

**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

APPLICATION: Conditional Use Permit 01-13

PROPERTY LOCATION: 11802, 11810, 11822 Ranchito Street and 4626 Madera Street
Assessor Parcel Numbers for these properties are: 8547-022-001, 002, 003, and 004. (A full legal description of the property is on file in the office of the El Monte Planning Division).

REQUEST: San Gabriel Valley Water Company is proposing the Plant No. 1 Facility Improvement Project in order to replace an existing well which has a damaged casing that cannot be repaired. The proposed project will also replace the existing 62 year old reservoir, as it is structurally damaged and does not meet any modern code requirements. Additional improvements include construction of 4 well buildings; a 5 foot high landscape berm; street improvements (roadway repairs after installing new facilities and connections and construction of a 5 -foot wide sidewalk); perimeter fences and walls; grading and drainage improvements; and installation of landscaping and irrigation.

The existing Plant No. 1 site encompasses approximately 0.74 acres. Existing structures on the site include a steel water storage reservoir with a physical storage capacity of 400,000 gallons and a useable capacity of 270,000 gallons, a booster station, and electrical and chlorination storage building, electrical equipment, an Edison transformer, four ground water production wells and associated piping and equipment. A 6-foot high block wall and a 20-foot-wide wrought iron gate exist along the Ranchito Street frontage. A 5-foot 4-inch high block wall exists along the east, west and southerly property lines of the existing Plant No.1. Ground cover at the site consists of a concrete driveway and crushed rock. The site is landscaped with mature trees along the interior of all perimeters, and the parkway area along Ranchito Street consists of grass and hedges. All existing structures within the existing Plant No.1 site will remain, except the existing water storage reservoir that will be replaced.

The requests on the above are made pursuant to the requirements of Chapter 17.24 of the El Monte Municipal Code (EMMC).

**APPLICANT/
PROPERTY OWNER:** San Gabriel Valley Water Company
15966 Arrow Route
Fontana, CA 92335

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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 for the Project as provided under the California Environmental Quality Act (CEQA). Mitigation measures are provided to lessen potential impacts related to aesthetics, air quality, biological resources, cultural resources, geology/soils, hydrology/water quality, noise, and transportation/traffic and mandatory findings of significance.

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 Thursday, September 8, 2016 and at the Planning Division at El Monte City Hall West beginning on Thursday, September 8, 2016.

Comments on the Initial Study and Mitigated Negative Declaration may be received in writing between Thursday, September 8, 2016 and Monday, October 10, 2016 and orally at the community meeting:

Community Meeting:

Date: Wednesday, October 5, 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, via mail or email):

Jennifer Davis, Contract Planner

El Monte City Hall West

11333 Valley Boulevard, El Monte, CA 91731

jdavis@elmonteca.gov

For further information regarding this application, please contact Jennifer Davis from the Planning Division at (626) 258-8626 or jdavis@elmonteca.gov Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and Mailed on: Thursday, September 8, 2016 City of El Monte Planning Division
Marcella Magdaleno, Planning Division Secretary