuant to the Final EIR MMRP, and complements existing adjacent land uses.

Development Agreement

The project will be facilitated by a Development Agreement (DA) by and between the City and the Applicant for the project. The DA requires approval by the City Council by Ordinance. The DA will include, among other things, a Public Open Space (City Park) Donation Agreement for the public park component to be dedicated to the City for future development by the City upon City satisfaction of certain conditions precedent, as specified therein. The DA would also include any requirements for a freeway adjacent digital billboard and where the billboard would be required to comply with all applicable federal, State, and local laws and regulations including, but not limited to, Caltrans requirements under the Highway Beautification Act of 1965 (23 U.S.C. 131), the California Outdoor Advertising Act, and the California Vehicle Code.

ENVIRONMENTAL REVIEW: State CEQA Guidelines Section 15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. Pursuant to CEQA Guidelines Section 15082, the City of South El Monte prepared and circulated a Notice of Preparation (NOP) to affected agencies and interested parties for a public review period beginning on July 2, 2024. The deadline to submit comments on the NOP was August 1, 2024. The NOP was distributed to the State Clearinghouse, as well as agencies, organizations, and persons considered likely to be interested in the Project and the potential impacts. Six comment letters were received during the comment period: South Coast Air Quality Management District (SCAQMD), California Department of Transportation (Caltrans), Los Angeles County Sanitation Districts, and three members of the public. Pursuant to Section 21083.9 of the CEQA Statute, the City held a Scoping Meeting on July 22, 2024, at 6:30 p.m. at the City of South El Monte in the City Hall Council Chambers. Four members of the public were present. Each of the comments received were subsequently addressed in the preparation of the Draft EIR. The completed Draft EIR concluded that the Project would result in a significant unavoidable impact related to greenhouse gas emissions (GHG) emissions. All other impacts would be less than significant or less than significant with mitigation.

With respect to GHG emissions, while the South Coast Air Quality Management District (SCAQMD) has not adopted its proposed 3,000 metric tons of CO₂e (MTCO₂e) threshold, the EIR's analysis conservatively uses the proposed 3,000 MTCO₂e screening threshold. Project construction and operation would generate approximately 7,977 MTCO₂e per year, and therefore exceed the 3,000 MTCO₂e per year threshold despite implementing mitigation measures. The Project would also be required to comply with Laws, Ordinances, and Regulations (LOR) which would be required by local, State, or federal regulations or laws (i.e., California Code of Regulations and California Green Building Standards Code). The majority of the unmitigated GHG emissions (89%) are associated with non-construction related mobile sources. Additional mitigation to reduce the Project's mobile emissions is not feasible due to the limited ability of the City to address emissions

resulting from mobile sources and/or emissions generated by cars and trucks outside of the City's limits. As such, the Project would generate GHG emissions, either directly or indirectly, that would exceed SCAQMD thresholds despite all feasible mitigation measures, resulting in a significant and unavoidable impact.

Five comment letters were received during the comment period: California Department of Fish and Wildlife (CDFW; 2 letters), SCAQMD (2 letters), and Caltrans (1 letter). Responses to comments were prepared and did not require any changes to the conclusions of the EIR. The Draft EIR, Responses to Comments, as well as the Mitigation Monitoring and Reporting Program (MMRP) are collectively referred to as the Final EIR. Planning staff determined that the Final EIR prepared for the Project satisfies the requirements of CEQA.

Pursuant to Section 15074(b) of the CEQA Guidelines, the Planning Commission independently reviewed and considered the contents of the Final EIR. Pursuant to the Planning Commission's adoption of Resolution No. 26-02, the Planning Commission recommends approval by the City Council to certify the Final EIR, adopt CEQA Findings of Fact, and adopt a Statement of Overriding Considerations for the project in compliance with the CEQA Statute and the CEQA Guidelines.

The Final EIR (State Clearinghouse No. 2024070062), with supporting studies, is incorporated herein by reference, and can be found on the City's website. A copy of the Final EIR can be found at the State Clearinghouse, and at the City's Community Development Department. The documents and other materials, which constitute the record on which this decision is based, are maintained by the City's Community Development Department.

CONCLUSION: The proposed industrial project is consistent with the proposed General Plan Amendment and Zone Change. The industrial project, including the Subdivision, meets all of the development standards of the California Subdivision Map Act and the South El Monte Municipal Code, subject to final City Council approvals. The proposed industrial project will provide a beneficial modern employment and revenue generating industrial development on an underutilized site appropriately located within close proximity to State Route 60. Pursuant to the Development Agreement, the project will also facilitate the future construction of a public park by the City, which would help meet the recreational needs of the City. The proposed industrial project is a high-quality modern development, and the partnership created by the Development Agreement will provide positive economic and public benefits to the City, as detailed in the Development Agreement. Staff recommends that the Planning Commission: (i) adopt Resolution No. 26-02, recommending that the City Council certify the Final EIR, adopt CEQA Findings of Fact, adopt a Statement of Overriding Considerations, approve General Plan Amendment (No. 23-03), approve Zone Change (No. 23-01), and (ii) adopt Resolution No. 26-03, and 26-04, conditionally approving a Subdivision (No. 23-01) and Conditional Use Permit (No. 23-07) for the project.

ATTACHMENT(S):

- A. Resolution No. 26-02
- B. Resolution No. 26-03
- C. Resolution No. 26-04
- D. Vicinity Aerial

- E. Project Plans
- F. Final EIR, Mitigation Monitoring Reporting Program, CEQA Findings of Fact and Statement of Overriding Considerations and Responses to Comments

PLANNING COMMISSION

RESOLUTION NO. 26-02

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2024070062), INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM; ADOPT CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS RELATED THERETO; AND APPROVE A GENERAL PLAN AMENDMENT (NO. 23-03) AND ZONE CHANGE (NO. 23-01) TO CHANGE THE EXISTING GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO COMMERCIAL-MANUFACTURING AND THE EXISTING ZONING DESIGNATION FROM COMMERCIAL TO MANUFACTURING FOR AN INDUSTRIAL PROJECT IN THE CITY OF SOUTH EL MONTE AT 825 LEXINGTON-GALLATIN ROAD

WHEREAS, Magellan Value Partners (“Applicant”) has filed applications for a General Plan Amendment (No. 23-03) and Zone Change (No. 23-01) to change the land use designation from “Commercial” to “Commercial-Manufacturing” and the zoning designation from “Commercial” to “Manufacturing,” in order to allow for the development of an approximately 221,815 square-foot industrial building (“Project”) on an approximately 10.7-acre portion of the property located at 825 Lexington-Gallatin Road, South El Monte, CA (“Property”). The legal description of the Property will change following recordation of the Final Map for the Project, which will establish two separate legal lots on the Property.

WHEREAS, pursuant to the Development Agreement for the Project, an approximately 10.7-acre portion of the Property will be donated by the Applicant to the City of South El Monte (“City”) for the future development of a public park by the City upon satisfaction of certain conditions precedent, as specified therein (“City Park Project”).

WHEREAS, concurrently herewith, Applicant has filed applications for Planning Commission approval of Subdivision (No. 23-01) (Tentative Parcel Map No. 084463), and Conditional Use Permit (No. 23-07).

WHEREAS, the City has undertaken review under the California Environmental Quality Act (“CEQA”), Public Resources Code Sections 21000, *et seq.* and California Code of Regulations (“CEQA Guidelines”) Title 14, Sections 15000, *et seq.*

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.03.030, the Project in part requires Planning Commission review and recommendation to City Council because certification of the Final EIR (defined below), adoption of CEQA Findings of Fact and a Statement of Overriding Considerations related thereto, General Plan Amendment, and Zone Change approval require City Council action.

WHEREAS, a public hearing was held before the Planning Commission on February 24, 2026, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The Planning Commission of the City of South El Monte hereby finds that the above recitals are true and correct and are incorporated herein by this reference.

SECTION 2: State CEQA Guidelines Section 15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. Pursuant to CEQA Guidelines Section 15082, the City of South El Monte prepared and circulated a Notice of Preparation (NOP) to affected agencies and interested parties for a public review period beginning on July 2, 2024. The deadline to submit comments on the NOP was August 1, 2024. The NOP was distributed to the State Clearinghouse, as well as agencies, organizations, and persons considered likely to be interested in the Project and the potential impacts. Six comment letters were received during the comment period: South Coast Air Quality Management District (SCAQMD), California Department of Transportation (Caltrans), Los Angeles County Sanitation Districts, and three members of the public. Pursuant to Section 21083.9 of the CEQA Statute, the City held a Scoping Meeting on July 22, 2024, at 6:30 p.m. at the City of South El Monte in the City Hall Council Chambers. Four members of the public were present. Each of the comments received were subsequently addressed in the preparation of the Draft EIR. The completed Draft EIR concluded that the Project would result in a significant unavoidable impact related to greenhouse gas emissions (GHG) emissions. All other impacts would be less than significant or less than significant with mitigation.

With respect to GHG emissions, while the South Coast Air Quality Management District (SCAQMD) has not adopted its proposed 3,000 metric tons of CO₂e (MTCO₂e) threshold, the EIR's analysis conservatively uses the proposed 3,000 MTCO₂e screening threshold. Project construction and operation would generate approximately 7,977 MTCO₂e per year, and therefore exceed the 3,000 MTCO₂e per year threshold despite implementing mitigation measures. The Project would also be required to comply with Laws, Ordinances, and Regulations (LOR) which would be required by local, State, or federal regulations or laws (i.e., California Code of Regulations and California Green Building Standards Code). The majority of the unmitigated GHG emissions (89%) are associated with non-construction related mobile sources. Additional mitigation to reduce the Project's mobile emissions is not feasible due to the limited ability of the City to address emissions resulting from mobile sources and/or emissions generated by cars and trucks outside of the City's limits. As such, the Project would generate GHG emissions, either directly or indirectly, that would exceed SCAQMD thresholds despite all feasible mitigation measures, resulting in a significant and unavoidable impact.

Five comment letters were received during the comment period: California Department of Fish and Wildlife (CDFW; 2 letters), SCAQMD (2 letters), and Caltrans (1 letter). Responses to comments were prepared and did not require any changes to the conclusions of the Draft EIR. The Draft EIR, Responses to Comments, as well as the Mitigation Monitoring and Reporting

Program (MMRP) are collectively referred to as the “Final EIR”. Planning staff determined that the Final EIR prepared for the Project satisfies the requirements of CEQA and the Planning Commission concurs with that determination.

The Final EIR (State Clearinghouse No. 2024070062), with supporting studies, is incorporated herein by reference, and can be found on the City’s website. A copy of the Final EIR can be found at the State Clearinghouse, and at the City’s Community Development Department. The Project’s Mitigation Monitoring & Reporting Program is attached hereto as Exhibit “B.” The documents and other materials, which constitute the record on which this decision is based, are maintained by the City’s Community Development Department.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated February 24, 2026, which is hereby incorporated into this Resolution 26-02 by reference, the Planning Commission hereby finds:

The proposed amendment to the General Plan changing the Property’s land use designation from Commercial to Commercial-Manufacturing would allow the site to be developed with an industrial use, which is consistent with the area, including similar uses around Santa Anita Avenue. Pursuant to the Development Agreement for the Project, it will also provide for the opportunity for needed recreational and open space to serve residents in the City via the City Park Project. Furthermore, the General Plan amendment is intended to promote balanced and dynamic economic growth in the area and address the economic and open space and recreation needs of the City and surrounding region. The General Plan amendment would also be consistent with the following goals and objectives of the Land Use and Resource Elements of the General Plan:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte.* Allowing for the development of a long vacant property into productive industrial use would expand and diversify the economic and employment opportunities in the City. Pursuant to the Development Agreement for the Project, it will also provide for the opportunity for needed recreational and open space to serve residents in the City via the City Park Project.
- (2) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* The new development will serve the area by creating a sole location for new industrial businesses to establish their operations within the area. This new industrial development along with the General Plan Amendment and Zone Change will allow new businesses to flourish in the City in an appropriate location within close proximity to State Route 60.
- (3) Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility.* The proposed project will utilize a vacant parcel and provide a new revenue-generating industrial development with close access to the State Route 60.
- (4) Goal 3.0: *Accommodate new development that is compatible with and*

complements existing land uses. The Project would allow for the establishment of a new industrial building in an underutilized site that is compatible with the adjacent uses around Santa Anita Avenue.

- (5) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties.* The new development will not only provide a new industrial building and public park uses on a property that has lain vacant for many years but, will also provide off-site public improvements and improve the property's flood storage capacity via storage basin improvements (as defined in the EIR and Development Agreement for the Project) in the United States Army Corps of Engineers (USACE) easement area. Pursuant to the proposed Development Agreement for the Project will also allow for the City Public Park Project. These public and private improvements will revitalize the surrounding area.

Resources Element

- (1) Goal 1: *Provide local public park space at a ratio of two acres of park land per 1,000 City residents.* This desired ratio is not currently met. Once developed by the City, the City Public Park Project facilitated by the proposed Development Agreement for the Project will result in a net increase of park space of approximately 10.7 acres.
- (2) Goal 2.0: *Provide a comprehensive recreation program, adequate facilities, and proper maintenance of the parks and recreational facilities in the City.* The City Public Park Project facilitated by the proposed Development Agreement for the Project will increase the range of park and recreational facilities and programming in the City once developed by the City.

SECTION 4: The Planning Commission has determined that the following findings can be made in favor of the proposed Zone Change pursuant to Section 17.03.150 (Planning Commission Procedure) of the South El Monte Municipal Code:

1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the City.* The Project will allow for the development of the property with a revenue and employment generating industrial use that will benefit the City as a whole. Currently, the Property is underdeveloped and underutilized and the proposed zone change will allow for improvements to the property that will address the City's economic and employment needs. The Project will also improve the Property's flood storage capacity via Storage Basin improvements (as defined in the Final EIR and Development Agreement for the Project) in the United States Army Corps of Engineers (USACE) easement area, which will benefit the City. Pursuant to the Development Agreement for the Project, the Project will also allow for the City Public Park Project, which will help meet the City's recreational needs.
2. *The proposed change is in conformance with the purpose of Chapter 17.03 of the SEMMC, and with all applicable, officially adopted policies and plans.* The proposed

Project will change the Property from its existing zoning of Commercial to Manufacturing to ensure the industrial use proposed as part of the Project will conform to the Zoning Code and General Plan.

- 3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified.* As detailed in the Final EIR for the Project, the use will not change the level of service of the surrounding streets and wastewater generation, storm drainage facilities, and water services all are anticipated to meet project demands.
- 4. *All uses permitted when the Property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question.* Since the Property is currently undeveloped with no present uses, the proposed zone change from Commercial to Manufacturing would be compatible with present and future uses, including the industrial use proposed as part of the Project.

SECTION 5: The Planning Commission of the City of South El Monte hereby **recommends** that the City Council certify the Final Environmental Impact Report; adopt the Findings of Fact and Statement of Overriding Consideration, approve the General Plan Amendment No. 23-03, and Zone Change No. 23-01 for the Project.

SECTION 6: Exhibits “A” and “B” hereto are incorporated herein by reference.

ADOPTED this 24th day of February 2026.

Chair of the Planning Commission

ATTEST:

Secretary, Renee Reyes

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that Resolution No. 26-02 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 24th day of February, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Secretary, Renee Reyes

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY



Commitment No. NCS-1215033-SA1

EXHIBIT A

The Land referred to herein below is situated in the City of South El Monte, County of Los Angeles, State of California, and is described as follows:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF LOTS 110 AND 120 OF TRACT NO. 621, AS SHOWN ON THE MAP RECORDED IN [BOOK 15, PAGE 182](#) OF MAPS, A PORTION OF THE RANCHO POTRERO GRANDE AS DESCRIBED IN THE PATENT RECORDED IN [BOOK 1, PAGE 3](#) OF PATENTS AND PORTIONS OF LOTS 1 AND 2 IN BLOCK "K" OF SUBDIVISIONS OF THE RANCHO POTRERO DE FELIPE LUGO AS SHOWN ON THE MAP RECORDED IN [BOOK 43, PAGE 43](#) ET SEQ. OF MISCELLANEOUS RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1 IN BLOCK "K" THAT IS DISTANT THEREON SOUTH 45° 02' 49" WEST 1080.64 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE NORTH 25° 33' 24" WEST 710 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 64° 26' 36" WEST 1200 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 120 THAT IS DISTANT SOUTH 0° 17' 11" EAST 1180.57 FEET FROM THE NORTHWEST CORNER OF LOT 111 OF SAID TRACT NO. 621; THENCE SOUTH 25° 33' 24" EAST 710 FEET; THENCE NORTH 64° 26' 36" EAST 454.17 FEET TO A LINE AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID LOT 2 IN BLOCK "K" WHICH PASSES THROUGH A POINT IN SAID SOUTHEASTERLY LINE THAT IS DISTANT SOUTH 45° 02' 49" WEST 703.50 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT ANGLE LINE SOUTH 44° 57' 11" EAST 247.69 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 2 AND 1 IN SAID BLOCK "K" NORTH 45° 02' 49" EAST TO THE INTERSECTION OF THAT CERTAIN LINE IN THE SIDELINE OF THE POMONA FREEWAY AS DESCRIBED IN THAT CERTAIN EASEMENT DOCUMENT TO THE STATE OF CALIFORNIA RECORDED ON AUGUST 27, 1963 AS INSTRUMENT NO. 1546 IN [BOOK D2159, PAGE 922](#) ET SEQ. OF OFFICIAL RECORDS OF SAID COUNTY, SAID CERTAIN LINE DESCRIBED THEREON AS HAVING A BEARING AND LENGTH OF "NORTH 80° 22' 48" WEST 692.44 FEET"; THENCE ALONG SAID CERTAIN LINE NORTH 80° 22' 48" WEST TO THE NORTHWESTERLY TERMINUS OF SAID LINE AND THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE SOUTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG SAID TANGENT CURVE TO THE NORTHWEST LINE OF SAID LOT 1; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO SAID LINE HAVING A BEARING OF NORTH 25° 33' 24" WEST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 25° 33' 24" WEST 14.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY OF THAT CERTAIN LINE AND ITS NORTHWESTERLY AND SOUTHEASTERLY PROLONGATIONS THEREOF DESCRIBED ABOVE AS "NORTH 25° 33' 24" EAST 710 FEET".

ALSO EXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY AND WESTERLY OF THE SOUTHEASTERLY AND EASTERLY LINE OF THE 80 FOOT STRIP OF LAND KNOWN AS SANTA ANITA AVENUE AND DESCRIBED IN PARCEL 16-4 OF FINAL ORDER OF CONDEMNATION OF SUPERIOR COURT CASE NO. 908.498, A CERTIFIED COPY OF WHICH WAS RECORDED IN [BOOK D3995, PAGE 73](#) ON MAY

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07, 1968 AS INSTRUMENT NO. 3953 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN PARCELS 16-4D-1, 16-4S.1 AND 16-4S.2 OF FINAL ORDER OF CONDEMNATION OF SUPERIOR COURT CASE NO. 908.498, A CERTIFIED COPY OF WHICH WAS RECORDED IN [BOOK D3995, PAGE 73](#) ON MAY 07, 1968 AS INSTRUMENT NO. 3953 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING FROM THE PORTION OF SAID LOT 120 OF TRACT NO. 621 INCLUDED IN THE ABOVE DESCRIBED LAND, ONE-HALF OF ALL OIL RIGHTS IN AND UNDER SAID LAND, AS RESERVED BY JOE CAGLIERO AND WIFE AND GEORGE VISSIO AND HIS WIFE IN THE DEED RECORDED IN [BOOK 18263, PAGE 169](#) OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING FROM THE PORTION OF SAID LAND WHICH WAS FORMERLY REGISTERED LAND, ONE-HALF OF ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR THEREUNDER, AS RESERVED IN THE DEED FROM THOMAS W. BELL, FILED APRIL 08, 1942, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES AS INSTRUMENT NO. [5621-K](#).

For conveyancing purposes only: APN 8119-005-032

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Form 50187306 (10-11-22)

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EXHIBIT "B"

MITIGATION MONITORING & REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

SOUTH EL MONTE FIELDS AND BUSINESS PARK PROJECT

(SCH NO. 2024070062)

Prepared for | City of South El Monte
Community Development Department
11333 Valley Blvd 2nd Floor
El Monte, California 91731

Prepared by | Kimley-Horn and Associates, Inc.
1100 W. Town & Country Road, Suite 700
Orange, California 92868

February 2026

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor the Mitigation Program outlined in the South El Monte Athletic Fields and Business Park Project Environmental Impact Report (EIR), State Clearinghouse No. 2024070062. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code. Specifically, Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of South El Monte is the Lead Agency for the Project and is therefore responsible for ensuring the implementation of the MMRP. The MMRP has been drafted to meet the requirements of Public Resources Code Section 21081.6 as a fully enforceable monitoring program.

BACKGROUND

The Mitigation Program identified in the EIR outlines the standard conditions of approval and mitigation measures for which implementation of the Project would be consistent with.

The MMRP defines the following for each Mitigation Program element:

- **Definition.** The Mitigation Program element contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of Project implementation do not proceed without

establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

- **Monitoring/Reporting Method.** The actions required to ensure the measure is implemented are noted.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the party responsible for implementing the mitigation, and the City South El Monte or designated representative would be responsible for monitoring the performance and implementation of the mitigation measure. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.

The last column of the MMRP table will be used by the parties responsible for documenting when implementation of the measure has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of South El Monte. The completed MMRP and supplemental documents will be kept on file at the City of South El Monte Community Development Department, Planning Division.

South El Monte Athletic Fields and Business Park Project Mitigation Monitoring and Reporting Program					
Standard Conditions; Mitigation Measures; Laws, Ordinances and Regulations	Implementation Timing	Monitoring/ Reporting Method	Responsible Party for Implementation/ Approval	Verification	
				Date	Initials
Aesthetics					
<p>MM AES-1: Stadium lights at the future City park athletic fields shall comply with the following requirements:</p> <ol style="list-style-type: none"> Orientation. Fixtures shall be oriented in such a way that they direct light downward and toward the field, ensuring that no direct light is emitted towards adjacent lands. Full Cutoff Fixtures. Fixtures shall be “full cutoff” type to direct light exclusively onto the playing surface and avoid light spill and glare beyond the field boundaries. Shielding. Shielding or deflectors shall be installed to reduce light spill. Lighting Intensity. The lighting intensity shall not exceed necessary levels for safety and visibility. Dimming Capabilities. Lights shall be dimmable to adjust levels based on the activity or time of day. Scheduling Controls. The lighting system shall have an automatic timer to turn off all lights promptly after events and practices, and to limit unnecessary lighting during non-use periods (e.g., after 10:00 PM). Maintenance and Adjustments. The lighting system shall be subject to annual inspection and adjustments to ensure ongoing compliance with the requirements outlined above. In the event that the above requirements are no longer being met, corrective measures, including re-aiming lights, upgrading fixtures, or adjusting light levels, shall be implemented immediately. 	Prior to installation of stadium lighting	Verify compliance on Project plans On-site inspections	City of South El Monte Community Development Department, Planning Division; Building & Safety Division		
<p>MM AES-2: Digital Billboard. The billboard shall comply with the following requirements:</p> <ul style="list-style-type: none"> The display brightness shall be controlled by a photocell or light sensor that adjusts the brightness to the required level based on ambient light conditions without the need for human input. Use of other brightness adjustment methods, such as timer- or calendar-based systems, shall only be used as a backup system. The billboard shall comply with outdoor advertising requirements under the Caltrans Federal Highway Beautification Act and the California Outdoor Advertising Act. The display shall be factory-certified as capable of complying with the City’s illumination requirements. The sign shall be equipped with a control system that, in the event of a display or control malfunction, “freezes” the display on either a single, unchanging message, or a blank screen. Any sign area not comprising the digital display panel is prohibited. This area includes, but is not limited to, static sign area, appendages, cutout letters, and figures. 	Prior to installation of digital billboard	Verify compliance on Project plans On-site inspections	City of South El Monte Community Development Department, Planning Division; Building & Safety Division Caltrans		

South El Monte Athletic Fields and Business Park Project Mitigation Monitoring and Reporting Program					
Standard Conditions; Mitigation Measures; Laws, Ordinances and Regulations	Implementation Timing	Monitoring/ Reporting Method	Responsible Party for Implementation/ Approval	Verification	
				Date	Initials
<ul style="list-style-type: none"> Where screen transitions are used, the transitions shall not give the appearance of moving text or images. The sign copy shall not use flashing, intermittent, or moving lights or produce the optical illusion of movement. Each sign copy shall be displayed for a minimum of four seconds. The still images shall move or present the appearance of motion and shall not use flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination. Transition or blank screen time between one still image and the next shall not exceed one second. The digital billboard shall comply with all applicable laws and regulations concerning brightness, including, without limitation, California Vehicle Code Section 21466.5, as amended. 					
Biological Resources					
<p>MM BIO-1: Regardless of the results of focused burrowing owl surveys, a qualified biologist shall conduct a take avoidance preconstruction survey no less than 14 days prior to the onset of construction activities within the construction limits of the project site and a 500-foot buffer. A second survey shall be conducted within 24 hours prior to the onset of construction activities. Surveys shall be conducted at least seven days apart. The surveys shall assess the presence of burrowing owls and occupied nest burrows and be conducted in accordance with the most current California Department of Fish and Wildlife (CDFW) survey methods. If burrowing owls are not observed during the preconstruction survey, no additional conditions may be required to avoid impacts to burrowing owl. A preconstruction survey shall be repeated if Project activities are suspended or delayed more than 14 days from the second survey.</p> <p>If burrowing owl is documented on site, occupied burrowing owl burrows shall not be disturbed without CDFW authorization. Disturbance avoidance buffers shall be determined and set up by a qualified biologist in accordance with the recommendations included in the BUOW Guidelines (CDFW 2012). A biologist shall be contracted to perform monitoring during all construction activities approximately every other day. The definitive frequency and duration of monitoring shall be dependent on whether it is the breeding versus non-breeding season and the efficacy of the exclusion buffers, as determined by a qualified biologist and in coordination with CDFW.</p> <p>The project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the City of South El Monte and CDFW to document compliance with this avoidance and minimization measure. For the purposes of this avoidance and minimization measure, "qualified biologist" is a biologist who meets the requirements set forth in the BUOW Guidelines (CDFW 2012).</p>	<p>Preconstruction survey conducted no less than 14 days prior to the onset of construction activities</p> <p>A second survey shall be conducted within 24 hours prior to the onset of construction activities</p> <p>If burrowing owl is documented on-site, biological monitoring</p>	<p>Verify preconstruction survey report</p>	<p>Qualified Biologist</p> <p>City of South El Monte Community Development Department, Planning Division</p>		

South El Monte Athletic Fields and Business Park Project Mitigation Monitoring and Reporting Program					
Standard Conditions; Mitigation Measures; Laws, Ordinances and Regulations	Implementation Timing	Monitoring/ Reporting Method	Responsible Party for Implementation/ Approval	Verification	
				Date	Initials
<p>MM BIO-2: If take avoidance pre-construction burrowing owl surveys are positive and avoidance is not possible, either directly or indirectly, the California Department of Fish and Wildlife (CDFW) shall be consulted and, if necessary, a California Endangered Species Act Incidental Take Permit (CESA ITP) shall be obtained authorizing take of burrowing owl incidental to approved project activities. All Conditions of Approval outlined in the CESA ITP shall be fully implemented and strictly followed. Conditions of Approval may include, but are not limited to, worker education program, construction/compliance monitoring, best management practices, CDFW notifications, compliance reporting, final mitigation reporting, take minimization measures, burrowing owl mortality reduction plan, burrow replacement plan, pre-construction surveys, burrow avoidance measures, burrow blockage requirements, burrow excavation requirements, operations and maintenance take avoidance measures, habitat management land acquisition, and endowment fund. If the burrowing owl is no longer a candidate or listed species under CESA at the time of Project construction, an ITP would not be required.</p>	<p>If burrowing owl are present and cannot be avoided during preconstruction surveys</p>	<p>Verification of CESA ITP, if burrowing owls are detected</p>	<p>Qualified Biologist California Department of Fish and Wildlife (CDFW) City of South El Monte Community Development Department, Planning Division</p>		
<p>MM BIO-3: To avoid impacts to special-status resources and inadvertent disturbance to areas outside the limits of the Project activities, the following monitoring requirements and Best Management Practices (BMPs) shall be implemented:</p> <p>a. To prevent inadvertent disturbance to areas outside the limits of work, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary visibility construction fence) prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits. The work limit delineation shall be maintained throughout project construction. The use of whiskers with stakes or marking paint is recommended to maintain integrity of work limits.</p> <p>b. With the exception of any burrowing owls, the qualified biologist shall flush any special-status wildlife species (i.e., avian or other mobile species) from suitable habitat areas within the project development footprint to the maximum extent practicable immediately (e.g., within 24 hours) prior to initial vegetation removal activities. The biologist shall flush wildlife by walking through habitat to be imminently removed.</p> <p>c. Construction vehicles shall not exceed 15 miles per hour on unpaved roads adjacent to the project site or the right-of-way accessing the site.</p> <p>d. To the degree feasible, construction activities shall occur during daytime hours. Permissible nighttime activities could include pouring of concrete for the warehouse foundation during early and/or nighttime hours.</p> <p>e. If trash and debris need to be stored overnight during maintenance activities, fully covered trash receptacles that are animal-proof and weather-proof shall be used by the maintenance contractor to</p>	<p>Prior to ground-disturbance activities Ongoing during grading and construction</p>	<p>Verify compliance on Project plans On-site inspections</p>	<p>Project Applicant or its contractors Qualified Biologist City of South El Monte Community Development Department, Planning Division</p>		

South El Monte Athletic Fields and Business Park Project Mitigation Monitoring and Reporting Program					
Standard Conditions; Mitigation Measures; Laws, Ordinances and Regulations	Implementation Timing	Monitoring/ Reporting Method	Responsible Party for Implementation/ Approval	Verification	
				Date	Initials
<p>contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Alternatively, standard trash receptacles may be used during the day, but must be removed each night.</p> <p>f. The operator shall not permit pets on or adjacent to construction sites.</p> <p>g. At the end of each workday during construction and in the morning prior to the start of each workday during construction, the applicant or its contractors, shall cover all excavated, steep-sided holes or trenches more than eight inches deep and that have sidewalls steeper than 1:1 (45 degree) slope with plywood or similar materials, or provide a minimum of one escape ramp per 100 feet of trenching (with slopes no greater than 3:1) constructed of earth fill or wooden planks. The project biologist shall thoroughly inspect holes and trenches for trapped animals during biological monitoring.</p> <p>h. The applicant, or its contractors, shall screen, cover, or elevate at least one foot above ground, all construction pipe, culverts, or similar structures with a diameter of three inches or greater that are stored on site overnight. These pipes, culverts, and similar structures shall be inspected by the project biologist for wildlife before such material is moved, buried, or capped.</p> <p>i. The applicant, or its contractors, shall avoid the use of invasive plant species in the landscaping associated with the development. Invasive species with Moderate or High on the California Invasive Plant Council (Cal-IPC) list (https://www.cal-ipc.org/plants/inventory) are prohibited from use and shall be removed if found on site. The applicant or contractor shall refer to state resources for lists of appropriate native plant replacements (e.g., Calscape [https://www.calscape.org] and CNPS [https://www.cnps.org/gardening]).</p>					
<p>MM BIO-4: Project impacts on non-native grassland (21.6 acres) shall be mitigated at a 0.5:1 ratio through the purchase of 10.8 acre of grassland habitat at an approved mitigation bank, such as the Petersen Ranch Mitigation Bank. Confirmation of the purchase of grassland habitat at an approved mitigation bank shall be provided to the City of South El Monte Community Development Department prior to the issuance of the first action or permit for site disturbance.</p>	<p>Prior to the issuance of the first action or permit for site disturbance</p>	<p>Verification of purchase of grassland habitat at approved mitigation bank</p>	<p>City of South El Monte Community Development Department, Planning Division</p>		
<p>MM BIO-5: To ensure compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFG) Sections 3503, 3503.5, and 3513 and to avoid potential impacts to nesting birds, vegetation clearing, and ground-disturbing activities shall be conducted outside of the bird nesting season (generally January 15 to August 31 for raptors and February 15 to August 31 for other bird species). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within seven days prior to any disturbance of the site, including but not limited to vegetation clearing, disking, demolition</p>	<p>If within nesting bird season, within seven days prior to any disturbance of the site</p> <p>Biological monitoring ongoing during construction</p>	<p>Verify nesting bird survey conducted</p>	<p>Qualified Biologist</p> <p>City of South El Monte Community Development Department, Planning Division</p>		

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<p>activities, and grading. If the qualified biologist determines that no active bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements.</p> <p>If active nests of any species protected by the MBTA or CFGC are identified, the biologist shall establish suitable disturbance limit buffers around the nests marked using flagging or staking. The disturbance limit buffer size shall depend on the site conditions, level of activity within the buffer, and species observed. The disturbance limit buffer zones shall be avoided until the nests are no longer occupied. Any active nests shall be monitored by a qualified biologist during active construction, at a frequency determined using their best professional judgment, but not less than twice per week. If potential affects to nesting birds are observed, avoidance and minimization measures may be adjusted, and construction activities stopped or redirected by the qualified biologist using their best professional judgement to avoid take of nesting birds. Once a nest is no longer occupied and the juvenile birds can survive independently from the nest, the project can proceed without further regard to the nest site.</p>					
<p>MM BIO-6: To avoid impacts on the pallid bat, any on-site abandoned structures and all trees with suitable roosting cavities shall be surveyed by a qualified biologist prior to demolition or removal. Pre-construction surveys shall take place no more than 14 days prior to the start of demolition activities. If active roosts are identified, a biological monitor shall be employed to direct avoidance measures.</p> <p>If bats are detected during pre-construction surveys, biological monitoring shall be conducted by a qualified biologist to ensure that project activities do not result in direct take. The biologist shall be present for all demolition or tree removal activities in areas known or suspected to support roosting bats as determined by the qualified biologist. The biological monitor shall perform clearance surveys at the start of each workday in areas scheduled for immediate demolition. The monitor shall direct project activities away from special-status bat species, should they be found on site, to ensure that impacts on these species are avoided to the fullest extent possible. If present, bats are expected to flush from the project site at the onset of demolition activities. However, if they persist on site through demolition of non-roost site areas, consultation with the CDFW may be required.</p>	<p>Preconstruction surveys no more than 14 days prior to start of demolition or removal of any on-site abandoned structures or trees</p> <p>Ongoing biological monitoring, if bats are detected</p>	<p>Verify preconstruction survey conducted</p>	<p>Qualified Biologist City of South El Monte Community Development Department, Planning Division</p>		
Cultural Resources					
<p>MM CUL-1: In the event that cultural resources (archaeological or historical) are inadvertently unearthed or encountered during excavation and grading activities, all work within 60 feet of the find shall cease and an archaeologist, the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes, shall be contacted. The archaeologist shall meet the Secretary of Interior</p>	<p>During excavation and grading activities.</p>	<p>Verify retention of a Qualified Archeologist Field record and of resource significance</p>	<p>Qualified Archeologist Consulting tribes City of South El Monte, Community</p>		

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professional qualifications in archaeology and will record and evaluate the resource for potential significance. The City of South El Monte, as the lead agency shall consult with the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes regarding the significance of the resource and its potential as a Tribal Cultural Resource (TCR) under CEQA. In the event of the discovery of a TCR, refer to Mitigation Measure (MM) TCR-2. The archaeologist shall determine if the resource meets the CEQA definition of historical (State CEQA Guidelines §15064.5(a)) and/or unique archaeological resources (Public Resources Code [PRC] §21083.2(g)). Should the archaeologist have concerns that the find is potentially significant, the archaeologist shall prepare a mitigation plan for review and approval by the City. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to State CEQA Guidelines Section 15064.5 shall be followed.		Consult with consulting Tribes Archaeologist determination of historical and/or unique archaeological resources Mitigation plan by Archaeologist	Development Department, Planning Division		
SC CUL-1: If human remains are encountered during the undertaking, California State Health and Safety Code Section 7050.5 states that excavation shall stop and no further disturbance shall occur within 100 feet of the discovery until the County Coroner has made a determination of origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery within 48 hours of notification. If the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the landowner or his/her authorized representative rejects the recommendation, the human remains and associated items will be interred on the property with appropriate dignity in a location that will not be subject to future disturbance.	During excavation	Determination of deposition and origin Field Inspection NAHC MLD determination and recommendation	County Coroner Native American Heritage Commission (NAHC) Most Likely Descendant (MLD) City of South El Monte, Community Development Department, Planning Division		
Geology and Soils					
SC GEO-1: The Applicant shall submit to the City of South El Monte Building and Safety Department for review and approval, a site-specific design-level geotechnical investigation prepared for the project site by a registered geotechnical engineer. The investigation shall comply with all applicable State and local code requirements and: a) Include an analysis of the expected ground motions at the site from known active faults using accepted methodologies;	Prior to the issuance of the first grading permit for ground-disturbing activities	Design-level geotechnical investigation City's registered geotechnical engineer or third-party registered engineer approval	Project Applicant Registered Geotechnical Engineer City of Rialto's registered geotechnical engineer or third-party registered engineer		

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<p>b) Determine structural design requirements as prescribed by the most current version of the California Building Code, including applicable City amendments, to ensure that structures can withstand ground accelerations expected from known active faults; and</p> <p>c) Determine the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements.</p> <p>Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigation in the site-specific investigations. The structural engineer shall review the site-specific investigations, provide any additional necessary measures to meet Building Code requirements, and incorporate all applicable recommendations from the investigation in the structural design plans and shall ensure that all structural plans for the Project meet current Building Code requirements.</p> <p>The City's registered geotechnical engineer or third-party registered engineer retained to review the geotechnical reports shall review each site-specific geotechnical investigation, approve the final report, and require compliance with all geotechnical requirements contained in the investigation in the plans submitted for the grading, foundation, structural, infrastructure and all other relevant construction permits.</p> <p>The City shall review all Project plans for grading, foundations, structural, infrastructure and all other relevant construction permits to ensure compliance with the applicable geotechnical investigation and other applicable Code requirements.</p>			City of South El Monte, Community Development Department, Building and Safety Division		
<p>MM GEO-1: Prior to the issuance of the first grading permits, the City of South El Monte Building and Safety Department shall review all Project plans for grading, foundation, structural, infrastructure, and all other relevant construction permits to ensure compliance with the applicable recommendations from the Geotechnical Investigation. This shall include recommendations related to the discovery of groundwater, wet soils, or unstable soils during grading, stabilization, dewatering, fill materials, and foundations.</p>	Prior to the issuance of the first grading permit	Verify compliance on Project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<p>MM GEO-2: Prior to the issuance of the first grading permit for ground-disturbing activities, the Applicant shall provide evidence to the City of South El Monte Building and Safety Department that a qualified paleontologist has been retained. The selection of the qualified paleontologist shall be subject to the acceptance of the City. If paleontological resources are encountered, the contractor shall immediately cease all earth-moving activities within a 100-foot radius of the area of discovery. The qualified paleontologist shall be contacted to evaluate the significance of the finding and determine an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements under State CEQA Guidelines Section 15064.5 shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.</p>	Prior to the issuance of the first grading permit for ground-disturbing activities If paleontological resources are encountered, during	Verify retention of a qualified Paleontologist If paleontological resources are unearthed; evaluate significance of findings	Project Applicant Qualified Paleontologist City of South El Monte, Community Development Department, Building and Safety Division		

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	construction earth moving activities				
Greenhouse Gas Emissions					
LOR GHG-1. Require diesel powered construction equipment to turn off when not in use per Title 13 of the California Code of Regulations, Section 2449.	Ongoing during construction	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
LOR GHG-2. Limit idling time for commercial vehicles to no more than five minutes per Title 13 of the California Code of Regulations, Section 2485.	Ongoing during construction	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
LOR GHG-3. In accordance with California Title 24 Standards, buildings will be designed to have 15 percent of the roof area “solar ready” that will structurally accommodate later installation of rooftop solar panels. If future building operators pursue providing rooftop solar panels, they will submit plans for solar panels prior to occupancy.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
LOR GHG-4. Design buildings to be water-efficient. Install water-efficient fixtures in accordance with Section 5.303 of the California Green Building Standards Code Part 11.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
LOR GHG-5. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1 of the California Green Building Standards Code Part 11.	Ongoing during demolition and construction	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		

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LOR GHG-6. Provide storage areas for recyclables and green waste and adequate recycling containers located in readily accessible areas in accordance with Section 5.410 of the California Green Building Standards Code Part 11.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
LOR GHG-7. To facilitate future installation of electric vehicle supply equipment (EVSE), construction shall comply with Section 5.106.5.3 (nonresidential electric vehicle charging) of the California Green Building Standards Code Part 11.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
LOR GHG-8. Tenants of the warehouse shall comply with the South Coast Air Quality Management District (SCAQMD) Warehouse Indirect Source Rule (Rule 2305). This rule is expected to reduce NO _x and PM ₁₀ emissions during operations. Compliance with Rule 2305 is enforced by the SCAQMD through their reporting process and is required for all warehouse projects greater than 100,000 square feet.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
MM GHG-1: Electric Landscape Equipment. Prior to the issuance of a tenant occupancy permit for the warehouse, the City of South El Monte Community Development Department, Building and Safety Division shall confirm that tenant lease agreements include contractual language that all handheld landscaping equipment used on site shall be 100 percent electrically powered. The warehouse building, as well as the parking lots for the future City park and warehouse components, shall be equipped with exterior electrical outlets to accommodate this requirement. This requirement shall be included in the third-party vendor agreements for landscape services for the building owner and tenants, as applicable. Therefore, this mitigation measure is applicable to the warehouse and City park.	Prior to the issuance of a tenant occupancy permit for the warehouse.	Review of tenant lease agreements	City of South El Monte Community Development Department, Building and Safety Division		
MM GHG-2: On-Site Renewable Electricity Generation. The Project shall install solar photovoltaic (PV) panels or other source of renewable energy generation on the site or otherwise acquire energy from the local utility that has been generated by renewable sources, that would provide 100 percent of the expected building load.	During the development review process; Prior to issuance of the first to demolition, grading, or building permit	Verify compliance on Project plans and/or renewable energy source documentation	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		

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(i.e., the Title 24 electricity demand and the plug-load, anticipated to be approximately 5.75 kilowatt hours per year [kWh/year] per square foot). ¹ This mitigation measure is only applicable to the warehouse.					
<p>MM GHG-3: CALGreen Tier 2. Prior to the issuance of a building permit, the Project Applicant or successor in interest, and the City (as applicable) shall provide documentation to the City of South El Monte Community Development Department, Building and Safety Division demonstrating the following:</p> <ul style="list-style-type: none"> ▪ The warehouse shall be designed to achieve Leadership in Energy and Environmental Design (LEED) certification to meet or exceed CALGreen Tier 2 standards in effect at the time of building permit application. ▪ The Project (warehouse and City park) shall provide facilities to support electric charging stations per the Tier 2 standards in Section A5.106.5.3 (Nonresidential Voluntary Measures) of the 2022 CALGreen Code. 	Prior to the issuance of a building permit	Verify compliance on Project plans	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		
<p>MM GHG-4: On-site Electricity Efficiency. Prior to the issuance of tenant occupancy permits for the warehouse, the Planning Division shall confirm that tenant lease agreements include contractual language that appliances used on site shall be ENERGY-STAR Certified. This mitigation measure is only applicable to the warehouse.</p>	Prior to the issuance of tenant occupancy permits for the warehouse	Review of tenant lease agreements	Project Applicant City of South El Monte, Community Development Department, Planning Division		
<p>MM GHG-5: Require All-Electric Development. Prior to the issuance of building permits for the warehouse, the City of South El Monte Community Development Department, Building and Safety Division shall confirm that building plans require the Project to use all-electric appliances and end uses instead of natural gas. The Project shall not include natural gas utility lines or connections. This mitigation measure is only applicable to the warehouse.</p>	Prior to the issuance of building permits for the warehouse	Verify compliance on Project plans	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		
<p>MM GHG-6: Solid Waste Diversion. The warehouse shall divert a minimum of 75 percent of landfill waste. Prior to issuance of a tenant occupancy permit for the warehouse by the City of South El Monte Community Development Department, Planning Division, a recyclables collection and load area shall be constructed in compliance with City standards for recyclable collection and loading areas. This mitigation measure applies only</p>	Prior to issuance of a tenant occupancy permit for the warehouse	On-site inspections Review of diversion plan	Project Applicant City of South El Monte Community Development		

¹ The expected electricity demand is based on CalEEMod; refer to **Appendix I** of the EIR.

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<p>to tenant permits for the warehouse and not the warehouse building shell² approvals. The diversion plan shall also comply with the established solid waste and recycling laws including AB 939 and AB 341.</p> <p>The City park shall divert a minimum of 50 percent of land fill waste in compliance with AB 75 and AB 939. In addition, a recyclables collection and load area shall be constructed in compliance with City standards for recyclable collection and loading areas.</p>			Department, Planning Division		
<p>MM GHG-7: Prior to issuance of tenant occupancy permits for the warehouse, the tenant/facility operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM shall include, but is not limited to the following:</p> <ul style="list-style-type: none"> ▪ Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options. ▪ Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the project site. ▪ Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching services. ▪ Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users. <p>This mitigation measure applies only to tenant occupancy and not the building shell³ approvals. Therefore, this mitigation measure is only applicable to the warehouse.</p>	Prior to issuance of tenant occupancy permits for the warehouse	Review of TDM program	Tenant/Facility Operator City of South El Monte Community Development Department, Building and Safety Division		
<p>MM GHG-8: Non-Diesel Off-road And Emergency Equipment. Prior to the issuance of a tenant occupancy permit for the warehouse, the City of South El Monte Community Development Department, Building and Safety Division shall confirm that the Project plans and specifications show the following:</p> <ul style="list-style-type: none"> ▪ All outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, and forklifts) are zero emission/powered by electricity. The building shall include the necessary charging stations for cargo handling equipment. Note that SCAQMD Rule 2305 (Warehouse Indirect Source Rule) Warehouse 	Prior to the issuance of a tenant occupancy permit for the warehouse	Verify compliance on Project plans	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		

² Components of the building shell include the floor, walls, roof, doors, and windows.

³ Ibid.

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<p>Actions and Investments to Reduce Emissions (WAIRE) points may be earned for electric/zero emission yard truck/hostler usage. This mitigation measure applies only to tenant improvements and not the building shell approvals.</p> <ul style="list-style-type: none"> Any and all standard emergency generators shall meet California Air Resources Board Tier 4 Final emissions standards. A copy of each unit's Best Available Control Technology (BACT) documentation (certified tier specification) and CARB or SCAQMD operating permit (if applicable) shall be provided to the City. <p>This mitigation measure is only applicable to the warehouse.</p>					
<p>MM GHG-9: Water Use Efficiency and Conservation Plan. The Project Applicant or designee shall implement a Water Use Efficiency and Conservation Plan that includes the following minimum requirements:</p> <p>Indoor Conservation Features and Operations:</p> <ul style="list-style-type: none"> Install low-flow Fixtures: Install low-flow toilets at 1.28 gallons per flush, faucets at 1.2 gallons per minute, showerheads at 1.8 gallons per minute, kitchen faucets at 1.8 gallons per minute. In common areas, install faucets at 0.5 gallon per minute and urinals at max of 0.25 gallon per minute/flush. (These fixtures use less water while maintaining efficient performance.) Install dual-flush toilets: These toilets offer two flush options: one for liquid waste less than 1 gallons per minute and another for solid waste at 1.28 gallons per minute. (This allows the appropriate use of water for flushing needs.) Use water-efficient appliances: The Project Applicant or designee shall install energy-efficient and water-saving appliances with the ENERGY STAR label only. The Project will capture and reuse HVAC condensation: The Project Applicant or designee shall direct condensation from air conditioning units to water plants or for other non-potable uses. Good housekeeping and regular maintenance: The Project Applicant or designee shall regularly check and maintain plumbing fixtures, irrigation systems, and appliances to ensure they are functioning efficiently and not wasting water. <p>Outdoor Conservation Features and Operations:</p> <ul style="list-style-type: none"> Install only "Smart Irrigation Systems" for community landscaping: The Project Applicant or designee shall use smart sprinkler systems that adjust watering schedules based on weather conditions, soil moisture, and plant needs to avoid over or wasteful watering. The Project Applicant or designee shall also incorporate seasonal specific controls to ensure watering occurs during the most efficient times of day. 	<p>Condition of issuance of Building Permit</p> <p>Confirmation prior to Certificate of Occupancy</p>	<p>Review of Water Use Efficiency and Conservation Plan</p> <p>On-site inspection</p>	<p>Project Applicant</p> <p>City of South El Monte Community Development Department, Building and Safety Division</p>		

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<ul style="list-style-type: none"> ▪ Adjustable Water Pressure Regulator: The Project Applicant or designee shall install pressure regulators to maintain optimal water pressure, preventing overuse and leaks. ▪ Drought-tolerant landscaping: The Project Applicant or designee shall include native and drought-tolerant vegetation that requires less water to thrive and is known to survive in the City of South El Monte. The Project Applicant or designee shall replace drought-tolerant landscaping if it dies through enforceable Project CC&Rs. <p>This mitigation measure is applicable to the warehouse and City park (i.e., restroom facilities and landscaped areas).</p>					
4.9: Hydrology and Water Quality					
<p>SC HYD-1: Prior to issuance of any grading or demolition permits, the Applicant shall provide the City Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resources Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.</p>	Prior to issuance of any grading or demolition permits	Verify permit	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		
<p>SC HYD-2: Prior to issuance of the first grading permit, the Applicant shall submit to the City Engineer for approval, a Standard Urban Stormwater Mitigation Plan (SUMP) in compliance with South El Monte Municipal Code Section 8.44.110, specifically identifying Best Management Practices (BMPs) that shall be incorporated into the Project to control storm water and non-storm water pollutants during and after construction. To ensure compliance, a legal and fiduciary enforcement mechanism in the form of a SUMP shall be executed with the City. This agreement shall additionally be recorded in the office of the County Recorder for the County of Los Angeles. It shall specify BMPs specific to the project site, which shall be integrated into the storm water conveyance plan.</p>	Prior to issuance of the first grading permit	Verify compliance on project plans	Project Applicant City of South El Monte Engineer County Recorder for the County of Los Angeles		
<p>MM HYD-1: Groundwater Dewatering Permits. Prior to initiation of excavation activities, the Project Applicant shall obtain coverage under the Los Angeles Regional Water Resource Control Board (RWQCB) Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles And Ventura Counties (Order No. R4-2023-0429, NPDES No. CAG994004), or any other subsequent permit for dewatering activities, and provide evidence of coverage to the City of South El Monte Building and Safety Department. This shall include submission of a Notice of Intent (NOI) for coverage</p>	Prior to initiation of excavation activities	Verify permit	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		

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under the permit to the Los Angeles RWQCB at least 45 days prior to the start of excavation activities and anticipated discharge of dewatered groundwater to surface waters. Groundwater dewatering activities shall comply with all applicable provisions in the permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a Notice of Termination shall be submitted to the Los Angeles RWQCB.					
Noise					
<p>SC NOI-1: Prior to issuance of a building permit, the applicant shall demonstrate, to the satisfaction of the City of South El Monte Building Official or Chief Engineer, that the construction contracts include the following:</p> <ul style="list-style-type: none"> ▪ Noise Shielding and Muffling. The Project will include the installation of noise dampening material and muffling devices consistent with manufacturer’s standards or the Best Available Control Technology. Noise dampening material will be installed in equipment hoods, shielding engine noise. Mufflers will be installed on equipment exhaust. All equipment will be properly maintained, and the construction contractor will be required to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer’s specifications. ▪ Enclosure of Outdoor Mechanical Equipment. All stationary outdoor mechanical equipment (e.g., generators, compressors) used during construction will be enclosed to reduce the level of noise between the equipment and off-site noise-sensitive uses. ▪ Location of Construction Staging Areas. Construction staging areas will be located as far from noise-sensitive uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. 	Prior to issuance of a building permit Ongoing during any earthwork or construction activities	Verify compliance on construction contracts	Project Applicant City of South El Monte Building Official or Chief Engineer		
<p>MM NOI-1: Prior to issuance of a building permit, the applicant shall demonstrate, to the satisfaction of the City of South El Monte Building Official or Chief Engineer, that the construction contracts include the installation of a 10-foot-high temporary construction noise barrier along the portion of the southwest project site boundary line that is within approximately 20 feet of the office/commercial uses within Whittier Narrows Recreation area (as depicted in Figure 4.11-3 of the EIR). The temporary construction noise barrier shall have a sound transmission class (STC) of 25 or greater in accordance with the American Society for Testing and Materials (ASTM) Test Method E90, or a density of at least two pounds per sf to ensure adequate transmission loss characteristics. To achieve this, the barrier may consist of steel tubular framing, welded joints, a layer of 18-ounce tarp, a two-inch thick fiberglass blanket, a half-inch thick weatherwood asphalt sheathing, and 7/16-inch sturdy board siding. An alternate design may be proposed by the applicant provided that the noise</p>	Prior to issuance of a building permit Ongoing during any earthwork or construction activities	Verify compliance on construction contracts	Project Applicant City of South El Monte Building Official or Chief Engineer		

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attenuation requirements above are met. The temporary construction noise barrier shall be free of degrading holes or gaps and shall be designed to prevent structural failure due to factors such as wind, shear, shallow soil failure, earthquakes, and erosion.					
Public Services					
SC PS-1: Prior to issuance of building permits, the Los Angeles County Sheriff’s Department (LASD) shall review development plans for the incorporation of defensible space concepts. Public safety planning recommendations shall be incorporated into the Project plans. The Applicant shall prepare a list of project features and design components that demonstrate responsiveness to defensible space design concepts. The LASD shall review and approve all defensible space design features incorporated into the Project prior to initiating the building plan check process.	Prior to issuance of building permits	Verify compliance on Project plans	Project Applicant Los Angeles County Sheriff’s Department (LASD) City of South El Monte, Community Development Department, Planning Division		
SC PS-2: Prior to the issuance of the first grading permit and/or action that would permit site disturbance, the Applicant shall provide evidence to the Los Angeles County Sheriff’s Department (LASD) that a construction security service or equivalent service shall be established at the construction site along with other measures, as identified by the LASD, to be instituted during the grading and construction phase of the Project.	Prior to the issuance of the first grading permit and/or action that would permit site disturbance	Verify compliance on Project plans	Project Applicant Los Angeles County Sheriff’s Department (LASD) City of South El Monte, Community Development Department, Planning Division		
Tribal Cultural Resources					
MM TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The project applicant/City of South El Monte shall retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the Project inclusive of the warehouse and future City park at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project,	Monitor shall be retained prior to commencement of any “ground-disturbing activity”	Executed monitoring agreement Daily monitoring logs Written documentation of the conclusion of monitoring	Project Applicant Consulting tribes Native American Monitor City of South El Monte, Community		

South El Monte Athletic Fields and Business Park Project Mitigation Monitoring and Reporting Program					
Standard Conditions; Mitigation Measures; Laws, Ordinances and Regulations	Implementation Timing	Monitoring/ Reporting Method	Responsible Party for Implementation/ Approval	Verification	
				Date	Initials
<p>such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>A copy of the executed monitoring agreement shall be submitted to the City of South El Monte (lead agency) prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>The monitor shall complete daily monitoring logs that shall provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes from a designated point of contact for the project applicant/City of South El Monte that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the consulting tribes to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.</p>	Monitoring during ground disturbing activity		Development Department, Planning Division		
<p>MM TCR-2: Discovery of Tribal Cultural Resources. Upon discovery of any tribal cultural resources (TCRs), all construction activities in the immediate vicinity (i.e., not less than the surrounding 50 feet) of the discovery shall cease. The Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes shall be immediately informed of the discovery, and the Native American Monitor shall promptly evaluate the TCR. The City shall consult with the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes to determine the appropriate treatment and/or final disposition for the TCR, which may include one of the following options: preservation in place/avoidance, on-site reburial/relocation, data recovery/excavation, curation, or transfer to the consulting tribes. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until its assessment/evaluation/recovery has been completed.</p>	During ground-disturbing and excavation activities	Field evaluation by Native American Monitor Consultation with consulting tribes Assessment/determination of appropriate treatment	Consulting Tribes Native American Monitor City of South El Monte, Community Development Department, Planning Division		

PLANNING COMMISSION

RESOLUTION NO. 26-03

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING SUBDIVISION NO. 23-01, TENTATIVE PARCEL MAP NO. 084463, TO SUBDIVIDE ONE PARCEL INTO TWO SEPARATE LOTS IN THE CITY OF SOUTH EL MONTE AT 825 LEXINGTON-GALLATIN ROAD

WHEREAS, Magellan Value Partners (“Applicant”), filed an application for a Subdivision (SUBPRE No. 23-01) to subdivide one parcel into two separate lots in order to allow for the future development of an approximately 10.7-acre public city park by the City of South El Monte (“City”) (“City Park Project”) and development of an approximately 221,815 square-foot industrial building on an approximately 10.5-acre lot (“Project”) located at 825 Lexington-Gallatin Road, South El Monte, CA (“Property”) into two separate lots (“Subdivision”). The legal description of the Property will change following recordation of the Final Map. For purposes of this Tentative Parcel Map approval, the term “Project Site” means the portion of the Property upon which the Project will be located and does not include the approximately 10.5-acre portion of the Property that is proposed to be developed by the City as part of the City Park Project.

WHEREAS, pursuant to the proposed Development Agreement for the Project, the approximately 10.7-acre lot will be donated by the Applicant to the City for the future development of the City Park Project upon satisfaction of certain conditions precedent, as specified therein, pursuant to a Public Open Space Donation Agreement by and between the Applicant and the City.

WHEREAS no Subdivision is required for the Public Open Space Donation pursuant to the governmental agency conveyance exemption under the Subdivision Map Act (Government Code Section 66428(a)(2)) and City Municipal Code Section 16.08.010(H). Even so, the Subdivision has been deemed desirable by the Applicant and the City.

WHEREAS, concurrently herewith, Applicant has filed applications for: a General Plan Amendment (No. 23-03) and Zone Change (No. 23-01) and Conditional Use Permit (No. 23-07); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 16.04.015, the Project, in part, requires Planning Commission review and approval because the Project consists of a Tentative Parcel Map application; and

WHEREAS, a public hearing was held before the Planning Commission on February 24, 2026, to consider the application. All evidence, both written and oral including the staff report and all related documents, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The Planning Commission of the City of South El Monte hereby finds that the above recitals are true and correct and are incorporated herein by this reference.

SECTION 2: Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (“CEQA Guidelines” and California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, an Environmental Impact Report (“EIR”) was prepared for the Project because it was determined there was substantial evidence that approval of the Project may have significant environmental impacts, with mitigation measures. Accordingly, the City prepared a Draft EIR in accordance with CEQA and the CEQA Guidelines, which was made available for public review and comment from August 28, 2025, to October 13, 2025. Pursuant to Section 15074(b) of the CEQA Guidelines, the Planning Commission independently reviewed and considered the contents of the Final EIR, which includes the Draft EIR, Responses to Comments, and the Mitigation Monitoring and Reporting Program (“MMRP”). Pursuant to the Planning Commission’s adoption of Resolution No. 26-02, the Planning Commission recommends approval by the City Council to certify the Final EIR, adopt CEQA Findings of Fact, and adopt a Statement of Overriding Considerations for the Project in compliance with CEQA and the CEQA Guidelines.

The Final EIR (State Clearinghouse No. 2024070062), with supporting studies, is incorporated herein by reference, and can be found on the City’s website. A copy of the Final EIR can be found at the State Clearinghouse, and at the City’s Community Development Division. The documents and other materials, which constitute the record on which this decision is based, are maintained by the City’s Department of Community Development.

SECTION 3: A record of the public hearing indicates the following:

A. With regard to the application for Vesting Tentative Parcel Map No. 084463 (“TPM”), attached hereto as Exhibit “A”, SEMMC Section 16.16.025 provides that the Planning Commission shall not approve a tentative map where:

- i. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan.* The General Plan Land Use designation for the Property upon approval by the City Council of General Plan Amendment No. 23-03 will be “Commercial-Manufacturing”. The Project is permitted under that General Plan Land Use designation. The City Park Project, including athletic fields, is permitted under both the existing and proposed General Plan Land Use designations. There is no Specific Plan that applies to the Property.
- ii. *The site is not physically suitable for the type or proposed density of development.* The grade of the Property is flat and suitable for the Project and can support new development as proposed or in accordance with city regulations.
- iii. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat.* The Property is undeveloped and covered by non-native grasses with sparse patches of ornamental vegetation. The Final EIR prepared for the Project and the City Public Park Project did not identify any threatened or endangered species on the Property

but nevertheless includes seven (7) required mitigation measures for biological resources requiring stadium light shielding features for the future City Public Park Project, pre-construction surveys for burrowing owl and pallid bat, construction best management practices to avoid impacts to special-status species, purchase of grassland habitat at an approved mitigation bank, and compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFG) Sections 3503, 3503.5, and 3513. Implementation of those seven (7) mitigation measures will reduce any potential impacts on biological resources to a less than significant level.

- iv. *The design of the subdivision or type of improvements is likely to cause serious public health problems.* As articulated in the Final EIR for the Project before the Planning Commission (Resolution No. 26-02), the CEQA analysis in the Final EIR to be certified by the City Council determined mitigation measures addressing potential significant impacts and the findings in the Statement of Overriding Considerations to be adopted by the City Council address the significant and unavoidable greenhouse gas (GHG) emissions impacts, which are not likely to cause serious public health problems.
- v. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. The city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction.* There are no conflicts of existing easements since the Applicant incorporated these easements into the design of the Project.
- vi. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.* Per the Final EIR, a sewer study was conducted and found that no violations would occur.
- vii. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.* All preliminary reports were submitted to the satisfaction of the City and will be confirmed by the City Engineer.
- viii. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.* Staff has determined that the Project meets all the requirements of the Subdivision Map Act as well as Title 16 (Subdivisions) of the SEMMC as detailed in the Staff Report.

B. The Project promotes the City's goals and objectives stated in the General Plan as detailed in Section 4. No goal or policy will be impaired.

C. The subdivision of one parcel into two separate lots with public park facilities and

industrial uses as designed and conditioned will not become a nuisance to surrounding properties.

SECTION 4: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated February 24, 2026, which is hereby incorporated into this Resolution 26-03 by reference, the Planning Commission hereby finds:

A. As conditioned below at Section 7, the Project meets the requirements of the SEMMC, including Title 16, and will not be detrimental to the public health, safety or welfare, nor will it adversely affect nearby properties or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels include a range of uses including public parks, residential, industrial and commercial uses, ensure that this will hold true in the future.

B. As conditioned, the Project is consistent with the City's General Plan, provided the City Council accepts Planning Commission's recommendation in Resolution No. 26-02 (certifying the Project EIR, approving General Plan Amendment No. 23-03 and Zone Change No. 23.-01). The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte.* Allowing for the development of a long vacant property into a productive industrial use would expand and diversify the economic and employment opportunities in the City. Pursuant to the Development Agreement for the Project, it will also provide for the opportunity for needed recreational and open space to serve residents in the City via the City Park Project.
- (2) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* The new development will serve the area by creating a sole location for new industrial businesses to establish their operations within the area. This new development along with the General Plan Amendment and Zone Change will allow new industrial businesses to flourish in the City in an appropriate location within close proximity to State Route 60.
- (3) Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility.* The proposed Project will utilize a vacant parcel and provide a new revenue-generating industrial development with close access to the State Route 60.
- (4) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses.* The proposed Project would allow for the establishment of a new industrial building in an underutilized site that is compatible with the adjacent uses around Santa Anita Avenue.

- (5) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties.* The new development will not only provide a new industrial building on a property that has lain vacant for many years and will also provide off-site public improvements and will improve the Property's flood storage capacity via Storage Basin improvements (as defined in the EIR and Development Agreement for the Project) in the United States Army Corps of Engineers (USACE) easement area. Pursuant to the proposed Development Agreement for the Project, the Project will also allow for the City Public Park Project. These public and private improvements will revitalize the surrounding area.

Resources Element

- (1) Goal 1: *Provide local public park space at a ratio of two acres of park land per 1,000 City residents.* This desired ratio is not currently met. Once developed by the City, the City Public Park Project facilitated by the proposed Development Agreement for the Project will result in a net increase of park space of approximately 10.7 acres.
- (2) Goal 2.0: *Provide a comprehensive recreation program, adequate facilities, and proper maintenance of the parks and recreational facilities in the City.* The City Public Park Project facilitated by the proposed Development Agreement for the Project will increase the range of park and recreational facilities and programming in the City once developed by the City.

SECTION 5: Concurrently with the approval of the Tentative Parcel Map, the Applicant is requesting the approval of a Zone Change (No. 23-01) and General Plan Amendment (No. 23-03) which requires final approval by City Council. Thus, the Planning Commission's approval of this Subdivision will be contingent on the approval of the General Plan Amendment and Zone Change by City Council and shall not be effective until such approval by the City Council. The Planning Commission's approval of this Subdivision is also contingent on the City Council's certification of the Final EIR, adoption of CEQA Findings of Fact, and adoption of a Statement of Overriding Considerations for the Project and shall not be effective until such actions are taken by the City Council, which are prerequisites to City Council approval of the Zone Change and General Plan Amendment.

SECTION 6: Exhibits "A" and "B" hereto are incorporated herein by reference.

SECTION 7: Based on the aforementioned findings, the Planning Commission hereby **approves** Subdivision No. 23-01, Tentative Parcel Map No. 084463, subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to

any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.

2. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development & Public Works within 20 calendar days of the date of the City Council's approval of the Zone Change (No. 23-01) and General Plan Amendment (No. 23-03) for the Project.
3. The Subdivision approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within two years from the date of this approval or per the Development Agreement, whichever is longer.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions, and county, state and federal regulations applicable to the project.

Planning Conditions

5. All buildings and walls must be finished with graffiti resistant materials. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over within 48 hours of discovery or notice from the City.
6. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large, discarded items that may have collected in the Property's parking area and public right-of-way.
7. The Applicant shall maintain all required permits and licenses in good standing.
8. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension, modification, or revocation of the Conditional Use Permit.
9. The construction site shall always be kept in a clean manner prior, during, and after construction.
10. The Applicant shall develop the Property as shown in the site plan and landscaping plan approved by the City Council.
11. The Applicant shall provide a detailed landscape and irrigation plan, prepared by a registered Landscape Architect to the Director of Community Development & Public

Works for review and approval prior to submitting the plans to the Building Division.

12. The Applicant shall install drought tolerant landscaping in strict compliance with a landscape plan prepared by a Landscape Architect drawn at a minimum scale of 1"=10' which will include all proposed softscape elements (included areas of ornamental plantings and turf areas), with the perimeter planting design for the exterior of building. The Applicant shall incorporate the following into the landscape plan:
 - a. Enclose all planters within parking lot areas with raised six-inch P.C.C. curbs, except at sidewalks, or as approved for stormwater retention plan.
 - b. Provide an automated underground irrigation system for all landscaped areas.
 - c. Provide adequate landscaping to completely screen all ground mounted mechanical equipment.
13. All exterior doors shall be lit with a minimum of one-foot candle power of intensity and constructed of tamper-resistant fixtures.
14. The Applicant shall have no outside storage of material or equipment during or after hours in the required parking lot areas or near the front entrance of the Property visible from Lexington-Gallatin Road.
15. There shall be no loading or unloading of materials on the public right of way (Lexington-Gallatin Road).
16. There shall be no queuing or parking of vehicles on or along Lexington-Gallatin Road as a result of this development.
17. At no time shall the site store inoperable freight trucks or vehicles in its parking areas either within the vehicle spaces or the freight truck spaces.
18. No repair of vehicles or freight trucks shall occur at any time.
19. All exterior lights on the property shall be LED and shall be directed, positioned, and/or shielded such that they do not illuminate surrounding properties and/or the public right of way.
20. For security purposes, lighting shall be place in such a way as to illuminate the area surrounding the trash enclosure(s), transformer, and all vehicle parking spaces. This lighting shall be un-switched and photo sensor controlled.
21. Any bollards on the site visible from the public right of way shall be decorative in nature and shall be approved by the Director of Community Development & Public Works or designee.
22. Noise generated from the site shall comply with the South El Monte Municipal Code 8.20.
23. The applicant shall incorporate a copy of these conditions of approval and mitigation measures into the approved set of building plans.

24. The final subdivision parcel map shall be finalized and recorded prior to the issuance of building permits, unless the City Attorney determines that a final subdivision parcel map is not required.
25. The applicant understands and agrees that if changes to the original plans (as approved and on file) are required during construction, revised plans shall be provided to the Community Development Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments/agencies.
26. Subdivision No. 23-01 shall be null and void if General Plan Amendment No. 23-03 and Zone Change 23-01 were to be denied by the City Council.

Public Works Conditions

The following are Engineering/Public Works conditions and shall be incorporated into submittal plans, show the conditions on site plans and on grading plans (No handwritten notes, stickers etc. shall be accepted).

- PW1. The second sheet of building plans, grading plans and/or offsite improvement plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- PW2. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- PW3. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
- PW4. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- PW5. LID review shall be completed prior submitting grading plans for plan review. Grading plans shall be submitted including the proof of approval of LID or exemption of LID.

- PW6. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
- PW7. Install new concrete sidewalk behind landscaped parkway along the length of the property frontage in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
- PW8. Install an irrigation system and landscape the designated parkway area, and as directed by the City Engineer and/or his/her designee.
- PW9. Install new curb and gutter along the length of the property frontage in accordance with SPPWC standard plan 120-2, and as directed by the City Engineer or his/her designee.
- PW10. Relocate vault from the sidewalk as directed by the City Engineer or his/her designee.
- PW11. Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as directed by the City Engineer or his/her designee.
- PW12. Underground all utility services to the property.
- PW13. Sewer Study shall be reviewed and approved by the City Engineer or his/her designee, prior to the issuance of permits. If sewer is found to be inadequate, sewer improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.
- PW14. Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits. Any mitigation measures shown on the traffic study if any shall be made at the sole cost to the property owner/developer.

PARCEL MAP REQUIREMENTS

- PW15. A final parcel map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
- PW16. A soils report is required.
- PW17. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
- PW18. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access,

building restriction, or other easements until after the final parcel map is approved by the City and filed with the Los Angeles County Recorder; unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final parcel map.

PW19. Monumentation of parcel map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.

PW20. All conditions from City Departments and Divisions shall be incorporated into the parcel map prior to submitting the parcel map for review.

PW21. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the parcel map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.

PW22. Proof of Tax clearance shall be provided at the time of parcel map review submittal.

PW23. Upon submittal of the parcel map for review by the City, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit five (5) blueprints and one sepia mylar of the recorded map to the City Public Works Department.

PW24. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

Building Division Conditions

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission and City Council Resolutions. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
- B3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B4. The building shall be addressed as 825 Lexington-Gallatin RD, and an application to assign unit numbers shall be filed with the City prior to plan check submittal.

- B5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- B8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
- B9. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B10. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/xliqonam5j4jro5oklnw4/MS4-Permit-LID-Determination-Form.pdf?rlkey=zr7tu632u2staheexj6vqvxxvg&dl=0>
- B11. Prior to submitting grading plans to Engineering Department, LID review shall be completed and approved.
- B12. All State of California disability access regulations for accessibility shall be complied with.
- B13. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

- B14. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B15. Separate application and plan review is required for Electrical plans.
- B16. Separate application and plan review is required for Mechanical plans.
- B17. Separate application and plan review is required for Plumbing plans.
- B18. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- B19. Project shall comply with the CalGreen Non-Residential mandatory requirements.
- B20. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
- B21. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B22. Separate permit is required for Fire Sprinklers.
- B23. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Los Angeles County Fire Department Conditions

1. Submitted plans shall correspond with the plans approved by the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit.
2. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
3. The Final Map shall be submitted to the Land Development Unit for review and approval prior recordation.

4. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
5. Fire hydrant improvement plans shall be submitted for review and approval prior to the clearance of the final map.
6. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at (323) 890-4125 for information on EPICLA submittals.

County of Los Angeles Sheriff's Department Conditions

1. The Department recommends that the principles of Crime Prevention through Environmental Design (CPTED) are incorporated in the design plans. The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenant of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. The Department recommends installation of security cameras to reduce opportunities for criminal activities, where feasible.
2. The proposed Project will benefit from a landscaping maintenance program that would minimize opportunities for individuals to hide. The Station also recommends limiting the height of hedge-type plants around security gates that would allow visibility from the street. Trees should not block building addresses from street patrol car line of sight.
3. The installation of security cameras for a video monitoring system and building lights with motion sensors is beneficial, where feasible. Appropriate gate hardware such as keypad/keycard access and automatic gate closers can be implemented where feasible to limit unauthorized access and for easy monitoring. In addition, the proposed locations of exterior building security cameras shall be considered in areas where law enforcement can adequately identify vehicle license plates upon entry/exit into the proposed Project with adequate lighting to enhance visibility. Installation of security cameras inside the secured area, at each entry/exit points, at the loading dock, at the rear and at the office, along with interior keypad/keycard access should be considered where feasible. An alarm system is also recommended to discourage criminal activity and generate response calls. Alarms should be considered to be installed on all access points and fences, with motion detection on the interior of the warehouse & office.
4. Provide numerical addresses in font size on the corner of the building that can be easily viewed and read from the street.
5. A Construction Traffic Management Plan should also be established as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should be provided as needed

to ensure safe traffic operations, and construction signs should be posted to advise motorists of reduced construction zone speed limits.

6. Effective traffic and security plans should be developed to address potential issues from criminal activity at the proposed Project site, in coordination with all jurisdictional approvals.
7. The Project Applicant will be required to pay all applicable development fees associated with the Project.

Mitigation Measures

1. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and certified by the City Council upon completion of the Environmental Impact Report, shall be made part of the conditions of approval.
2. The applicant and any successor owners shall be responsible for implementing the mitigation measures and conditions of approval and provide all necessary documentation.

SECTION 8: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.03.130.

[SIGNATURES ON FOLLOWING PAGE]

ADOPTED this 24th day of February, 2026.

Chair of the Planning Commission

ATTEST:

Secretary, Renee Reyes

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 26-03 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 24th day of February 2026.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Renee Reyes

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

The APNs and legal description of the Property will change with the filing of TPM No. 084463



Commitment No. NCS-1215033-SA1

EXHIBIT A

The Land referred to herein below is situated in the City of South El Monte, County of Los Angeles, State of California, and is described as follows:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF LOTS 110 AND 120 OF TRACT NO. 621, AS SHOWN ON THE MAP RECORDED IN [BOOK 15, PAGE 182](#) OF MAPS, A PORTION OF THE RANCHO POTRERO GRANDE AS DESCRIBED IN THE PATENT RECORDED IN [BOOK 1, PAGE 3](#) OF PATENTS AND PORTIONS OF LOTS 1 AND 2 IN BLOCK "K" OF SUBDIVISIONS OF THE RANCHO POTRERO DE FELIPE LUGO AS SHOWN ON THE MAP RECORDED IN [BOOK 43, PAGE 43](#) ET SEQ. OF MISCELLANEOUS RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1 IN BLOCK "K" THAT IS DISTANT THEREON SOUTH 45° 02' 49" WEST 1080.64 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE NORTH 25° 33' 24" WEST 710 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 64° 26' 36" WEST 1200 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 120 THAT IS DISTANT SOUTH 0° 17' 11" EAST 1180.57 FEET FROM THE NORTHWEST CORNER OF LOT 111 OF SAID TRACT NO. 621; THENCE SOUTH 25° 33' 24" EAST 710 FEET; THENCE NORTH 64° 26' 36" EAST 454.17 FEET TO A LINE AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID LOT 2 IN BLOCK "K" WHICH PASSES THROUGH A POINT IN SAID SOUTHEASTERLY LINE THAT IS DISTANT SOUTH 45° 02' 49" WEST 703.50 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT ANGLE LINE SOUTH 44° 57' 11" EAST 247.69 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 2 AND 1 IN SAID BLOCK "K" NORTH 45° 02' 49" EAST TO THE INTERSECTION OF THAT CERTAIN LINE IN THE SIDELINE OF THE POMONA FREEWAY AS DESCRIBED IN THAT CERTAIN EASEMENT DOCUMENT TO THE STATE OF CALIFORNIA RECORDED ON AUGUST 27, 1963 AS INSTRUMENT NO. 1546 IN [BOOK D2159, PAGE 922](#) ET SEQ. OF OFFICIAL RECORDS OF SAID COUNTY, SAID CERTAIN LINE DESCRIBED THEREON AS HAVING A BEARING AND LENGTH OF "NORTH 80° 22' 48" WEST 692.44 FEET"; THENCE ALONG SAID CERTAIN LINE NORTH 80° 22' 48" WEST TO THE NORTHWESTERLY TERMINUS OF SAID LINE AND THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE SOUTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG SAID TANGENT CURVE TO THE NORTHWEST LINE OF SAID LOT 1; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO SAID LINE HAVING A BEARING OF NORTH 25° 33' 24" WEST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 25° 33' 24" WEST 14.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY OF THAT CERTAIN LINE AND ITS NORTHWESTERLY AND SOUTHEASTERLY PROLONGATIONS THEREOF DESCRIBED ABOVE AS "NORTH 25° 33' 24" EAST 710 FEET".

ALSO EXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY AND WESTERLY OF THE SOUTHEASTERLY AND EASTERLY LINE OF THE 80 FOOT STRIP OF LAND KNOWN AS SANTA ANITA AVENUE AND DESCRIBED IN PARCEL 16-4 OF FINAL ORDER OF CONDEMNATION OF SUPERIOR COURT CASE NO. 908.498, A CERTIFIED COPY OF WHICH WAS RECORDED IN [BOOK D3995, PAGE 73](#) ON MAY

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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07, 1968 AS INSTRUMENT NO. 3953 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN PARCELS 16-4D-1, 16-4S.1 AND 16-4S.2 OF FINAL ORDER OF CONDEMNATION OF SUPERIOR COURT CASE NO. 908.498, A CERTIFIED COPY OF WHICH WAS RECORDED IN [BOOK D3995, PAGE 73](#) ON MAY 07, 1968 AS INSTRUMENT NO. 3953 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING FROM THE PORTION OF SAID LOT 120 OF TRACT NO. 621 INCLUDED IN THE ABOVE DESCRIBED LAND, ONE-HALF OF ALL OIL RIGHTS IN AND UNDER SAID LAND, AS RESERVED BY JOE CAGLIERO AND WIFE AND GEORGE VISSIO AND HIS WIFE IN THE DEED RECORDED IN [BOOK 18263, PAGE 169](#) OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING FROM THE PORTION OF SAID LAND WHICH WAS FORMERLY REGISTERED LAND, ONE-HALF OF ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR THEREUNDER, AS RESERVED IN THE DEED FROM THOMAS W. BELL, FILED APRIL 08, 1942, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES AS INSTRUMENT NO. [5621-K](#).

For conveyancing purposes only: APN 8119-005-032

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50187306 (10-11-22)

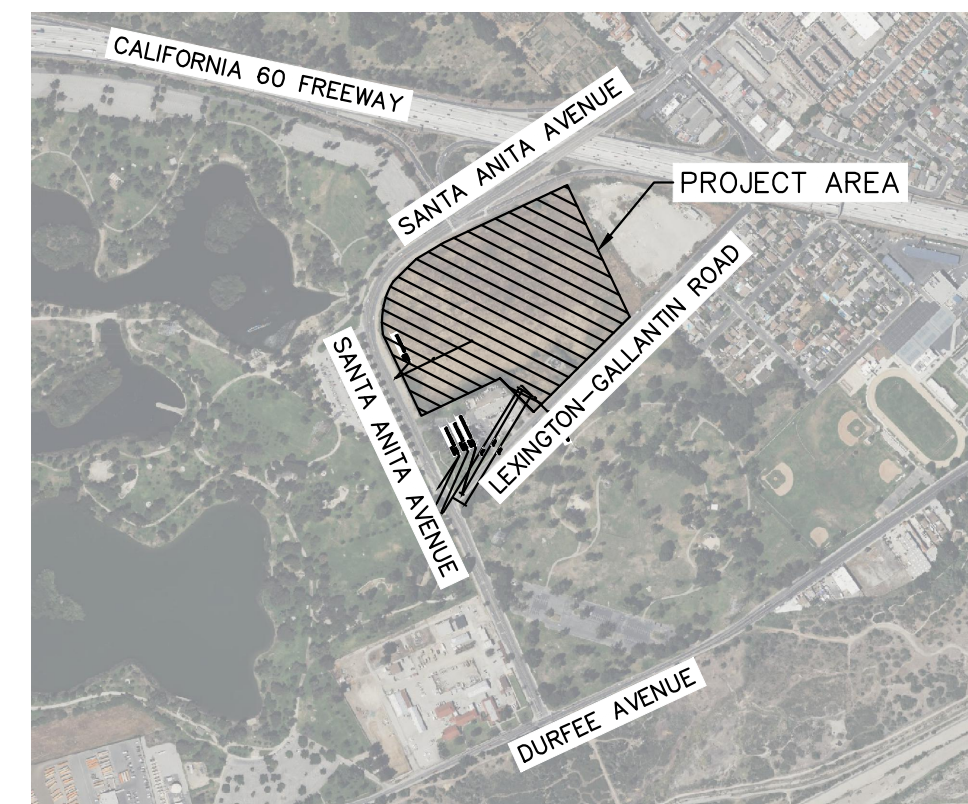
Page 11 of 15

EXHIBIT "B"

TENTATIVE PARCEL MAP NO. 084463

TENTATIVE PARCEL MAP NO. 084463

825 LEXINGTON-GALLATIN ROAD
SOUTH EL MONTE, CA 91733



VICINITY MAP
N.T.S.

SITE INFORMATION

SITE ADDRESS: 825 LEXINGTON-GALLATIN ROAD
SOUTH EL MONTE, CA 91733
APN: 8119-005-032
DATE PREPARED: 6/11/2024
TOTAL SITE AREA: 22.18 AC
GROSS LAND AREA: 21.14 AC
FLOOD ZONE: X
ZONING CLASSIFICATION: COMMERCIAL
EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL
TOTAL LOTS: 2

OWNER/DEVELOPER:

MVP SOUTH EL MONTE I, LLC
C/O MAGELLAN VALUE PARTNERS
RICK MARTINEZ
1900 AVENUE OF THE STARS SUITE 2470
LOS ANGELES, CA 90067
(310) 507-9791
RMARTINEZ@MAGELLANVP.COM

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
HUNTER STARKEY, PE (#C87821)
1100 TOWN AND COUNTRY
ORANGE, CA 92668
(714) 705-1360
HUNTER.STARKEY@KIMLEY-HORN.COM

ARCHITECT:

HPA, INC
JAMIE CRUZ, AIA LEED AP BD+C
18831 BARDEEN AVENUE, SUITE 100
(949) 862-2110

PARCEL AREA		
PARCEL 1	455,311 SF	10.45 AC
PARCEL 2	467,080 SF	10.72 AC
TOTAL	922,391 SF	21.17 AC

LEGAL DESCRIPTION PER TITLE REPORT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOUTH EL MONTE, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF LOTS 110 AND 120 OF TRACT NO. 621, AS SHOWN ON THE MAP RECORDED IN BOOK 15, PAGE 182 OF MAPS, A PORTION OF THE RANCHO POTRERO GRANDE AS DESCRIBED IN THE PATENT RECORDED IN BOOK 1, PAGE 3 OF PATENTS AND PORTIONS OF LOTS 1 AND 2 IN BLOCK "K" OF SUBDIVISIONS OF THE RANCHO POTRERO DE FELIPE LUGO AS SHOWN ON THE MAP RECORDED IN BOOK 43, PAGE 43 ET SEQ. OF MISCELLANEOUS RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

LINE:
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1 IN BLOCK "K" THAT IS DISTANT THEREON SOUTH 45° 02' 49" WEST 1080.64 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE NORTH 25° 33' 24" WEST 710 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 64° 26' 36" WEST 1200 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 120 THAT IS DISTANT SOUTH 0° 17' 11" EAST 1180.57 FEET FROM THE NORTHWEST CORNER OF LOT 111 OF SAID TRACT NO. 621; THENCE SOUTH 25° 33' 24" EAST 710 FEET; THENCE NORTH 64° 26' 36" EAST 454.17 FEET TO A LINE AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID LOT 2 IN BLOCK "K" WHICH PASSES THROUGH A POINT IN SAID SOUTHEASTERLY LINE THAT IS DISTANT SOUTH 45° 02' 49" WEST 703.50 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT ANGLE LINE SOUTH 44° 57' 11" EAST 247.69 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 2 AND 1 IN SAID BLOCK "K" NORTH 45° 02' 49" EAST TO THE INTERSECTION OF THAT CERTAIN LINE IN THE SIDELINE OF THE POMONA FREEWAY AS DESCRIBED IN THAT CERTAIN EASEMENT DOCUMENT TO THE STATE OF CALIFORNIA RECORDED ON AUGUST 27, 1953 AS INSTRUMENT NO. 1548 IN BOOK D2159, PAGE 922 ET SEQ. OF OFFICIAL RECORDS OF SAID COUNTY, SAID CERTAIN LINE DESCRIBED THEREON AS HAVING A BEARING AND LENGTH OF "NORTH 80° 22' 48" WEST 692.44 FEET"; THENCE ALONG SAID CERTAIN LINE NORTH 80° 22' 48" WEST TO THE NORTHWESTERLY TERMINUS OF SAID LINE AND THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE SOUTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG SAID TANGENT CURVE TO THE NORTHWEST LINE OF SAID LOT 1; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO SAID LINE HAVING A BEARING OF NORTH 25° 33' 24" WEST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 25° 33' 24" WEST 14.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY OF THAT CERTAIN LINE AND ITS NORTHWESTERLY AND SOUTHEASTERLY PROLONGATIONS THEREOF DESCRIBED ABOVE AS "NORTH 25° 33' 24" EAST 710 FEET".

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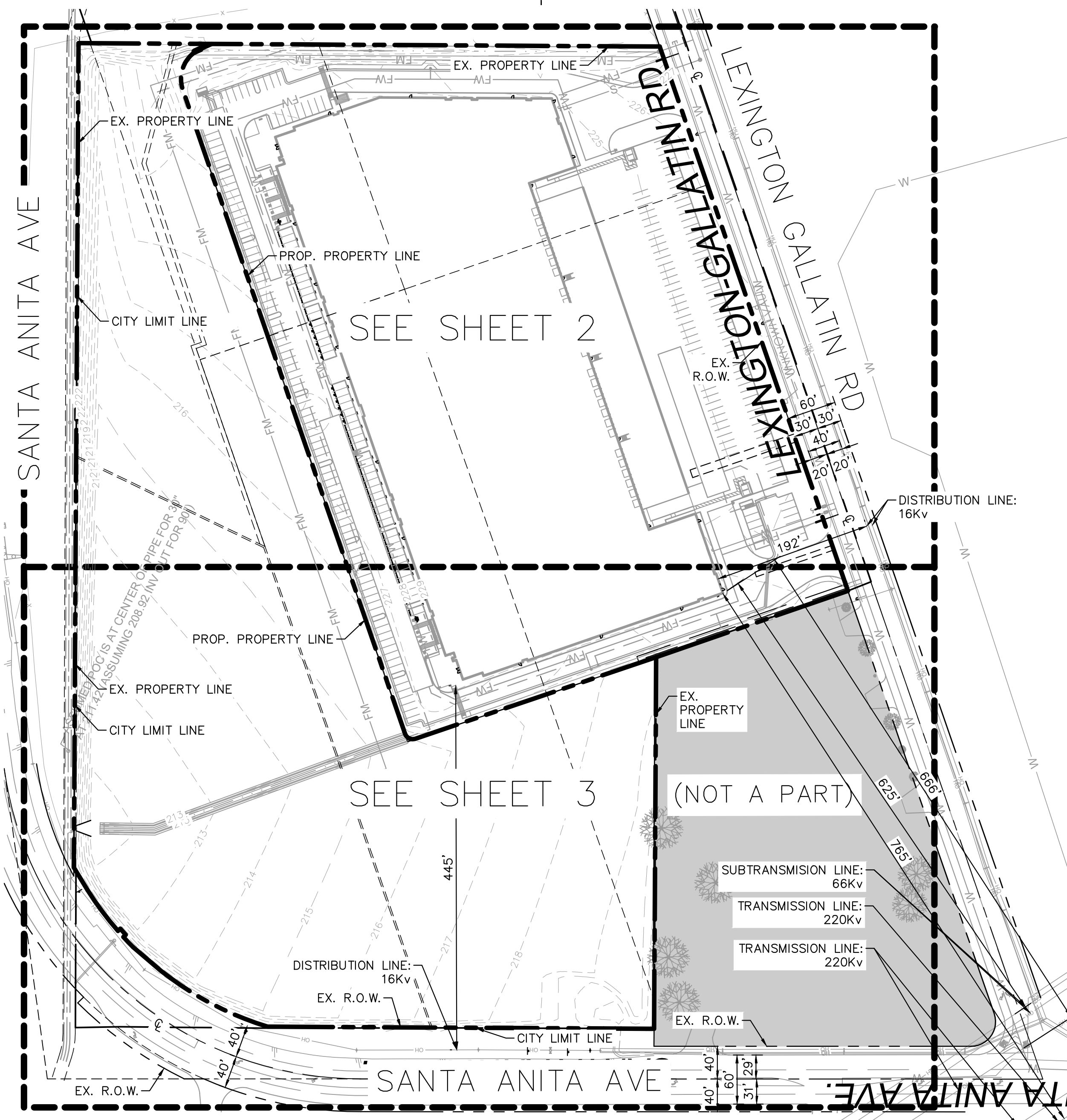
ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN PARCELS 16-4D-1, 16-4S.1 AND 16-4S.2 OF FINAL ORDER OF CONDEMNATION OF SUPERIOR COURT CASE NO. 908,498, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D3995, PAGE 73 ON MAY 07, 1968 AS INSTRUMENT NO. 3953 OF OFFICIAL RECORDS OF SAID COUNTY.

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ALSO EXCEPTING FROM THE PORTION OF SAID LAND WHICH WAS FORMERLY REGISTERED LAND, ONE-HALF OF ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR THEREUNDER, AS RESERVED IN THE DEED FROM THOMAS W. BELL, FILED APRIL 08, 1942, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES AS INSTRUMENT NO. 5621-K.

GENERAL NOTES

- GRADE ELEVATIONS SHOWN ON THE TPM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY THE CITY OF SOUTH EL MONTE THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- PARCEL LINES AND PARCEL SIZES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS, SIDEWALKS, AND UTILITIES ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENTS OF PUBLIC WORKS AND PLANNING DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL.
- BUILDING FOOTPRINTS AND ENVELOPES THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE PREVIEWED DURING INDIVIDUAL PROJECT SITE PLAN APPROVAL PROCESSES AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
- THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF PLANNING AND PUBLIC WORKS.
- PERMISSION GRANTED TO MASS/BULK GRADE.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- THIS PROJECT WILL PROCESS AND RECORD CC&RS OR EQUIVALENT FOR THE MAINTENANCE AND COST SHARING RESPONSIBILITY THE FUTURE COMMON UTILITY FACILITIES SERVING THIS SITE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, IRRIGATION, SEWER, DRAINAGE, ETC.
- ON-SITE SEWER SYSTEMS ARE PRIVATE. ONSITE STORM DRAIN SYSTEMS ARE PRIVATE.
- ANY EXCAVATION WITHIN THE SIDEWALK SHALL BE REPLACED IN KIND TO THE SATISFACTION OF THE PUBLIC WORKS AGENCY.

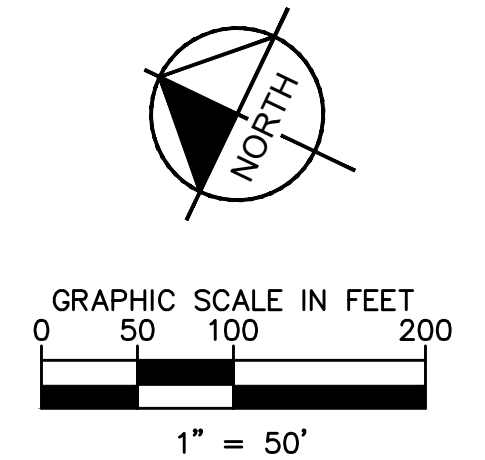


EASEMENT NOTES

SEE PRELIMINARY REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1063311-SA1 DATED JULY 26, 2021 ITEMS LISTED BELOW ARE SHOWN IN THE TITLE COMMITMENT AND PLOTTABLE ITEMS ARE DENOTED THUS: [X] WITH LOCATIONS KEYED THE SAME HEREON.

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS
- AN EASEMENT FOR WATER DITCHES AND PIPES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 1228 OF DEEDS, PAGE 15. AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
- AN EASEMENT FOR WATER DITCHES AND PIPES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 634 OF DEEDS, PAGE 1. AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
- AN EASEMENT FOR SEWERS, DRAINS, DITCHES, WATER PIPES OR OTHER CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 4549 OF DEEDS, PAGE 119. AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
- AN EASEMENT FOR UNDERGROUND DRAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT REGISTERED APRIL 08, 1942 AS DOCUMENT NO. 5621-K OF TORRENS. IN BOOK 34628, PAGE 106 OFFICIAL RECORDS AND REGISTERED OCTOBER 23, 1950 AS DOCUMENT NO. 33495-S, APPEARS THE RECORD OF A DEED OF EASEMENT FROM THOMAS W. BELL, WHO ACQUIRED TITLE AS THOMAS BELL, JR. AND AUDREY P. BELL, HUSBAND AND WIFE, TO THE UNITED STATES OF AMERICA, GRANTING THE RIGHT TO FLOOD AND SUBMERGE THE EASEMENT FOR AN UNDERGROUND DRAIN, RESERVED BY GRANTORS IN A DEED REGISTERED APRIL 08, 1942 AS DOCUMENT NO. 5621-K, IN THE OFFICE OF THE LAND REGISTRAR OF LOS ANGELES COUNTY, CALIFORNIA, IN SO FAR AS THE RESERVED INTEREST DESCRIBED THEREIN ARE CONCERNED, IN FURTHERANCE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE WHITTIER NARROWS FLOOD CONTROL BASIN PROJECT AND THE GRANTORS RESERVE, HOWEVER, ALL OTHER RIGHT ACQUIRED OR HELD BY THEM, IN THE AFOREMENTIONED DEED REGISTERED APRIL 08, 1942 AS DOCUMENT NO. 5621-K ON CERTIFICATE NO. PT-29368, IN THE OFFICE OF THE LAND REGISTRAR, LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THE RIGHT TO MAINTAIN, REPAIR, RENEW AND/OR REMOVE UNDERGROUND DRAIN ON THE EASEMENT RESERVED IN THE AFOREMENTIONED DOCUMENT. AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
- AN EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 38422, PAGE 309, OFFICIAL RECORDS. AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
- THE RIGHT TO FLOOD AND SUBMERGE THE INTEREST RESERVED BY THOMAS W. BELL, A MARRIED MAN, WHO ACQUIRED TITLE AS THOMAS BELL, JR., AN UNMARRIED MAN, IN VARIOUS DEEDS IN SO FAR AS THE RESERVED INTERESTS DESCRIBED THEREIN ARE CONCERNED, IN FURTHERANCE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE WHITTIER NARROWS FLOOD CONTROL BASIN PROJECT, SAID INTERESTS BEING THE UNDIVIDED ONE-HALF OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN THE FORMER REGISTERED PORTION OF SAID LAND, AS GRANTED BY THE DEED FROM THOMAS W. BELL, A MARRIED MAN TO THE UNITED STATES OF AMERICA REGISTERED OCTOBER 27, 1953 AS INSTRUMENT NO. 19549-V TORRENS. SAID DEED RECITES:
IN THE EXERCISE OF THE RIGHTS RESERVED UNDER THE AFOREMENTIONED DEEDS, THE GRANTOR IN THE EXPLORATION AND/OR DEVELOPMENT OF SUCH RESERVED INTERESTS, SHALL NOT ERECT NOR MAINTAIN ANY WOODEN STRUCTURES, OILS, SUMPS, MUD OR WATER SUMPS, STORAGE TANKS OR OTHER STRUCTURES, WHICH MAY RESULT IN FLOATABLE DEBRIS AND THE RESERVED RIGHTS SHALL NOT BE EXERCISED SO AS TO CAUSE POLLUTION OF THE SOILS AND WATERS OF THE WHITTIER NARROWS FLOOD CONTROL BASIN. AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
- AN EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED ON SEPTEMBER 01, 1955 IN BOOK 48844, PAGE 377, OFFICIAL RECORDS. AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
- AN EASEMENT AND PERPETUAL RIGHT FOR THE UNITED STATES OF AMERICA TO OVERFLOW, FLOOD AND SUBMERGE SAID LAND DESIGNATED AS PARCEL Q-1409, PURSUANT TO THE COVENANTS AND CONDITIONS, AS PROVIDED IN AN ORDER AND JUDGMENT ENTERED SEPTEMBER 08, 1955, IN AN ACTION BY UNITED STATES OF AMERICA IN CASE NO. 9103, UNITED STATES DISTRICT COURT CIVIL. A CERTIFIED COPY OF SAID ORDER WAS RECORDED OCTOBER 09, 1958 IN BOOK M131, PAGE 58, OFFICIAL RECORDS. AFFECTS: SUBJECT PROPERTY; BLANKET IN NATURE.
- AN EASEMENT FOR LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, FOR STORM DRAIN AND SLOPE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 05, 1965 AS INSTRUMENT NO. 3954 IN BOOK D2790, PAGE 298, OFFICIAL RECORDS. AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION SETTING ASIDE PORTION OF COUNTY-OWNED PROPERTY FOR PUBLIC ROAD AND HIGHWAY PURPOSES - SANTA ANITA AVENUE (17-4B), VICINITY OF SOUTH EL MONTE - R-5326300295" RECORDED AUGUST 28, 1986 AS INSTRUMENT NO. 86-1130744, OFFICIAL RECORDS. AFFECTS: DOES NOT AFFECT SUBJECT PROPERTY; PLOTTED HEREON.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	TENTATIVE MAP 1
3	TENTATIVE MAP 2



Kimley»Horn
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180 EAST OCEAN BLVD SUITE 1200
LONG BEACH, CA 90802
(562) 549-2200
WWW.KIMLEY-HORN.COM

KHA PROJECT	194550001
DATE	10/16/2025
SCALE	AS SHOWN
DESIGNED BY	KG
DRAWN BY	KG/JM
CHECKED BY	HS

**SOUTH EL MONTE ATHLETIC FIELDS
AND BUSINESS PARK**
PREPARED FOR
MVP SOUTH EL MONTE I, LLC
CITY OF SOUTH EL MONTE CA



COVER








SHEET NUMBER
1
OF
3

Plotted By: Catherine Kavin, Sheet Set: KHA, Layout: COVER, October 16, 2025, 06:16:15 PM, K:\ORCA_LDEV\194550001 - Whittier narrows - south el monte - lextion rd\CAD\plm\shadesets - cover\Print\Tentative Map.dwg
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TENTATIVE PARCEL MAP NO. 084463

825 LEXINGTON-GALLATIN ROAD
SOUTH EL MONTE, CA 91733

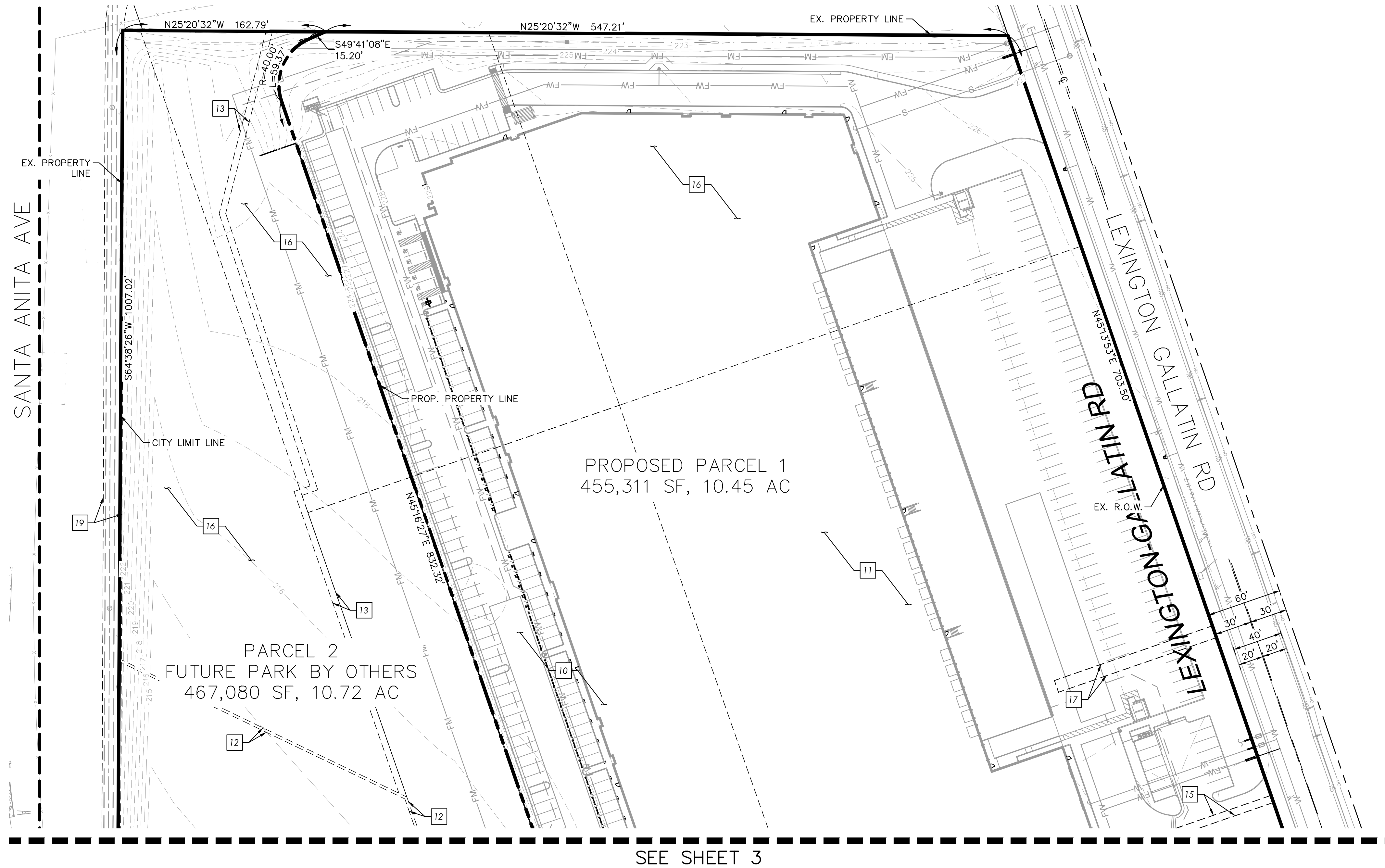
LEGEND

-  PROPERTY LINE
-  PROPOSED PARCEL LINE
-  EASEMENT
-  ROAD CENTERLINE
-  RIGHT-OF-WAY
-  EXISTING WATER LINE
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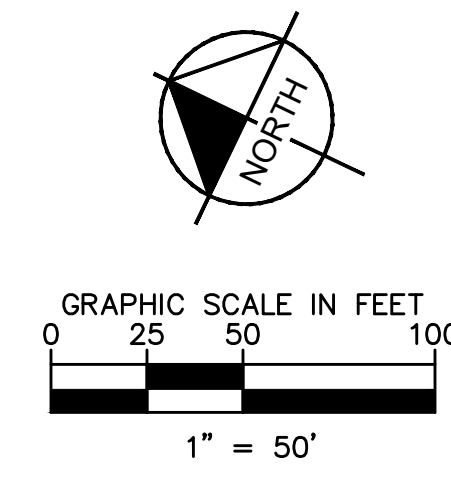
EASEMENT NOTES

SEE PRELIMINARY REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1063311-SA1 DATED JULY 26, 2021 ITEMS LISTED BELOW ARE SHOWN IN THE TITLE COMMITMENT AND PLOTTABLE ITEMS ARE DENOTED THUS: X WITH LOCATIONS KEYED THE SAME HEREON.

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SEE SHEET 3



Plotted By: Colleen, Kevin Sheet Set: KHA - SOUTH EL MONTE ATHLETIC FIELDS AND BUSINESS PARK - TENTATIVE MAP NO. 084463
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No.	REVISIONS	DATE	BY


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KHA PROJECT	194550001
DATE	10/16/2025
SCALE	AS SHOWN
DESIGNED BY	KG
DRAWN BY	KG/JM
CHECKED BY	HS

**SOUTH EL MONTE ATHLETIC FIELDS
AND BUSINESS PARK**
 PREPARED FOR
MVP SOUTH EL MONTE I, LLC
 CITY OF SOUTH EL MONTE CA

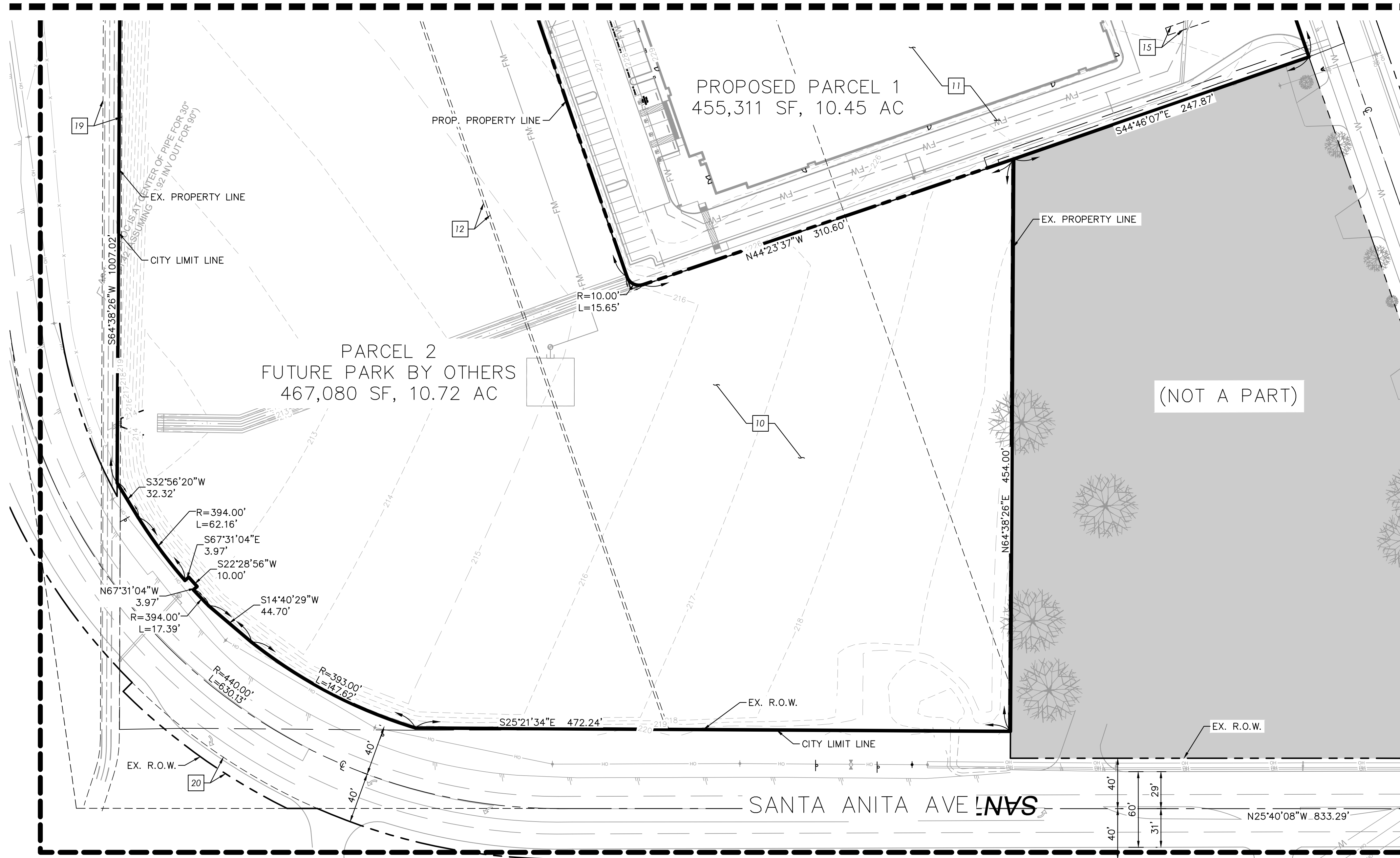


TENTATIVE MAP 1
 SHEET NUMBER
2
 OF
3

TENTATIVE PARCEL MAP NO. 084463

825 LEXINGTON-GALLATIN ROAD
SOUTH EL MONTE, CA 91733

SEE SHEET 2



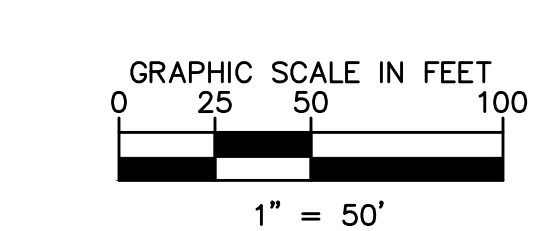
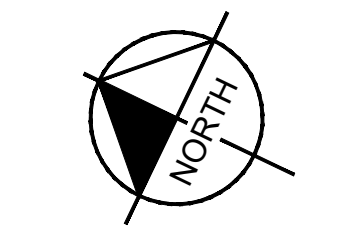
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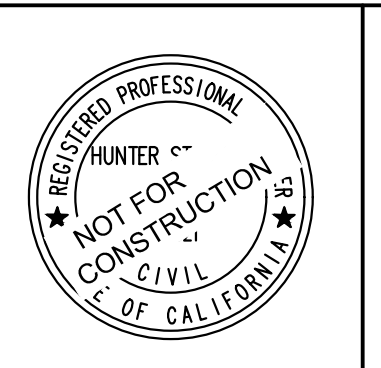
Plotted By: Catherine, Kevin Sheet Set: KHA - Lexington-Gallatin Road - South El Monte - Whittier Narrows - Santa Anita Avenue - Parcel Map - 084463 - 10/16/2025 - 06:17:03pm - K:\CORA_LDEV\194550001 - Whittier Narrows - South El Monte - Whittier Narrows - Santa Anita Avenue - Parcel Map - 084463 - 10/16/2025 - 06:17:03pm
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No.	REVISIONS	DATE	BY

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KHA PROJECT	194550001
DATE	10/16/2025
SCALE	AS SHOWN
DESIGNED BY	KG
DRAWN BY	KG/JM
CHECKED BY	HS

**SOUTH EL MONTE ATHLETIC FIELDS
AND BUSINESS PARK**
 PREPARED FOR
MVP SOUTH EL MONTE I, LLC
 CITY OF SOUTH EL MONTE CA



TENTATIVE MAP 2

SHEET NUMBER
3
 OF
3

PLANNING COMMISSION

RESOLUTION NO. 26-04

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (NO. 23-07) ALLOWING FOR THE DEVELOPMENT OF A 221,815 SQUARE-FOOT INDUSTRIAL BUILDING IN THE CITY OF SOUTH EL MONTE AT 825 LEXINGTON-GALLATIN ROAD

WHEREAS, Magellan Value Partners (“Applicant”) has filed an application for a Conditional Use Permit (“CUP”) to allow for the development of a 221,815 square-foot industrial building (“Project”) on an approximately 10.5-acre portion of the property located at 825 Lexington-Gallatin Road, South El Monte, CA (“Property”). The legal description of the Property attached hereto as Exhibit “A” will change following recordation of the Final Map for the Project, which will establish two separate legal lots on the Property.

WHEREAS, concurrently herewith, Applicant has filed applications for: a General Plan amendment (No. 23-03), Zone Change (No. 23-01), Subdivision (No. 23-01), (Tentative Parcel Map No. 084463); and certification of an Environmental Impact Report.

WHEREAS, pursuant to the proposed Development Agreement for the Project, an approximately 10.7-acre portion of the Property will be donated by the Applicant to the City for the future development of a public park by the City upon satisfaction of certain conditions precedent, as specified therein (“City Park Project”). For purposes of this CUP, the term “Project Site” means the portion of the Property upon which the Project will be located and does not include the approximately 10.5-acre portion of the Property that is proposed to be developed by the City as part of the City Park Project.

WHEREAS, a public hearing was held before the Planning Commission on February 24, 2026, to consider the application. All evidence, both written and oral, presented during said public hearing including the staff report and all related documents were considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The Planning Commission of the City hereby finds that the above recitals are true and correct and are incorporated herein by this reference.

SECTION 2: Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, an Initial Study was prepared to determine the potential environmental effects of the proposed Project, including but not limited to the adoption of a General Plan Amendment and Zone Change. Based on the information contained in the Initial Study, it was determined there was substantial evidence that approval of the Project may have significant environmental impacts with

implementation of required mitigation measures. Accordingly, the City prepared an Environmental Impact Report (“EIR”) and public notices in accordance with State CEQA Guidelines and was made available for public review and comment from August 28, 2025, to October 13, 2025. Pursuant to Section 15074(b) of said Guidelines, the Planning Commission independently reviewed and considered the contents of the Initial Study and the EIR. Pursuant to the Planning Commission’s adoption of Resolution No. 26-02, the Planning Commission recommends to the City Council to certify the EIR and Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations for the Project in compliance with CEQA Guidelines.

The EIR (State Clearing House No. 2024070062), with supporting studies, is incorporated herein by reference, and can be found on the City’s website. A copy of the EIR can also be found at the State Clearinghouse, and at the City’s Community Development Division. The documents and other materials, which constitute the record on which this decision is based, are maintained by the City’s Department of Community Development.

SECTION 3: A record of the public hearing indicates the following:

A. The application for a CUP, SEMMC Section 17.03.060 requires that the Planning Commission “find that the proposed Project shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general.”

B. The General Plan Land Use designation and Zoning Code designation for the Property upon approval by the City Council of General Plan Amendment No. 23-03 and Zone Change No. 23-01 will be “Commercial-Manufacturing,” and “Manufacturing,” respectively. The Project is permitted under those General Plan and Zoning Code designations.

C. The Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. As conditioned, the construction and operation of the Project will not be a nuisance to surrounding properties.

SECTION 4: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated February 24, 2026, which is hereby incorporated into this Resolution 26-04 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapter 17.03.060 and will not be detrimental to the public health, safety, or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that various screening and buffering methods are proposed with the Project ensures this will hold true in the future.

B. Pursuant to SEMMC Section 17.03.060, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. This is because the Project, as conditioned, will be required to operate in a way that does not negatively impact the surrounding area through conditions imposed herein.

C. As conditioned, the Project represents a modern, quality industrial establishment on an underutilized site that will be compatible with the surrounding area, including similar uses around Santa Anita Avenue. The Project will result in positive and productive changes to vacant land and contribute to the general economic well-being of the City, consistent with various General Plan policies and goals, as detailed below

D. As conditioned, the Project is consistent with the City's General Plan, provided the City Council adopts the amendments to the General Plan (No. 23-03) and Zone Change (No. 23-01), respectively. The Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte.* Allowing for the development of a vacant site into a productive industrial use would expand and diversify the economic and employment opportunities in the City. Pursuant to the Development Agreement for the Project, it will also provide for the opportunity for needed recreational and open space to serve residents in the City via the City Park Project.
- (2) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial.* The new development will serve the area by creating a sole location for new industrial businesses to establish their operations within the area. This new development along with the General Plan Amendment and Zone Change will allow new industrial businesses to flourish in the City in an appropriate location within close proximity to State Route 60.
- (3) Goal 2: *Focus new revenue-generating development in those areas of the City with high visibility.* The proposed project will utilize a vacant parcel and provide a new revenue-generating industrial development with close access to the State Route 60.
- (4) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses.* The Project would allow for the establishment of a new industrial building in an underutilized site that is compatible with the adjacent uses around Santa Anita Avenue.
- (5) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties.* The Project will provide a new industrial building on a property that has lain vacant for many years and will also provide off-site public improvements and will improve the Property's flood storage capacity via Storage Basin improvements (as defined in the EIR and Development Agreement for the Project) in the United States Army Corps of Engineers (USACE) easement area. Pursuant to the proposed Development Agreement for the Project, the Project will also allow for the City Public Park Project. These public and private improvements will

revitalize the surrounding area.

Resources Element

- (1) Goal 1: *Provide local public park space at a ratio of two acres of park land per 1,000 City residents.* This desired ratio is not currently met. Once developed by the City, the City Public Park Project facilitated by the proposed Development Agreement for the Project will result in a net increase of park space of approximately 10.7 acres.
- (2) Goal 2.0: *Provide a comprehensive recreation program, adequate facilities, and proper maintenance of the parks and recreational facilities in the City.* The City Public Park Project facilitated by the proposed Development Agreement for the Project will increase the range of park and recreational facilities and programming in the City once developed by the City.

SECTION 5: Concurrently with the approval of the Tentative Parcel Map, the Applicant is requesting the approval of a Zone Change (No. 23-01) and General Plan Amendment (No. 23-03) which requires final approval by City Council. Thus, the Planning Commission's approval of this CUP is contingent on the approval of the General Plan Amendment and Zone Change by City Council and shall not be effective until such approval by the City Council. The Planning Commission's approval of this CUP is also contingent on the City Council's certification of the Final EIR, adoption of CEQA Findings of Fact, and adoption of a Statement of Overriding Considerations for the Project and shall not be effective until such actions are taken by the City Council, which are prerequisites to City Council approval of the Zone Change and General Plan Amendment.

SECTION 6: Exhibits "A" hereto are incorporated herein by reference.

SECTION 7: Based on the aforementioned findings, the Planning Commission hereby **approves** Conditional Use Permit (No. 23-07) to develop the Project subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit

to the Director of Community Development & Public Works within 20 calendar days of the date of the City Council's approval of the Zone Change (No. 23-01) and General Plan Amendment (No. 23-03) for the Project.

3. The Conditional Use Permit approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within two years from the date of this approval or per the Development Agreement for the Project, whichever is longer.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions, and county, state and federal regulations applicable to the project.

Planning Conditions

5. All buildings and walls must be finished with graffiti resistant materials. Any graffiti painted or marked upon the Project Site or on any adjacent area under the control of the Applicant shall be removed or painted over within 48 hours of discovery or notice from the City.
6. The Project Site shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large, discarded items that may have collected in the parking area on the Project Site and public right-of-way (Lexington-Gallatin Road).
7. The Applicant shall maintain all required permits and licenses in good standing.
8. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension, modification, or revocation of the Conditional Use Permit.
9. The construction site shall always be kept in a clean manner prior, during, and after construction.
10. The Applicant shall develop the Project in substantial conformance with the site plan and landscaping plan approved by the City Council, as determined by the Director of Community Development.
11. The Applicant shall provide a detailed landscape and irrigation plan for the Project Site, prepared by a registered Landscape Architect to the Director of Community Development & Public Works for review and approval prior to submitting the plans to the Building Division.
12. The Applicant shall install drought tolerant landscaping on the Project Site in strict compliance with a landscape plan prepared by a Landscape Architect drawn at a minimum scale of 1"=10' which will include all proposed softscape elements (included areas of ornamental plantings and turf areas), with the perimeter planting design for the exterior of building. The Applicant shall incorporate the following into the landscape plan:

- a. Enclose all planters within parking lot areas with raised six-inch P.C.C. curbs, except at sidewalks, or as approved for stormwater retention plan.
 - b. Provide an automated underground irrigation system for all landscaped areas.
 - c. Provide adequate landscaping to completely screen all ground mounted mechanical equipment.
13. All exterior doors shall be lit with a minimum of one-foot candle power of intensity and constructed of tamper-resistant fixtures.
14. The Applicant shall have no outside storage of material or equipment during or after hours in the required parking lot areas or near the front entrance of the Project Site visible from Lexington-Gallatin Road.
15. There shall be no loading or unloading of materials on the public right of way (Lexington-Gallatin Road).
16. There shall be no queuing or parking of vehicles on or along Lexington-Gallatin Road as a result of the Project.
17. At no time shall the Project Site store inoperable freight trucks or vehicles in its parking areas either within the vehicle spaces or the freight truck spaces.
18. No repair of vehicles or freight trucks shall occur at any time on the Project Site.
19. All exterior lights on the Project Site shall be LED and shall be directed, positioned, and/or shielded such that they do not illuminate surrounding properties and/or the public right of way.
20. For security purposes, lighting on the Project Site shall be place in such a way as to illuminate the area surrounding the trash enclosure(s), transformer, and all vehicle parking spaces. This lighting shall be un-switched and photo sensor controlled.
21. Any bollards on the Project Site visible from the public right of way shall be decorative in nature and shall be approved by the Director of Community Development & Public Works or designee.
22. Noise generated from the Project Site shall comply with the South El Monte Municipal Code 8.20.
23. The applicant shall incorporate a copy of these conditions of approval and mitigation measures into the approved set of building plans.
24. The final subdivision parcel map shall be finalized and recorded prior to the issuance of building permits, unless the City Attorney determines that a final subdivision parcel map is not required.
25. The applicant understands and agrees that if changes to the original plans (as approved and on file) are required during construction, revised plans shall be provided to the Community Development Department for review and approval prior to the implementation of such

changes. Please note that certain changes may also require approvals from other departments/agencies.

26. Conditional Use Permit No. 23-07 shall be null and void if the General Plan Amendment No. 23-03 and Zone Change 23-01 were to be denied by the City Council.

Public Works Conditions

The following are Engineering/Public Works conditions and shall be incorporated into submittal plans, show the conditions on site plans and on grading plans (No handwritten notes, stickers etc. shall be accepted).

- PW1. The second sheet of building plans, grading plans and/or offsite improvement plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- PW2. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- PW3. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
- PW4. A grading and drainage plan for the Project Site shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- PW5. LID review shall be completed prior to submitting grading plans for plan review. Grading plans for the Project Site shall be submitted including the proof of approval of LID or exemption of LID.
- PW6. Install new driveway approach on the Project Site in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.

- PW7. Install new concrete sidewalk on the Project Site behind landscaped parkway along the length of the Project Site frontage in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer and/or his/her designee.
- PW8. Install an irrigation system and landscape the designated parkway area on the Project Site, and as directed by the City Engineer and/or his/her designee.
- PW9. Install new curb and gutter along the length of the Project Site frontage in accordance with SPPWC standard plan 120-2, and as directed by the City Engineer or his/her designee.
- PW10. Relocate vault from the sidewalk as directed by the City Engineer or his/her designee.
- PW11. Rehabilitate existing AC street pavement along the length of the Project Site frontage to the centerline of the street as directed by the City Engineer or his/her designee.
- PW12. Underground all utility services to the Project Site.
- PW13. Sewer Study shall be reviewed and approved by the City Engineer or his/her designee, prior to the issuance of permits. If sewer is found to be inadequate, sewer improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.
- PW14. The Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits. Any mitigation measures shown on the traffic study if any shall be made at the sole cost to the property owner/developer.

PARCEL MAP REQUIREMENTS

- PW15. A final parcel map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
- PW16. A soils report is required.
- PW17. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
- PW18. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final parcel map is approved by the City and filed with the Los Angeles County Recorder; unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final parcel map.

PW19. Monumentation of parcel map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.

PW20. All conditions from City Departments and Divisions shall be incorporated into the parcel map prior to submitting the parcel map for review.

PW21. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the parcel map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.

PW22. Proof of Tax clearance shall be provided at the time of parcel map review submittal.

PW23. Upon submittal of the parcel map for review by the City, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit five (5) blueprints and one sepia mylar of the recorded map to the City Public Works Department.

Building Division Conditions

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission and City Council Resolutions. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
- B3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B4. The building shall be addressed as 825 Lexington-Gallatin RD, and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
- B5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;

- c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
- B8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation for the Project Site accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
- B9. A grading and drainage plan for the Project Site shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B10. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/xliqonam5j4jro5oklnw4/MS4-Permit-LID-Determination-Form.pdf?rlkey=zr7tu632u2staheexj6vqvsvg&dl=0>
- B11. Prior to submitting grading plans to Engineering Department, LID review shall be completed and approved.
- B12. All State of California disability access regulations for accessibility shall be complied with.
- B13. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
- B14. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. **THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.**
- B15. Separate application and plan review is required for Electrical plans.
- B16. Separate application and plan review is required for Mechanical plans.
- B17. Separate application and plan review is required for Plumbing plans.

- B18. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- B19. The Project shall comply with the CalGreen Non-Residential mandatory requirements.
- B20. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
- B21. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B22. Separate permit is required for Fire Sprinklers.
- B23. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official, unless the City Attorney determines that a final map is not required.

Los Angeles County Fire Department Conditions

- 1. Submitted plans shall correspond with the plans approved by the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit.
- 2. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
- 3. The Final Map shall be submitted to the Land Development Unit for review and approval prior recordation.
- 4. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
- 5. Fire hydrant improvement plans shall be submitted for review and approval prior to the clearance of the final map.
- 6. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for the Project prior to

building permit issuance. Please contact the Fire Prevention Engineering Section at (323) 890-4125 for information on EPICLA submittals.

County of Los Angeles Sheriff's Department Conditions

1. The Department recommends that the principles of Crime Prevention through Environmental Design (CPTED) are incorporated in the design plans. The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenant of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. The Department recommends installation of security cameras on the Project Site to reduce opportunities for criminal activities, where feasible.
2. The Project will benefit from a landscaping maintenance program that would minimize opportunities for individuals to hide. The Station also recommends limiting the height of hedge-type plants around security gates that would allow visibility from the street. Trees should not block building addresses from street patrol car line of sight.
3. The installation of security cameras for a video monitoring system and building lights with motion sensors is beneficial, where feasible. Appropriate gate hardware such as keypad/keycard access and automatic gate closers can be implemented where feasible to limit unauthorized access and for easy monitoring. In addition, the proposed locations of exterior building security cameras shall be considered in areas where law enforcement can adequately identify vehicle license plates upon entry/exit into the proposed Project with adequate lighting to enhance visibility. Installation of security cameras inside the secured area, at each entry/exit points, at the loading dock, at the rear and at the office, along with interior keypad/keycard access should be considered where feasible. An alarm system is also recommended to discourage criminal activity and generate response calls. Alarms should be considered to be installed on all access points and fences, with motion detection on the interior of the warehouse & office.
4. Provide numerical addresses in font size on the corner of the building that can be easily viewed and read from the street.
5. A Construction Traffic Management Plan should also be established as part of the Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should be provided as needed to ensure safe traffic operations, and construction signs should be posted to advise motorists of reduced construction zone speed limits.
6. Effective traffic and security plans should be developed to address potential issues from criminal activity at the Project Site, in coordination with all jurisdictional approvals.
7. The Project Applicant will be required to pay all applicable development fees associated with the Project.

Mitigation Measures

1. The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and certified by the City Council upon completion of the Environmental Impact Report, shall be made part of the conditions of approval.
2. The applicant and any successor owners shall be responsible for implementing the mitigation measures and conditions of approval and provide all necessary documentation.

SECTION 8: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.03.060.

ADOPTED this 24th day of February 2026.

Chair of the Planning Commission

ATTEST:

Secretary, Renee Reyes

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Renee Reyes, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 26-04 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 24th day of February, 2026.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Renee Reyes

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

The APN and legal description of the Property will change with the filing of TPM No. 084463



Commitment No. NCS-1215033-SA1

EXHIBIT A

The Land referred to herein below is situated in the City of South El Monte, County of Los Angeles, State of California, and is described as follows:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF LOTS 110 AND 120 OF TRACT NO. 621, AS SHOWN ON THE MAP RECORDED IN [BOOK 15, PAGE 182](#) OF MAPS, A PORTION OF THE RANCHO POTRERO GRANDE AS DESCRIBED IN THE PATENT RECORDED IN [BOOK 1, PAGE 3](#) OF PATENTS AND PORTIONS OF LOTS 1 AND 2 IN BLOCK "K" OF SUBDIVISIONS OF THE RANCHO POTRERO DE FELIPE LUGO AS SHOWN ON THE MAP RECORDED IN [BOOK 43, PAGE 43](#) ET SEQ. OF MISCELLANEOUS RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1 IN BLOCK "K" THAT IS DISTANT THEREON SOUTH 45° 02' 49" WEST 1080.64 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE NORTH 25° 33' 24" WEST 710 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 64° 26' 36" WEST 1200 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 120 THAT IS DISTANT SOUTH 0° 17' 11" EAST 1180.57 FEET FROM THE NORTHWEST CORNER OF LOT 111 OF SAID TRACT NO. 621; THENCE SOUTH 25° 33' 24" EAST 710 FEET; THENCE NORTH 64° 26' 36" EAST 454.17 FEET TO A LINE AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID LOT 2 IN BLOCK "K" WHICH PASSES THROUGH A POINT IN SAID SOUTHEASTERLY LINE THAT IS DISTANT SOUTH 45° 02' 49" WEST 703.50 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT ANGLE LINE SOUTH 44° 57' 11" EAST 247.69 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 2 AND 1 IN SAID BLOCK "K" NORTH 45° 02' 49" EAST TO THE INTERSECTION OF THAT CERTAIN LINE IN THE SIDELINE OF THE POMONA FREEWAY AS DESCRIBED IN THAT CERTAIN EASEMENT DOCUMENT TO THE STATE OF CALIFORNIA RECORDED ON AUGUST 27, 1963 AS INSTRUMENT NO. 1546 IN [BOOK D2159, PAGE 922](#) ET SEQ. OF OFFICIAL RECORDS OF SAID COUNTY, SAID CERTAIN LINE DESCRIBED THEREON AS HAVING A BEARING AND LENGTH OF "NORTH 80° 22' 48" WEST 692.44 FEET"; THENCE ALONG SAID CERTAIN LINE NORTH 80° 22' 48" WEST TO THE NORTHWESTERLY TERMINUS OF SAID LINE AND THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE SOUTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG SAID TANGENT CURVE TO THE NORTHWEST LINE OF SAID LOT 1; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO SAID LINE HAVING A BEARING OF NORTH 25° 33' 24" WEST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 25° 33' 24" WEST 14.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY OF THAT CERTAIN LINE AND ITS NORTHWESTERLY AND SOUTHEASTERLY PROLONGATIONS THEREOF DESCRIBED ABOVE AS "NORTH 25° 33' 24" EAST 710 FEET".

ALSO EXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY AND WESTERLY OF THE SOUTHEASTERLY AND EASTERLY LINE OF THE 80 FOOT STRIP OF LAND KNOWN AS SANTA ANITA AVENUE AND DESCRIBED IN PARCEL 16-4 OF FINAL ORDER OF CONDEMNATION OF SUPERIOR COURT CASE NO. 908.498, A CERTIFIED COPY OF WHICH WAS RECORDED IN [BOOK D3995, PAGE 73](#) ON MAY

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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07, 1968 AS INSTRUMENT NO. 3953 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN PARCELS 16-4D-1, 16-4S.1 AND 16-4S.2 OF FINAL ORDER OF CONDEMNATION OF SUPERIOR COURT CASE NO. 908.498, A CERTIFIED COPY OF WHICH WAS RECORDED IN [BOOK D3995, PAGE 73](#) ON MAY 07, 1968 AS INSTRUMENT NO. 3953 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING FROM THE PORTION OF SAID LOT 120 OF TRACT NO. 621 INCLUDED IN THE ABOVE DESCRIBED LAND, ONE-HALF OF ALL OIL RIGHTS IN AND UNDER SAID LAND, AS RESERVED BY JOE CAGLIERO AND WIFE AND GEORGE VISSIO AND HIS WIFE IN THE DEED RECORDED IN [BOOK 18263, PAGE 169](#) OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING FROM THE PORTION OF SAID LAND WHICH WAS FORMERLY REGISTERED LAND, ONE-HALF OF ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR THEREUNDER, AS RESERVED IN THE DEED FROM THOMAS W. BELL, FILED APRIL 08, 1942, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES AS INSTRUMENT NO. [5621-K](#).

For conveyancing purposes only: APN 8119-005-032

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

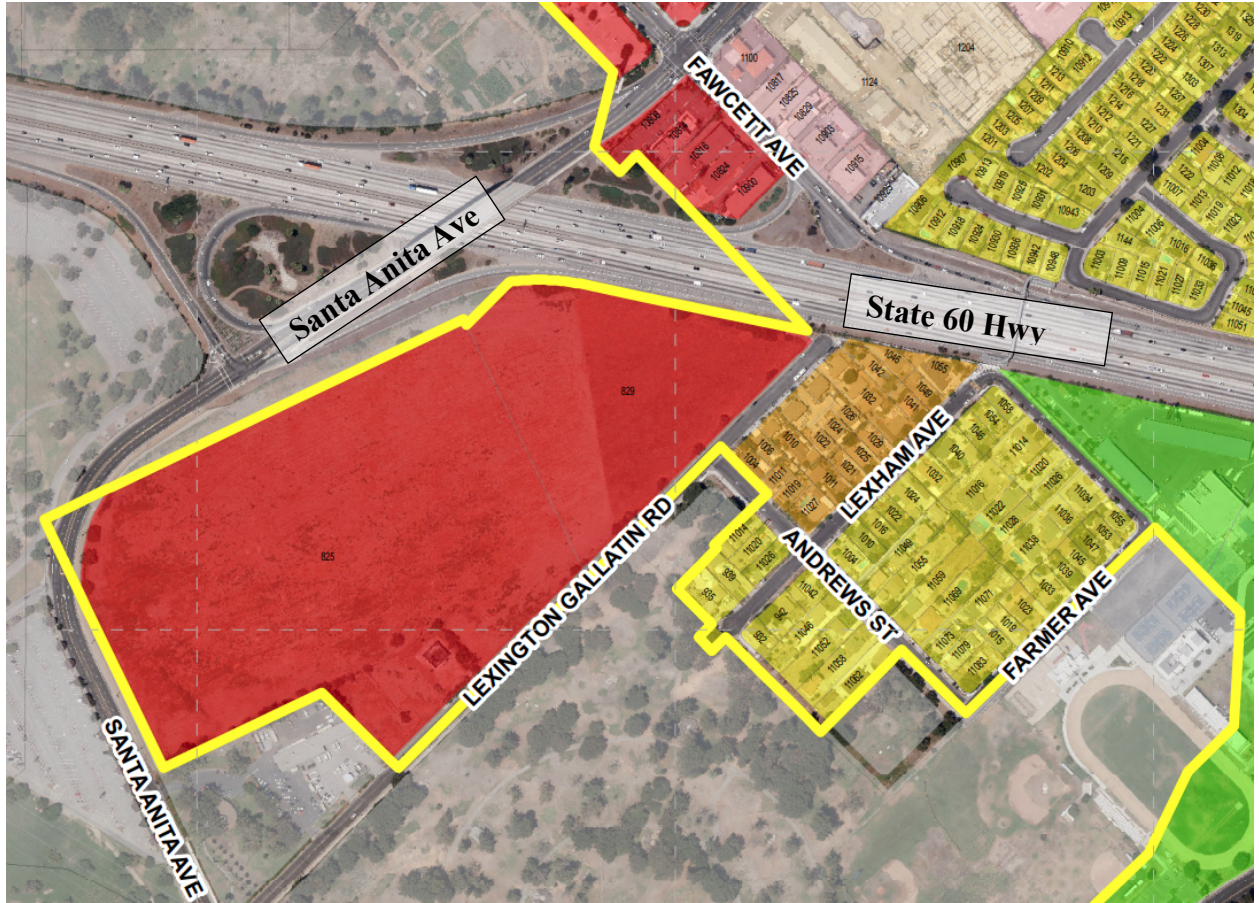
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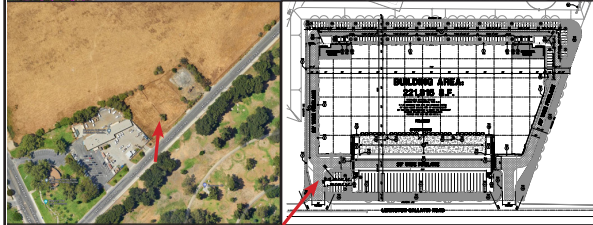
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Form 50187306 (10-11-22)

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VICINITY AERIAL





Source: HPA, Inc., 2024

Figure 3-11a: Conceptual Rendering
South El Monte Athletic Fields and Business Park Project

Not to scale **Kimley»Horn**



PARK LEGEND

- 1 DOUBLE SWING ENTRY GATE
- 2 PARK MONUMENTATION
- 3 ASPHALT PARKING LOT AND DRIVEWAYS
- 4 RESTROOM BLDG. W/ STORAGE
- 5 BILLBOARD
- 6 SITE LIGHTING, TYP. (28FT POLE HEIGHT)
- 7 LOOP WALKING TRAIL
- 8 LANDSCAPE CHANNEL AS NATURAL "DRY CREEK" FEATURE
- 9 PICNIC AREA
- 10 PEDESTRIAN BRIDGES

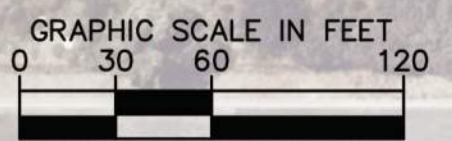
- LAWN AREAS
- TREES, SHRUBS AND GROUND COVER (PERIMETER SLOPES / PARKING LOT ISLANDS)

PARKING MATRIX

TOTAL PARKING PROVIDED = 154 SPACES
 ** DOES NOT INCLUDE BREAKDOWN OF REQUIRED ACCESSIBLE STALLS, EV CHARGING STALLS, CAR/VANPOOL STALLS. **

LEGEND

- ROAD CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE



**SOUTH EL MONTE
 FUTURE PARK SITE
 10 ACRES +/-**

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92868
 PHONE: 714-939-1030 FAX: 714-938-9488

SOUTH EL MONTE FUTURE PARK SITE W/ SOFTBALL OVERLAY

1"=60'

TOTAL REVISED PARKING COUNT: 139



PARK LEGEND

- 1 DOUBLE SWING ENTRY GATE
- 2 PARK MONUMENTATION
- 3 ASPHALT PARKING LOT AND DRIVEWAYS
- 4 RESTROOM BLDG. W/ STORAGE
- 5 BILLBOARD
- 6 SITE LIGHTING, TYP. (26FT POLE HEIGHT)
- 7 LOOP WALKING TRAIL
- 8 LANDSCAPE CHANNEL AS NATURAL "DRY CREEK" FEATURE
- 9 PICNIC AREA
- 10 PEDESTRIAN BRIDGES

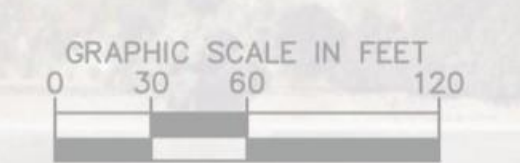
- LAWN AREAS
- TREES, SHRUBS AND GROUND COVER (PERIMETER SLOPES / PARKING LOT ISLANDS)

PARKING MATRIX

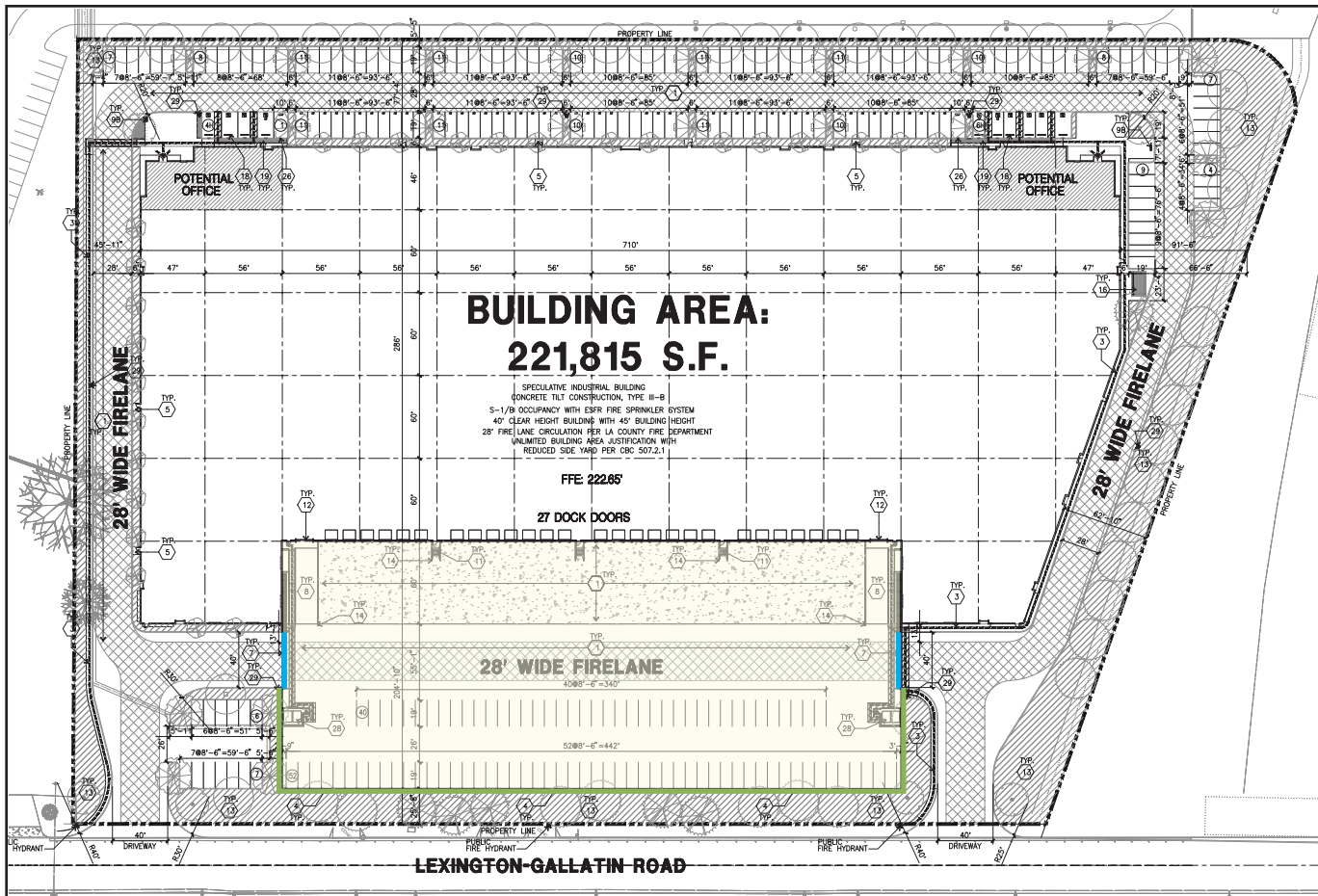
TOTAL PARKING PROVIDED = 154 SPACES
 ** DOES NOT INCLUDE BREAKDOWN OF REQUIRED ACCESSIBLE STALLS, EV CHARGING STALLS, CAR/VANPOOL STALLS. **

LEGEND

- ROAD CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE



SOUTH EL MONTE
FUTURE PARK SITE
10 ACRES +/-



- Secured Lot/Truck Loading Area
- 14' Concrete Screen Wall
- 8' Metal Gate with Knox-Box



PROJECT DATA

SITE AREA	
In s.f.	454,765 s.f.
In acres	10.44 ac
BUILDING AREA	
Office - 1st Floor	10,000 s.f.
Warehouse	201,815 s.f.
Total Building Footprint	211,815 s.f.
Office - 2nd Floor	10,000 s.f.
TOTAL BUILDING AREA	221,815 s.f.
COVERAGE	46.6%
AUTO PARKING REQUIRED	
Office: 1/300 s.f.	67 stalls
Whse: 1/1,000 s.f.	202 stalls
TOTAL	268 stalls
EV AUTO REQUIRED	
EV Capable w/ith EVSE (8'-6" x 18')	14 stalls
EV Capable w/o EVSE (8'-6" x 18')	37 stalls
ADA EV Van Parking (12' x 18')	1 stalls
ADA EV Std. Parking (9' x 18')	2 stalls
Ambulatory Parking (10' x 18')	2 stalls
Total Required	56 stalls
ADA REQUIRED	
ADA Van Parking (12' x 18')	2 stalls
ADA Std. Parking (9' x 18')	5 stalls
Total Required	7 stalls
AUTO PARKING PROVIDED	
Standard (8'-6" x 18')	122 stalls
ADA Van (12' x 18')	2 stalls
ADA Std (9' x 18')	5 stalls
EV Capable w/ith EVSE (8'-6" x 18')	14 stalls
EV Capable w/o EVSE (8'-6" x 18')	37 stalls
ADA EV Van Parking (12' x 18')	1 stalls
ADA EV Std. Parking (9' x 18')	2 stalls
Ambulatory Parking (10' x 18')	2 stalls
TOTAL	185 stalls
Additional Parking Plan:	
Standard (8'-6" x 18')	92 stalls
TOTAL	277 stalls
ZONING ORDINANCE FOR CITY	
Proposed Zoning Designation - Commerical - Manufacturing	
MAXIMUM BUILDING HEIGHT ALLOWED	
None	
MINIMUM LANDSCAPE REQ.	
5%	22,738 s.f.
LANDSCAPE PROVIDED	
12.4%	56,470 s.f.
MAXIMUM FLOOR AREA RATIO	
FAR - to be verified	
SETBACKS	
Front - 5'	
Interior/Side/Rear - none	

Source: Kimley-Horn and Associates, Inc., 2024

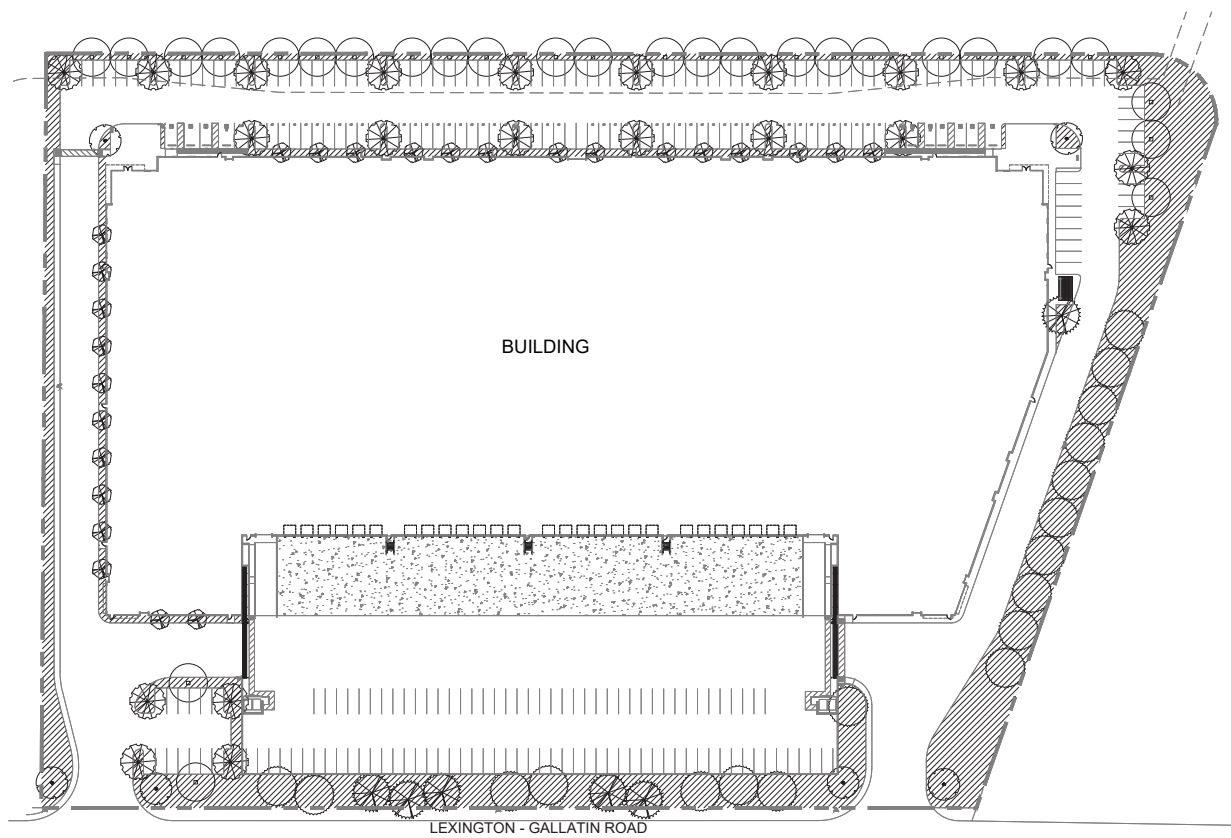
Figure 3-8: Conceptual Warehouse Site Plan
South El Monte Athletic Fields and Business Park Project

PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Chitalpa tashkentensis</i> Chitalpa	24" Box	22	L	Standard
	<i>Olea europaea</i> Olive	36" Box	6	L	Multi
	<i>Pinus eldatica</i> Afghan Pine	24" Box	18	L	Standard
	<i>Prosopis chilensis</i> Chilean Mesquite	24" Box	6	L	Multi
	<i>Rhus lancea</i> African Sumac	24" Box	27	L	Standard
	<i>Tastania corifera</i> Brisbane Box	15 Gal	26	M	Standard

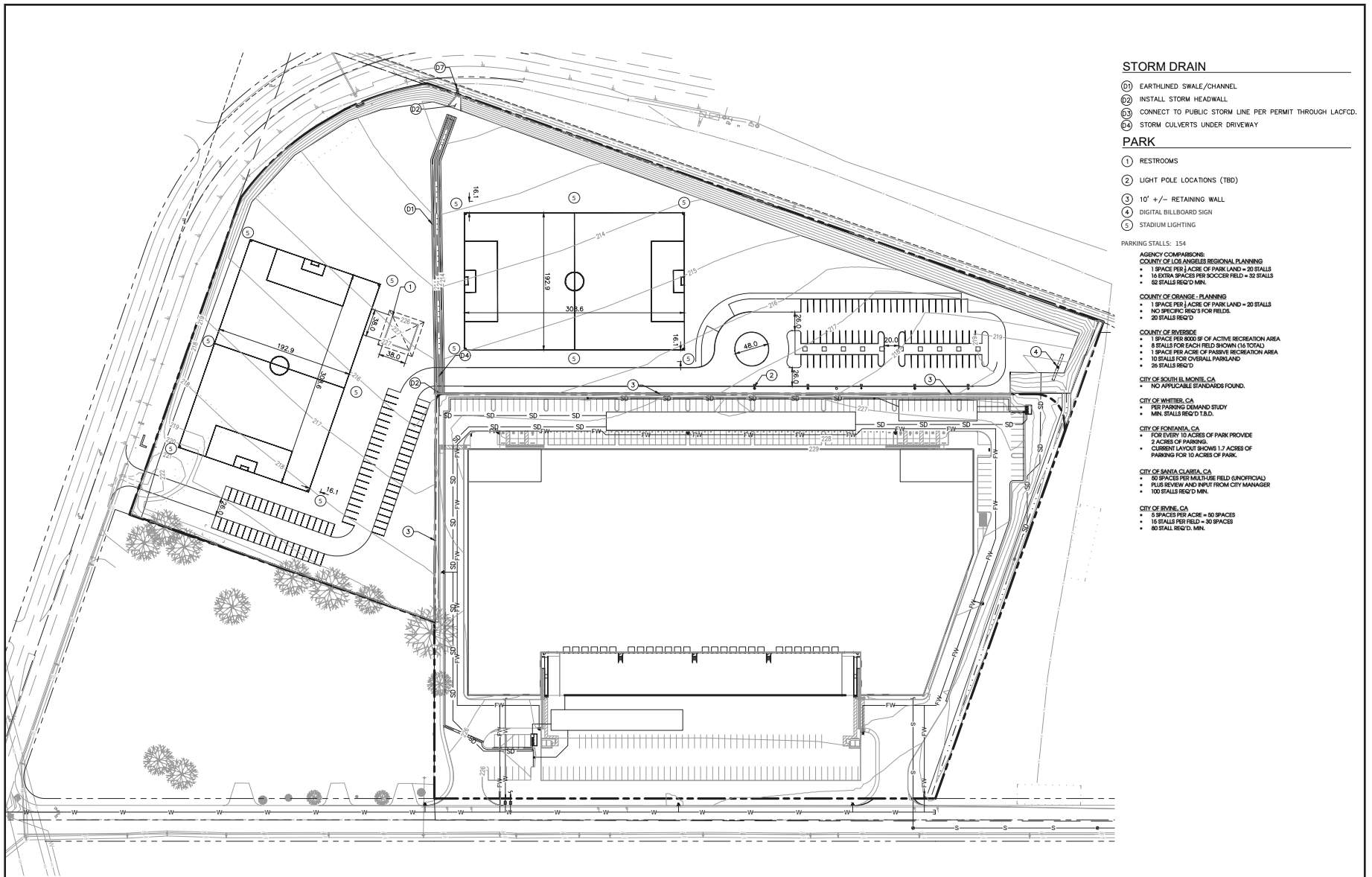
SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	<i>Agave americana</i> Century Plant	5 Gal	15	L	
	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal	143	M	3' OC 2' from hardscape
	<i>Carissa m. 'Green Carpet'</i> Prostrate Natal Plum	5 Gal	77	M	
	<i>Cassia phytodensis</i> Silverleaf Cassia	5 Gal	103	L	4' OC 2.5' from hardscape
	<i>Dietes bicolor</i> Fortnight Lily	5 Gal	235	M	3' OC 2' from hardscape
	<i>Lantana 'Gold Mound'</i> Yellow Lantana	5 Gal	41	L	
	<i>Laustrum l. Texanum</i> Texas Pivert	5 Gal	410	M	3' OC 2' from hardscape
	<i>Weddingia sulcifera</i> Coast Rosemary	5 Gal	127	L	3' OC 2' from hardscape

GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Bougainvillea 'La Jolla'</i> Bougainvillea	1 Gal	6' O.C.	L	
	<i>Carissa m. 'Green Carpet'</i> Prostrate Natal Plum	1 Gal	36" O.C.	M	
	<i>Myoporum parvifolium</i> Myoporum	1 Gal	36" O.C.	L	
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Trachelospermum jasminoides</i> Star Jasmine	1 Gal	24" O.C.	M	



Source: Hunter Landscape, 2024

Figure 3-12: Conceptual Landscape Plans
South El Monte Athletic Fields and Business Park Project



STORM DRAIN

- (01) EARTHLINED SWALE/CHANNEL
- (02) INSTALL STORM HEADWALL
- (03) CONNECT TO PUBLIC STORM LINE PER PERMIT THROUGH LAC/FCD
- (04) STORM CULVERTS UNDER DRIVEWAY

PARK

- (1) RESTROOMS
- (2) LIGHT POLE LOCATIONS (TBD)
- (3) 10' +/- RETAINING WALL
- (4) DIGITAL BILLBOARD SIGN
- (5) STADIUM LIGHTING

PARKING STALLS: 154

- AGENCY COMPARISONS:**
- COUNTY OF LOS ANGELES REGIONAL PLANNING
 - 1 SPACE PER 1/2 ACRE OF PARK LAND = 20 STALLS
 - 10 EXTRA SPACES PER SOCCER FIELD = 12 STALLS
 - 62 STALLS REQ'D MIN.
 - COUNTY OF ORANGE - PLANNING
 - 1 SPACE PER 1/2 ACRE OF PARK LAND = 20 STALLS
 - NO SPECIFIC REQ'S FOR FIELDS.
 - 20 STALLS REQ'D
 - COUNTY OF RIVERSIDE
 - 1 SPACE PER 1000 SF OF ACTIVE RECREATION AREA
 - 8 STALLS FOR EACH FIELD SHOWN (6 TOTAL)
 - 1 SPACE PER ACRE OF PASSIVE RECREATION AREA
 - 10 STALLS FOR CYMBAL PARLAND
 - 20 STALLS REQ'D
 - CITY OF SOUTH EL MONTE, CA
 - NO APPLICABLE STANDARDS FOUND.
 - CITY OF WHITTIER, CA
 - PER PARKING DEMAND STUDY
 - MIN. STALLS REQ'D T.B.D.
 - CITY OF FONTANA, CA
 - FOR EVERY 10 ACRES OF PARK PROVIDE 2 ACRES OF PARKING.
 - CURRENT LAYOUT SHOWS 1.7 ACRES OF PARKING FOR 10 ACRES OF PARK.
 - CITY OF SANTA CLARITA, CA
 - 60 SPACES PER MULTIPLE FIELD (UNOFFICIAL)
 - PLUS REVIEW AND INPUT FROM CITY MANAGER
 - 100 STALLS REQ'D MIN.
 - CITY OF IRVINE, CA
 - 6 SPACES PER ACRE = 60 SPACES
 - 15 STALLS PER FIELD = 30 SPACES
 - 80 STALL REQ'D. MIN.

Source: Kimley-Horn and Associated, Inc., 2024

Figure 3-9: Conceptual Future City Park Plan
 South El Monte Athletic Fields and Business Park Project



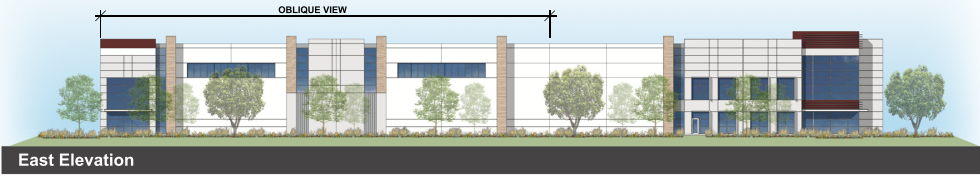
Santa Anita Avenue Elevation - North Elevation



Santa Anita Avenue Elevation - West Elevation



Lexington Gallatin Road Elevation - South Elevation



East Elevation

Source: HPA, Inc., 2023

Figure 3-10: Conceptual Warehouse Elevations
South El Monte Athletic Fields and Business Park Project

Not to scale **Kimley»Horn**

**FINAL ENVIRONMENTAL IMPACT REPORT; MITIGATION MONITORING &
REPORTING PROGRAM; CEQA FINDINGS OF FACT AND STATEMENT OF
OVERRIDING CONSIDERATIONS AND RESPONSES TO COMMENTS**

The Final Environmental Impact Report, Mitigation Monitoring and Reporting Program, CEQA Findings of Fact and Statement of Overriding Considerations and Responses to Comments are available on the City of South El Monte website under the “Current Projects” page. All documents may be viewed with the link: <https://www.cityofsouthelmonte.org/606/Current-Projects>