

## CITY OF EL MONTE PUBLIC NOTICE

### NOTICE OF AVAILABILITY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FLAIR SPECTRUM PROJECT AND SPECIFIC PLAN FOR PROPERTY AT 9400 FLAIR DRIVE (APNs 8581-001-025, -029 & -046)

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

The City of El Monte has prepared a Draft Environmental Impact Report (DEIR) for the proposed Flair Spectrum El Monte project. The DEIR includes an analysis of potential environmental impacts associated with development of the project. Unavoidable significant impacts have been identified in regards to air quality and transportation/traffic. There are no sites located on the proposed project site that are listed as hazardous waste facilities, properties, or disposal sites, leaking underground storage tanks with a filed unauthorized release report, solid waste disposal facilities with known migration of hazardous waste, or active cease and desist orders as enumerated under California Government Code 65962.5.

#### **Project Description**

The project is located in El Monte, Los Angeles County, California. The project site is bound by Flair Drive to the north, Rio Hondo Avenue to the west, and existing commercial developments to the south and east. The proposed mixed-use development consists of 640,000 gross square feet of retail and 50,000 square feet of restaurant for an outlet mall, a 250-room hotel, and 600 residential units on the 14.66 acre project site. The project also includes the option for up to 20 percent of the proposed retail square footage to be developed as office use. Parking would be provided in subterranean and above-grade parking structures. The project includes the proposed retail, restaurant, hotel, residential, parking, and all facilities proposed within the project site, on- and off-site supporting improvements, and associated discretionary actions. The project would be developed in two phases (with the retail, restaurant, hotel and most parking in the first phase and the residential and remaining parking in the second phase).

#### **Project Applications**

City approval of the following discretionary actions would be required in order to implement the project: (1) Certification of the EIR and approval of the following: (2) General Plan Amendment, (3) Zone Change and Creation of a new Specific Plan, (4) Conditional Use Permit for the hotel use, (5) Conditional Use Permit to develop more than three residential units, (6) Tentative Parcel Map, (7) Design Review and (8) Development Agreement.

#### **Environmental Documentation and Review Period**

The DEIR, technical reports, appendices, and other references cited in the DEIR will be available for review and comment for forty-five (45) days commencing Friday, October 24, 2014 and ending on Monday, December 8, 2014 at 5:00 PM. Any person wishing to comment on the DEIR may provide written comments via mail or email to:

Jason Mikaelian, Planning Service Manager  
City of El Monte, Planning Division  
11333 Valley Boulevard, El Monte, California 91731  
jmikaelian@elmonteca.gov

The DEIR, technical reports and appendices are available on the City's Planning Division website at <http://www.elmonte.org/Government/EconomicDevelopment/Planning.aspx> and at the following locations:

- 1) City of El Monte, Planning Division, 11333 Valley Boulevard, El Monte, California 91731
- 2) Norwood Library, 4550 N. Peck Road, El Monte, California 91732
- 3) El Monte Community Center, 3130 Tyler Avenue, El Monte, California 91731

#### **Planning Commission Study Session**

The project has been scheduled for a Study Session with the Planning Commission at their regular meeting on:  
Tuesday, November 18, 2014 at 7:00 pm  
City of El Monte, City Hall West - Conference Room A  
11333 Valley Boulevard, El Monte, California 91731

#### **For Additional Information**

For further information, please contact Jason Mikaelian at [jmikaelian@elmonteca.gov](mailto:jmikaelian@elmonteca.gov) or at (626) 580-2064, Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published on: Wednesday, October 22, 2014

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

