

**NOTICE OF AVAILABILITY AND NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING BEFORE  
THE CITY OF EL MONTE PLANNING COMMISSION**

**Hablamos Español favor de hablar con Jeni Colon (626) 258-8626**

Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act, this notice is to advise you that the City of El Monte intends to adopt a Mitigated Negative Declaration for the proposed project below.

**LEAD AGENCY:** City of El Monte Planning Division

**PROJECT TITLE:** Tentative Tract Map (TTM) No. 082738 & Design Review (DR) No. 05-19

**PROPERTY LOCATION:** 4304 Temple City Boulevard (APN No: 8577-006-016) (A full legal description of the property is on file in the office of the El Monte Planning Division).

**REQUEST:** The project proposes construction and operation of a multi-tenant industrial warehouse development that consists of two (2) new buildings with a total floor area of 63,428 SF within a 2.89-acre lot. Building 1 would contain Units 1 and 2 and provide a total floor area of 44,207 SF (33,825 SF of warehouse space, 3,490 SF of office space, and 5,976 SF of mezzanine office space). Building 2 would contain Units 3 and 4 and provide a total floor area of 19,221 SF (14,219 SF of warehouse space, 2,179 SF of office space, and 2,565 SF of mezzanine office space). Access to the project site would be provided by one (1) driveway connection along Temple City Boulevard. In addition, a total of 69 parking spaces and approximately 4,077 square feet of landscaping are proposed throughout the site.

The project applicant is requesting the following entitlements:

- Tentative Tract Map (TTM) No. 082738 – to allow the subdivision of the site for ownership units and a shared driveway/common lot; and
- Design Review (DR) No. 05-19 - to review the site layout, architecture, and landscaping of the proposed development.

**APPLICANT/  
PROPERTY OWNER:** D & K Well Team, LLC  
2227 N. Merced Avenue  
South El Monte, CA 91733

**ENVIRONMENTAL DOCUMENTATION:** An Initial Study prepared for the project 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 Geology & Soils, Hazards & Hazardous Materials, and Tribal Cultural Resources. The Planning Commission shall consider adopting the MND as part of their consideration of the project at a public hearing.

The full environmental document and supporting technical studies can be found at the Planning Division's public counter and on the City's website at:

<http://ci.el-monte.ca.us/499/Current-Projects>

**PUBLIC REVIEW PERIOD:**

Comments on the Initial Study and MND may be received in writing between May 19, 2022 and June 18, 2022. Any interested person or agency may comment on this matter by submitting comments via email to [tbu@elmonteca.gov](mailto:tbu@elmonteca.gov), via postal mail, or in person delivery to the Planning Division located at City Hall West, 11333 Valley Boulevard, El Monte, CA 91731. Written comments on the MND must be received no later than June 18, 2022.

A hardcopy of the Initial Study and related documents are available for review at the following locations during the regular business hours:

**City Hall West**  
Planning Division  
11333 Valley Boulevard  
El Monte, CA  
7 a.m. to 5:30 p.m.  
(Monday thru Thursday)

**El Monte Library**  
3224 Tyler Avenue  
El Monte, CA  
12 p.m. to 8 p.m. (only Tues)  
10 a.m. to 6 p.m. (Wed thru Sat)

**Norwood Library**  
4550 Peck Road  
El Monte, CA  
12 p.m. to 8 p.m. (only Tues)  
10 a.m. to 6 p.m. (Wed thru Sat)

**PLACE OF HEARING:**

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

Date: Tuesday, June 28, 2022  
Time: 7:00 p.m.  
Place: El Monte City Hall  
City Hall East – Council Chambers  
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. If you challenge the decision of the City Planning Commission, 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 Tony Bu, Senior Planner, at the Planning Division at (626) 580-2152 or through email at [tbu@elmonteca.gov](mailto:tbu@elmonteca.gov) Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Mailed &  
Published on: May 19, 2022

City of El Monte Planning Commission  
Jason C. Mikaelian, AICP, Planning Commission  
Secretary

**Location Map – 4304 Temple City Boulevard**

