NOTICE OF PREPARATION

Los Angeles, County Clerk
Agencies, Organizations and Interested Parties

Subject: Notice of Preparation of a Draft Focused Environmental Impact Report in Compliance with Title 14, Section 15082(a), and 15375 of the California Code of Regulations

The City of La Puente ("City") is the Lead Agency under the California Environmental Quality Act ("CEQA") in the preparation of the Focused Environmental Impact Report ("Focused EIR") for the Project identified below. The Lead Agency has prepared this Notice of Preparation ("NOP") for the Focused EIR in order to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the scope of the environmental analysis addressing the potential effects of the Proposed Project.

Project Title: 22-Unit Condominium Housing Project

Agencies: The City requests your agency’s response to the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the Proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with the construction of the 22-Unit Condominium Housing Project, including demolition, construction, and operation.

Project Location: The Project site is located at 135 – 145 North 1st Street in the City of La Puente. Currently, the Project site is occupied by the abandoned Star Theater building which spans the northwest corner of Workman Street and Glendora Avenue. A parking lot is immediately adjacent to the Star Theater building at the southern portion of the Project site. Both the Star Theater building and the parking lot comprise the Project site.

Project Description: The Project consists of the demolition of the existing structure, the Star Theater, removal of the surface parking lot, and construction of a 22-unit, three-story, approximately 37,720 square feet attached condominium Project, with 44 private parking spaces and 11 guest parking spaces. Each unit will have washer/dryer hookups and a private patio. Areas surrounding the condominium will include landscaping, hardscape and open space areas. The Project site will be gated with one main vehicle access point located along Glendora Avenue.

Potential Environmental Effects: The City has prepared the attached Initial Study ("IS") that describes the potential environmental effects of the proposed Project. The conclusions of the Initial Study found that impacts to be analyzed further in the Focused EIR based on their potential to cause environmental impacts include air quality, historic resources, energy, and noise. Based on the conclusions of the Initial Study, it has been determined that a Focused EIR is the appropriate level of environmental documentation. The Focused EIR will include the provision of project alternatives.

Public Review Period: The City has determined to make this NOP and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The City will accept written comments for the NOP and Initial Study between July 13, 2018 and August 14, 2018.

Responses and Comments: Please indicate a contact person for your agency or organization and send your comments to:

John Di Mario
Development Services Director
City of La Puente
15900 East Main Street
La Puente, CA 91744

Your comments may also be sent by FAX to (626) 961-4626 or by email to jdimario@lapuente.org and include “22-Unit Condominium Project” in the subject line.

Document Availability: The Initial Study is available for public review during regular business hours at the locations listed below.

- City Hall – 15900 E. Main Street; La Puente, CA 91744
- **Community Center** – 501 Glendora Avenue; La Puente, CA 91744
- **Senior Center** – 16001 Main Street; La Puente, CA 91744
- **La Puente Library** – 15920 Central Avenue; La Puente, CA 91744

In addition, the NOP/IS is available online at www.lapuente.org

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Los Angeles County Registrar / Recorder  
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(800)201-8999  

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Friday, July 13, 2018 11:32 AM

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