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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Valley Boulevard Residential Project

Lead Agency: City of El Monte

Contact Name: Sandra Elias

Email: Sandra Elias <selias@elmonteca.gov> Phone Number: (626) 258-8621

Project Location: El Monte (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

lThe project proposes the development of 83 multi-family residential units in two separate lots. Lot A is approximately 0.96-acres and located on the eastern portion of the site and proposes a four-story podium building with 43 residential units and 94 resident and guest parking stalls on the ground floor of the building. Access to the ground floor parking is from La Madera Avenue on the east side of the project site. A leasing office is proposed for the ground floor in the southeast corner of the building. Approximately 2,400 square feet of community space is proposed on the ground floor of the building. Lot B is approximately 1.85-acres and located on the western portion of the site. Lot B includes the development of 40 residential units in eight (8) stand-alone buildings with 97 parking spaces, including guest parking. A tot lot is proposed near the middle of Lot B adjacent to the west project boundary.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached list of Mitigation Measures

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversial issues.

Provide a list of the responsible or trustee agencies for the project.

See attached.