

**NOTICE OF COMMUNITY MEETING AND  
AVAILABILITY OF INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION  
CITY OF EL MONTE PLANNING DIVISION**

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

**TO:** All Interested Parties

**FROM:** City of El Monte Planning Division

**APPLICATIONS:** Conditional Use Permit No. 01-15 & Design Review No. 01-15

**PROPERTY LOCATION:** 10620 Hickson Street, El Monte, CA 91732/APNs: 8576-027-031 & 8576-027-030 (A full legal description of the property is on file in the office of the El Monte Planning Division)

**REQUEST:** The proposed project calls for the construction of two (2) industrial buildings on a vacant 2.89 acre site. The building on Parcel 8576-027-030 will have a total area of 35,050 square feet and three (3) truck loading docks and the building on Parcel 8576-027-031 will have a total area of 32,061 square feet and four (4) truck loading docks. The project will include a common driveway with a total of 99 parking spaces. The site is located in the Light Manufacturing (M-1) zone. Requested entitlements include a Conditional Use Permit since the proposed new development will be within one hundred fifty (150) feet of a residentially zoned or used property and Design Review for the new industrial buildings. The project will also require a Lot Line Adjustment to adjust the parcel line separating the two parcels. This request is made pursuant to the requirements of Chapter 17.22 and 17.24 of the El Monte Municipal Code (EMMC).

**APPLICANT AND PROPERTY OWNER:** Acclaimed Industrial Properties, LLC  
2421 Holly Lane  
Newport Beach, CA 92663

**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 aesthetics, air quality, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, noise and transportation/traffic.

**PUBLIC REVIEW AND COMMENT PERIOD:** The Initial Study and Mitigated Negative Declaration may be viewed at the City's Website at: <http://www.elmonteca.gov/Government/EconomicDevelopment/Planning/EnvironmentalDocuments.aspx> beginning on Monday, March 14, 2016 and at the Planning Division Public Counter at El Monte City Hall West.

Comments on the Initial Study and Mitigated Negative Declaration may be received between Monday, March 14, 2016 and Monday April 4, 2016 and orally at the community meeting:

Community Meeting:  
Date: Wednesday, March 30, 2016  
Time: 6:30 p.m.  
Place: El Monte City Hall  
City Hall West – Conference Room A  
11333 Valley Boulevard, El Monte, CA 91731

Written Comments (in person, vial mail or email):  
Fernando Solis, Assistant Planner  
El Monte City Hall West  
11333 Valley Boulevard  
El Monte, CA 91731  
fsolis@elmonteca.gov

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  
Mailed on:

Wednesday,  
March 9, 2016

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