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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: 4304 Temple City Boulevard Warehouse Development

Lead Agency: City of El Monte

Contact Name: Tony Bu, Senior Planner

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

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

The proposed project involves the construction and operation of a multi-tenant industrial warehouse development within the City of El Monte. The project would consist of two new buildings with a total floor area of 68,457 square feet within a 2.89-acre lot. There would be a total of four units (tenant spaces) in two separate buildings. Building 1 would contain Units 1 and 2 and would have a total floor area of 44,154 square feet and would consist of 33,866 square feet of warehouse space, 4,244 square feet of office space and 6,044 square feet of mezzanine office space. Building 2 would contain Units 3 and 4 and would have a total floor area of 19,802 square feet and would consist of 14,797 square feet of warehouse space, 2,440 square feet of office space and 2,565 square feet of mezzanine office space. A total of 69 parking spaces would be provided. Of this total, 65 parking spaces would be standard parking spaces and 4 would be accessible parking spaces. Access to the project site would be provided by one driveway connection along Temple City Boulevard. In addition, the proposed project would include 4,068 square feet of landscaping.

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

The environmental analysis indicates that the proposed project would not result in any significant adverse unmitigated impacts. For this reason, the City of El Monte determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The proposed project will not have impacts that are individually limited, but cumulatively considerable. The proposed project will not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The proposed project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

The potential for new truck traffic.

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

SCAQMD