

**CITY OF EL MONTE
NOTICE OF INTENT TO ADOPT AN
INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

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

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATIONS: Development Agreement (DA) No. 02-18, Medicinal Cannabis Conditional Use Permit (MCCUP) Nos. 07-18, 08-18 and 09-18

PROPERTY LOCATION: 4400 Temple City Boulevard / APN 8577-001-043 (A full legal description of the properties are on file in the office of the El Monte Planning Division.)

REQUEST: The Applicant is requesting to conduct commercial medicinal cannabis activities (“project”) pursuant to El Monte City Ordinance No. 2924 within an existing 71,658 square foot industrial building located in the M-2 General Manufacturing zone. The proposed project will be located on a 4.4 acre site with frontage along the east side of Ellis Lane/Temple City Boulevard. The proposal includes medicinal-only cannabis cultivation, manufacturing, and distribution operations. No retail cannabis or cannabis product retail sales or activities will be permitted. The existing building will be remodeled and the utilities will be upgraded to accommodate the proposed use. Security features, including but not limited to, onsite security and security cameras, will be provided. A total of 93 parking spaces are proposed. Access to the project site is provided via two (2) existing driveways located on the east side of Ellis Lane/Temple City Boulevard.

This request is made pursuant to the requirements of Chapters 5.18, 17.24, and 17.84 of the El Monte Municipal Code (EMMC).

The Planning Commission will serve as the recommending body with the City Council making a final decision at a future public hearing.

APPLICANT: Teresa Tsai
GSC Holding Group, LLC
19007 Garnet Way
Walnut, CA 91789

PROPERTY OWNER: Oaks by the Lakes, LLC
4400 Temple City Boulevard
El Monte, CA 91731

ENVIRONMENTAL DOCUMENTATION: An Initial Study was prepared for the project and determined that there will be less than significant impacts to the environment because mitigation measures will be incorporated into the project. Therefore, a Mitigated Negative Declaration (MND) has been prepared. Mitigation measures are provided to lessen potential impacts related to air quality, energy, and hazards and hazardous materials.

The Initial Study and Mitigated Negative Declaration may be viewed at the City’s Website at: <http://ca-elmonte.civicplus.com/499/Current-Projects> and at the Planning Division Public Counter at El Monte City Hall West. The Initial Study and Mitigated Negative Declaration is available for public comment from November 8, 2018 through November 27, 2018.

(SEE REVERSE SIDE)

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

Date: Tuesday, November 27, 2018
Time: 7:00 p.m.
Place: El Monte City Hall East – Council Chambers
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the environmental documentation or proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. Written comments shall be sent to Betty Donovanik; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at bdonavanik@elmonteca.gov. If you challenge the decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. For further information regarding this application, please contact Betty Donovanik at (626) 258-8626 Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m. For further information regarding this application, please contact the Planning Division at (626) 258-8626 Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and Thursday, November 8, 2018
mailed on:

City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary

VICINITY MAP

