

CITY OF EL MONTE
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA) of the proposed "GSC Holding Group, LLC - 4400 Temple City Boulevard" project.

LEAD AGENCY: City of El Monte
Community & Economic Development Department, Planning Division
11333 Valley Boulevard
El Monte, California 91731

PROJECT NAME: GSC Holding Group, LLC – 4400 Temple City Boulevard

APPLICANT: GSC Holding Group, LLC

PROPERTY OWNER: Oaks by the Lakes, LLC

CITY/COUNTY: City of El Monte, Los Angeles County

LOCATION: The project site is located within the northwest corner of the City of El Monte and occupies frontage along the east side of Temple City Boulevard. The project site's legal address is 4400 Temple City Boulevard. The site's corresponding Assessor Parcel Number (APN) is: 8577-001-043.

DESCRIPTION: The City of El Monte, in its capacity as Lead Agency, is considering an application to conduct commercial medicinal cannabis activities 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. Discretionary approvals required as part of the proposed project's implementation include the following:

- Development Agreement No. 02-18;
- Medicinal Cannabis Conditional Use Permit (MCCUP) No. 07-18;
- Medicinal Cannabis Conditional Use Permit (MCCUP) No. 08-18;
- Medicinal Cannabis Conditional Use Permit (MCCUP) No. 09-18; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

Other permits will also be required, including building permits for the interior tenant improvements, new utility connections, and building occupancy. The project Applicant intends to obtain TYPE 3A Cultivation License, TYPE 7 Manufacture with Volatile Solvents License, and TYPE 11 Distribution License in order to effectuate commercial medicinal cannabis cultivation, manufacturing, and distribution. The project Applicant will also be required to obtain additional licenses from the State, City, and County.

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FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse immitigable impacts. For this reason, the City of El Monte has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- The approval and subsequent implementation of the project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

REVIEW: Copies of the Mitigated Negative Declaration and the Initial Study will be available for public review at the following location:

Community & Economic Development Department (Planning Division Counter)
City Hall West
11333 Valley Boulevard
El Monte, California 91731

The IS/MND can also be found online at <http://ca-elmonte.civicplus.com/499/Current-Projects>. Please provide your comments to the attention of Ms. Betty Donovanik, Director of Community & Economic Development, at City of El Monte, Community & Economic Development Department, 11333 Valley Boulevard, El Monte, California 91731 or at bdonavanik@elmonteca.gov. For further information regarding this application, please contact Betty Donovanik at (626) 258-8626. Your comments are requested on or before November 27, 2018. The Planning Commission meeting will take place at 7:00 PM on November 27, 2018 in the City Council Chambers (City Hall East – same address as referenced above).

Ms. Betty Donovanik (Director of Community & Economic Development)

Date: 11/07/18

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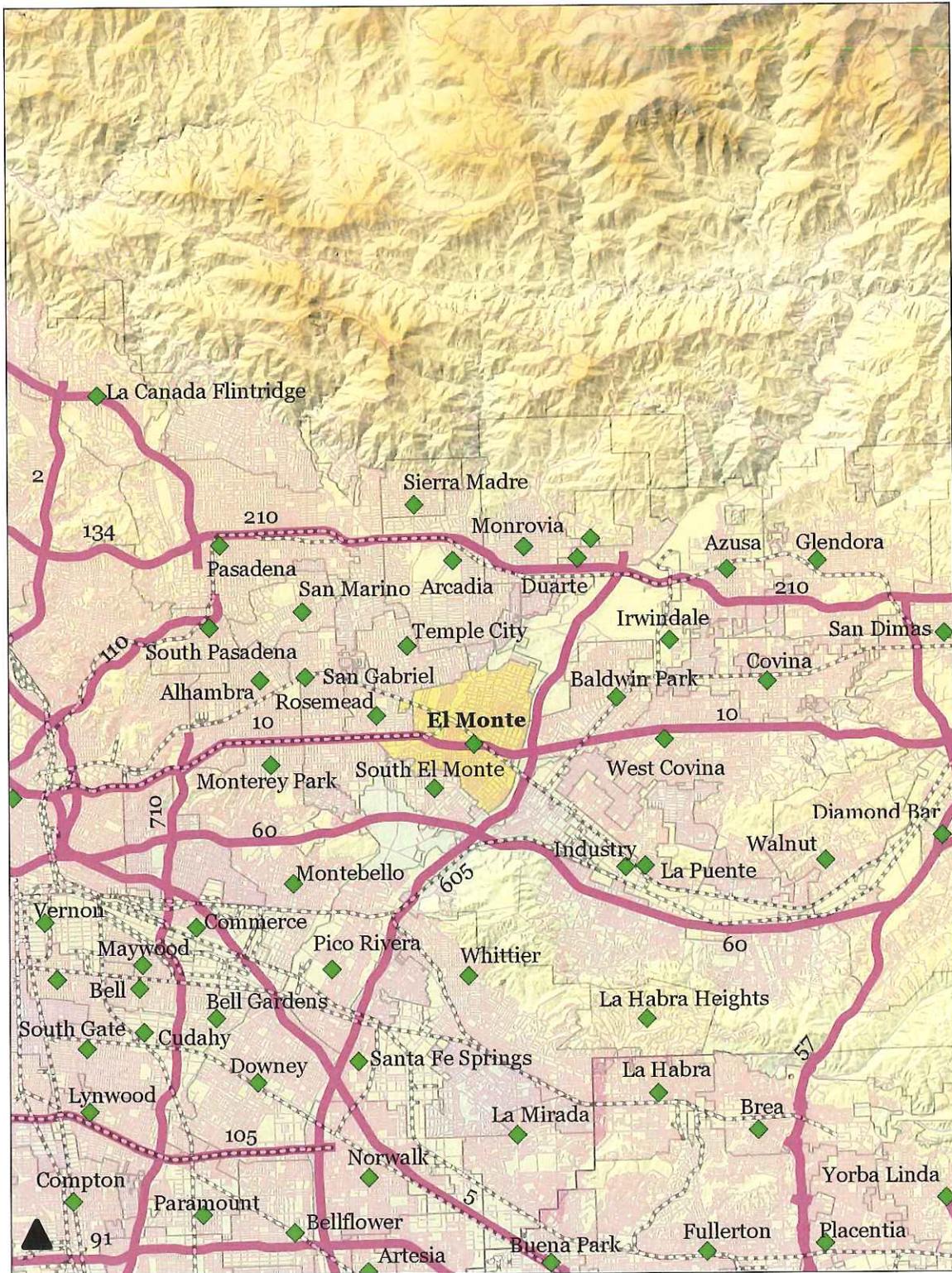
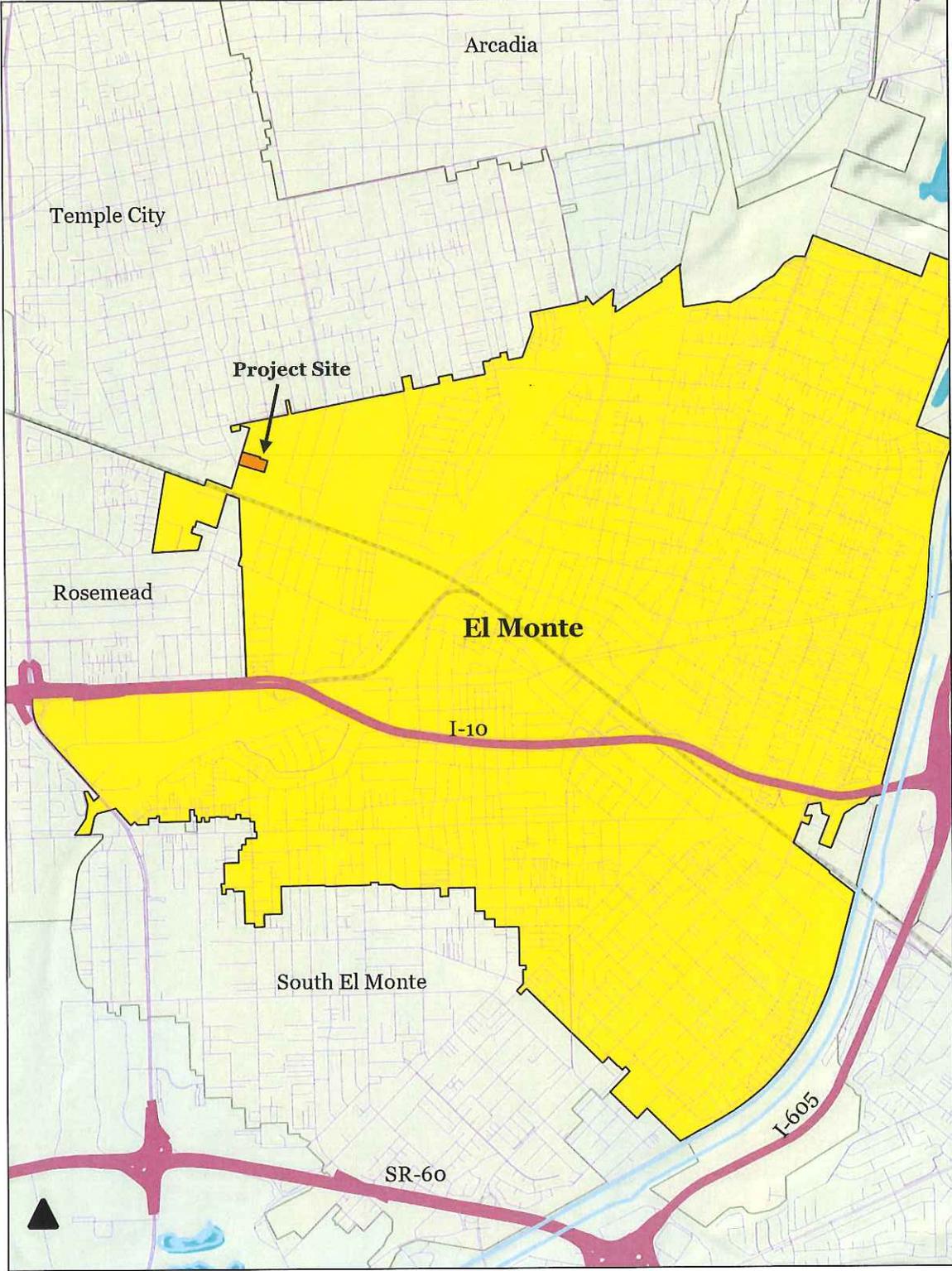


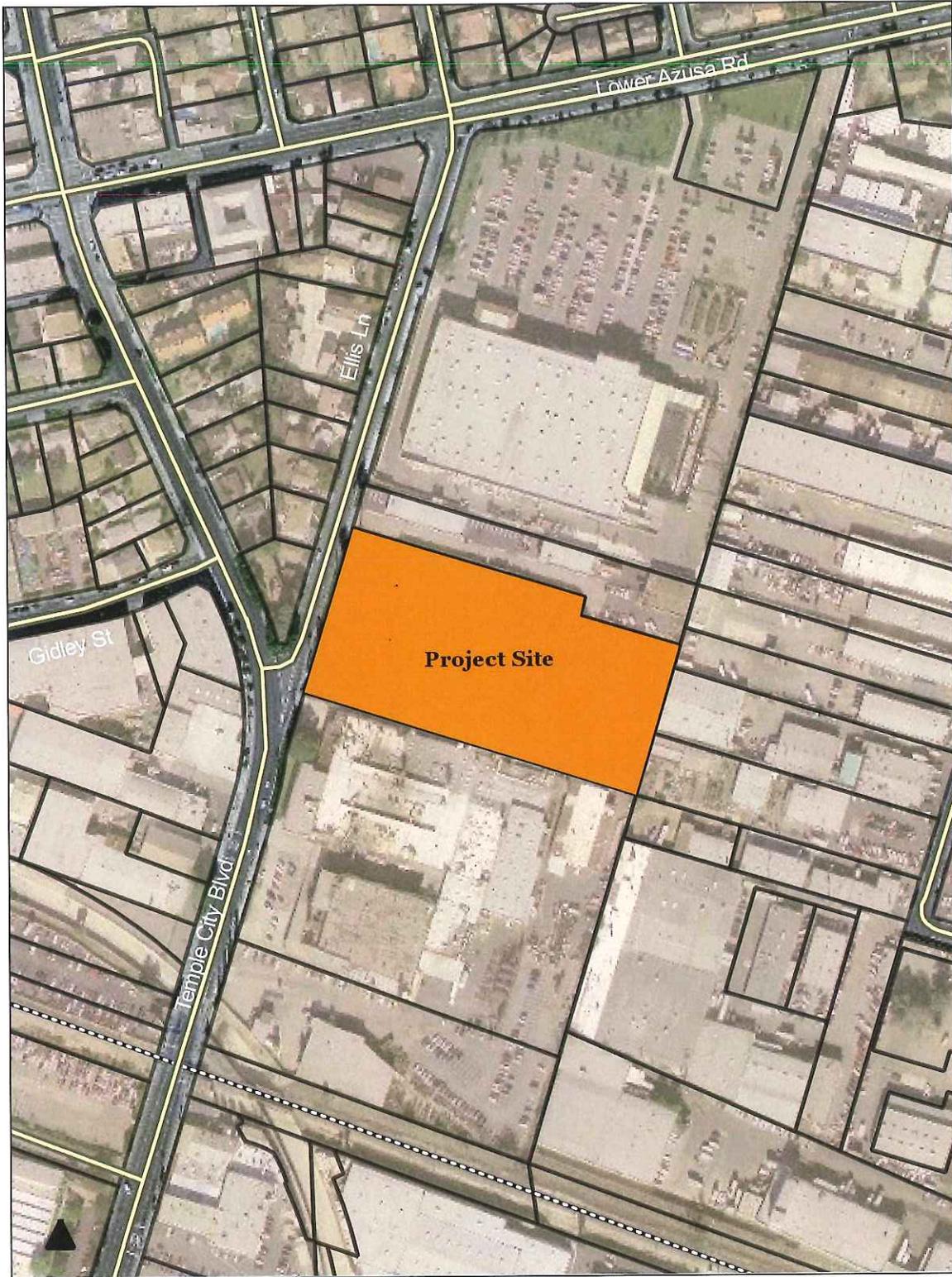
EXHIBIT 1
REGIONAL MAP
Source: Quantum GIS

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**EXHIBIT 2
CITYWIDE MAP**
Source: Quantum GIS

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**EXHIBIT 3
LOCAL MAP**
Source: Quantum GIS