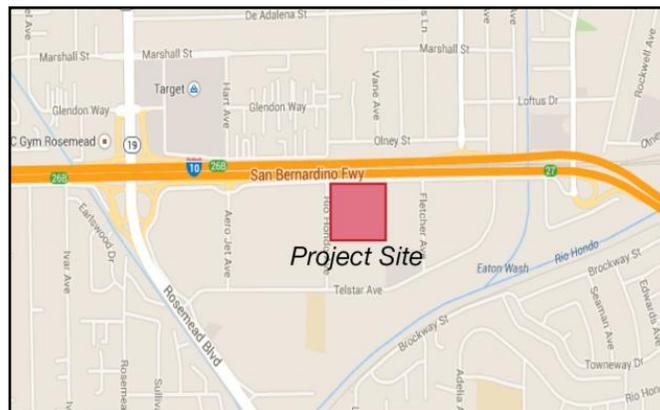


CITY OF EL MONTE, CALIFORNIA
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND PUBLIC INVITATION TO ATTEND A “SCOPING SESSION”
FOR A PROPOSED MIXED-USE DEVELOPMENT

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

The City of El Monte (the “City”) is the lead agency for the preparation of an Environmental Impact Report (EIR) consistent with the provisions of the California Environmental Quality Act (CEQA) for the Project identified below. A Project “Scoping Session” is also being conducted to ensure the public has the opportunity to provide input on topics related to the Environmental Impact Report. The City hereby invites any interested individuals to provide comments on the scope and content of the Environmental Impact Report.

PROJECT TITLE:	“Flair Spectrum El Monte” Project and Specific Plan
PUBLIC REVIEW PERIOD:	July 11, 2014 to August 11, 2014
SCOPING MEETING:	Wednesday, July 30, 2014 at 6:30 P.M. El Monte City Hall East, Council Chambers 11333 Valley Boulevard, El Monte, CA
RESPONSES AND COMMENTS :	Responses and comments can be provided orally or in writing at the scoping meeting. In addition, they may also be submitted in writing to 5:00 P.M. August 11, 2014. Comments, questions and written correspondence may be directed to: Jason C. Mikaelian, Planning Service Manager City of El Monte - City Hall West 11333 Valley Boulevard El Monte, CA 91731 (626) 580-2064 jmikaelian@elmonteca.gov
PROJECT LOCATION:	9400 Flair Drive (Assessor Parcel Numbers 8581-001-025, 029 & 046) at the southeast corner of Flair Drive and Rio Hondo Avenue.



PROJECT
DESCRIPTION:

Construction of a mixed-use development which consists of 500,000 square feet of retail and 50,000 square feet of restaurant for an outlet mall, a 220-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 (resulting in 100,000 square feet of office and 400,000 square feet of retail). 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 some parking in the first phase and the residential and remaining parking in the second phase).

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) 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) Vesting Tentative Tract Map, (7) Design Review and (8) Development Agreement.

POTENTIAL
ENVIRONMENTAL
EFFECTS:

The potential environmental effects of the Project, as enumerated in the Project Initial Study, are related to aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. The Project's potential environmental effects are further described in the Project's Initial Study, which is available for review as discussed below.

DOCUMENT
AVAILABILITY:

The Notice of Preparation and Initial Study can be viewed on the City's Website at <http://www.elmonte.org/Government/EconomicDevelopment/Planning.aspx>. The documents are also available during regular business hours (Monday through Thursday 8:00 A.M. to 5:00 P.M.) at City of El Monte -- City Hall West at 11333 Valley Boulevard, El Monte CA and at the Norwood Library at 4550 N. Peck Road, El Monte, CA.

INDIVIDUALS
WITH SPECIAL
NEEDS:

The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting (28 Code of Federal Regulations 35.102-35.104 ADA Title II).

Published in Mid Valley News on July 9, 2014

Mailed to all property owners within the Flair Business Park on July 10, 2014

Posted at City Hall, Norwood Library, El Monte Senior Citizens Center and El Monte Community Center.