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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: City of El Monte Comprehensive Zoning Ordinance Revision and General Plan and Zoning Map Revisions

Lead Agency: City of El Monte

Contact Name: Jason C. Mikaelian

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

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

The proposed project is a comprehensive amendment to the City of El Monte Zoning Ordinance. The proposed Amendments to the Zoning Ordinance focus on changing or adding new development standards for key land use categories. Other changes are designed to provide clarification and to streamline the existing Code language. The work effort also includes a number of Zone Changes (ZCs) and General Plan Amendments (GPAs) to the City's Zoning Map and General Plan Map. These areas are noted herein in Section 2 (refer to Table 2-2). The proposed project also includes minor updates to the City's Building Code and updates to the Gateway Specific Plan and Downtown "Main Street Transit Oriented" Specific Plan

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

The analysis of potential impacts related to hazards and hazardous materials indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

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

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