

California Environmental Quality Act
INITIAL STUDY

Cypress Village Mixed Use Development Project

*Lead
Agency:*



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Mixed Use Development Project**

Submitted to:

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December 2019

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SECTION A. ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Cypress Village
2. Lead Agency Name and Address: City of Covina
3. Contact Person and Phone Number: Lisette Sanchez-Mendoza, 626-384-5451
4. Project Location:

As shown in *Figure 1 – Regional Location Map*, Covina is in the central San Gabriel Valley area, in the eastern perimeter of Los Angeles County. As shown in *Figure 2 – Project Location Map*, the project site is located on the east side of Azusa Avenue, between Cypress Street and Covina Boulevard and west of N. Conwell Avenue.

The subject property consists of Los Angeles County Assessor's Parcel Numbers 8421-001-016 and 8421-001-061. It is assigned two street addresses: 1000 N. Azusa Avenue and 845 W. Cypress Street.
5. Project Sponsor's Name and Address: PKL Investments, LLC
2863 Maricopa Street
Torrance, CA 90503
6. General Plan Designation: General Commercial
7. Zoning: C-4: Highway Commercial
8. Description of Project:

Development of a mixture of retail shops and drive through/fast food service businesses on the western 2.92 acres along the Azusa Avenue frontage and development of 61 single-family detached homes on the eastern and southern 4.99 acres. *Figure 3 – Site Plan*, illustrates the proposed development plan.

The retail component would consist of four buildings, totaling 14,000 square feet of floor area, arranged in three distinct building sites. Two of the sites would be designed with a drive-thru circulation pattern to accommodate fast-food and beverage businesses with drive-thru service. Vehicular access to these commercial uses would be from three existing drive approaches along the Azusa Avenue frontage, and from an existing driveway along Cypress Street that serves existing fast food businesses on adjacent properties. A total of 158 surface parking spaces would be provided within the three commercial sites.

The residential component would consist of 61 single family homes, in two-story and three-story structures, with floor plans ranging from approximately 1,700 square feet to approximately 2,600 square feet. Homes would have three-four bedrooms, with optional bonus areas and loft spaces. The proposed density is 12.25 homes per acre. Vehicle parking would include 122 spaces within attached garages, along with 12 spaces located in driveways, 23 "head-in" spaces located along internal driveways, and 7 parallel spaces along the entrance



drive. Vehicular access to the 61 homes would be from Cypress Avenue, via a private, gated driveway located between Los Angeles County Fire Station 152 and an existing restaurant site.

The commercial and residential areas would be developed independently and may be constructed concurrently or at different time frames, in response to market demand. For purposes of analysis, both areas are anticipated to be completed and fully occupied by 2021.

The project will require the following City approvals:

General Plan Amendment (GPA) 19-001: To redesignate the eastern 5.31 acres from General Commercial to Medium-Density Residential, to allow for development of single-family homes at densities of 7-14 units per acre.

Zone Change (ZCH) 19-001: To rezone the eastern 5.31 acres from C-4, Highway Commercial to RD, Multi-Family Zone, and to approve a Specific Plan to establish custom development standards corresponding to the proposed residential development plan, and to provide guidance for a unified design program to aesthetically integrate the commercial and residential components.

Tentative Tract Map (TTM) 82315: To reconfigure the existing parcels to create a subdivision of private residential lots and common areas for the residential component, and three individual lots for the commercial component.

Site Plan Review (SPR) 19-002: To approve the layout of the overall development plan

Conditional Use Permit (CUP) 19-002: To allow for development of drive-through facilities in the commercial side of the project

9. Surrounding Land Uses and Setting:

The project site consists of 7.99 acres of developed land, with remnant improvements from a former Albertsons grocery store that was constructed in 1991 and vacated in November 2012. The former grocery store is 81,333 square feet in total floor area, in a box-shaped structure reaching a height of 44 feet. A large surface parking lot with numerous small landscape planters and several pole-mounted lighting clusters is located between the building and the Azusa Avenue frontage, while paved drives abut the northern and eastern sides of the building. There are numerous mature trees within the parking area planters. Masonry walls separate the project site from a townhome community to the north and a single-family neighborhood to the east. The property shows signs of deterioration due to years of vacancy and decline in maintenance. The southern 'leg' of the site that connects to Cypress Avenue is maintained with low grass cover. Vehicular access to the site is currently available via two drive approaches along the Azusa Avenue frontage and from another driveway that connects to Cypress Avenue. The Azusa Avenue frontage is improved with sidewalk, curb, gutter, and two street lights, and there is a strip of grass between the sidewalk and the parking lot. There are no overhead power poles along this frontage. The Cypress Avenue frontage of the project site is improved with sidewalk, curb and gutter, and there is a single street light at the southeast corner. Overhead power poles and lines are in the sidewalk area, just to the east, starting at the County Fire Station site.

Site topography is relatively level, with a gentle slope to the west. The site is not within a flood hazard zone. Water, sewer, storm drainage, energy and telecommunications infrastructure occur in the adjacent streets.

This is a fully urbanized part of the City of Covina, where the built environment consists of a mixture of low-rise residential and commercial land uses, along with a high school campus.



Azusa Avenue is a four-lane, north/south Primary Arterial street with a raised median and is also State Highway 39. On-street parking is generally permitted. The local segment of this street is maintained by the City of Azusa, who also has authority over physical improvements and traffic controls along Azusa Avenue. Cypress Street is a four-lane, east/west Collector Street with a two-way left turn lane in the project vicinity. On-street parking is generally permitted. There is a bus stop for Foothill Transit Route 280, at the Azusa Avenue/Cypress Street intersection. There are no bike lanes along either street frontages.

Figure 4 – Aerial View of Site and Surroundings provides a view of the local land use pattern in the project vicinity. Surrounding land uses are described below.

North: U-Haul truck rental center and two-story townhomes community

South: Fast-food restaurants at the northeast corner of Cypress Street and Azusa Avenue, Los Angeles County Fire Station 152 at the northwest corner of Cypress Street and N. Conwell Street, and single-family homes on the south side of Cypress Street.

East: A neighborhood of one-story, single family homes, within unincorporated territory governed by the County of Los Angeles

West: A mixtures of commercial uses and mobile home communities on the west side of Azusa Avenue. To the southwest is the Northview High School.

10. Other Public Agencies Whose Approval is Required:

Los Angeles Regional Water Quality Control Board – National Pollutant Discharge Elimination System General Construction Permit

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Notification of the project proposal and commencement of the CEQA process was provided by certified mail to the following Native American tribal entities:

- Gabrielino-Tongva Nation
- Gabrielino Band of Mission Indians – Kizh Nation
- Gabrielino-Tongva Indians of California Tribal Council
- Gabrielino-Tongva San Gabriel Band of Mission Indians
- San Fernando Band of Mission Indians
- Torres Martinez Desert Cahuilla Indians

A request for consultation was received from the Gabrielino Band of Mission Indians – Kizh Nation on July 9, 2019. A consultation meeting was held with City staff and the project applicant on July 25, 2019. Further discussion regarding that consultation is provided in the response to Section D.XVIII, later in this Initial Study.

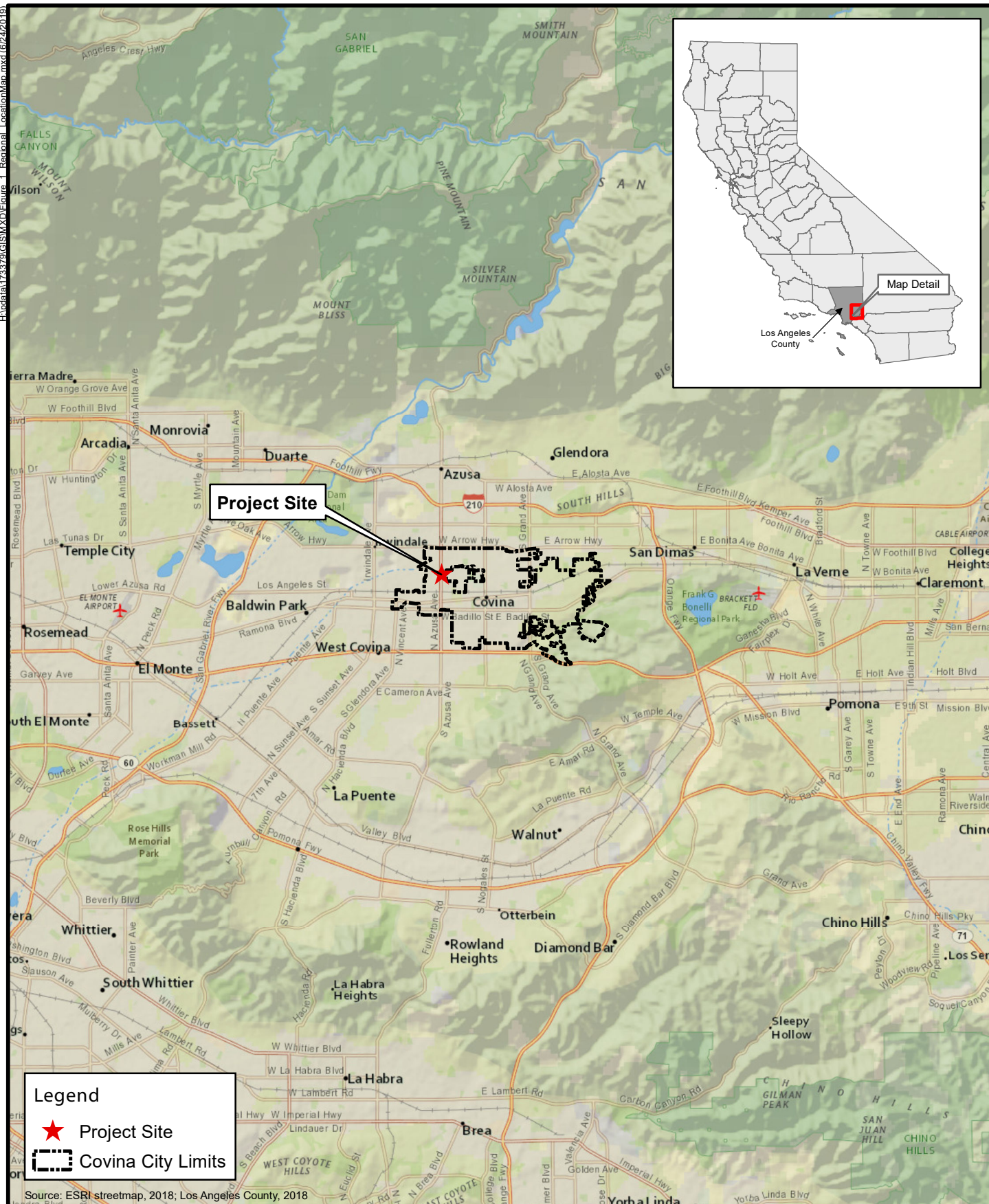
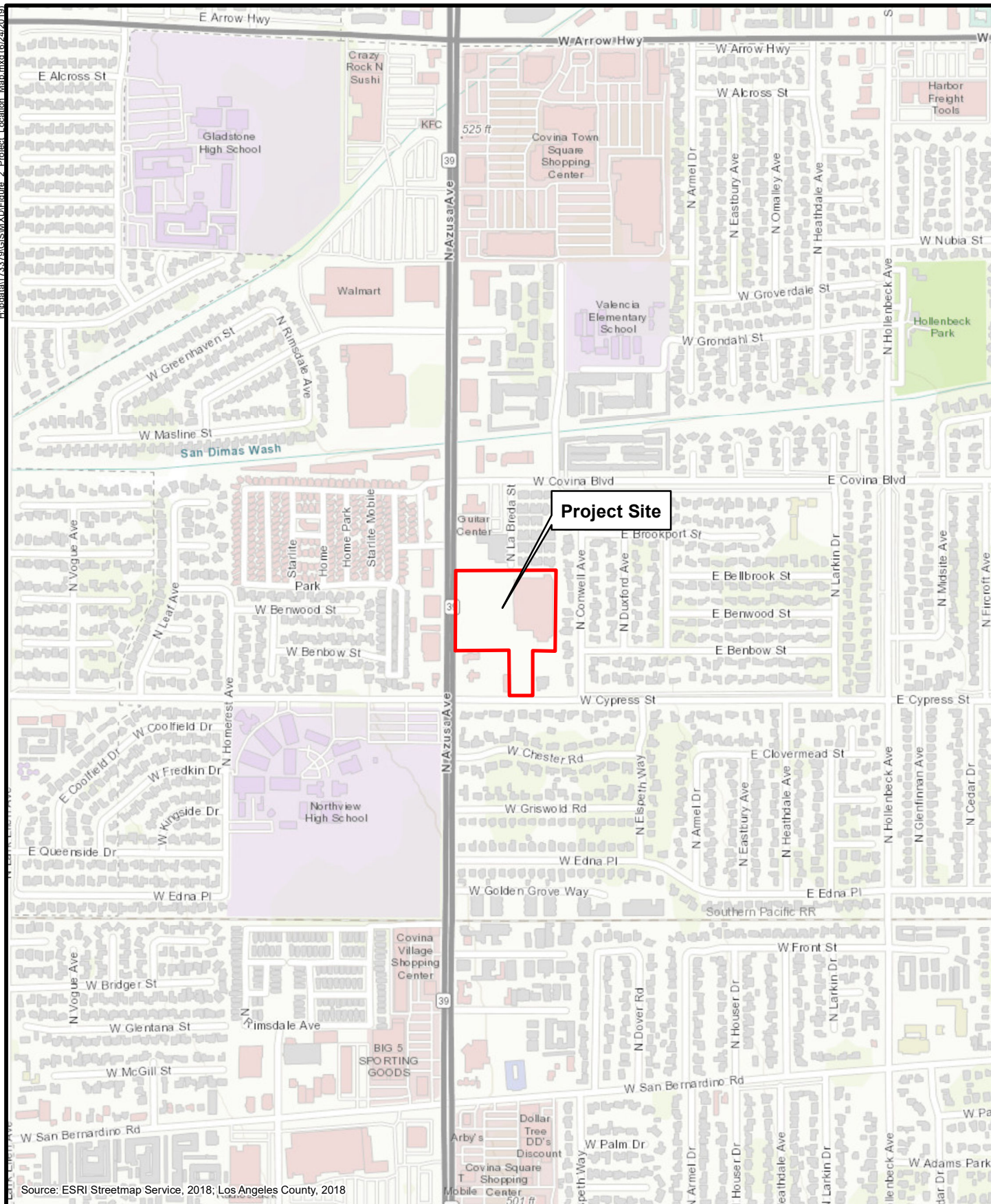


FIGURE 1
Regional Location Map



Source: ESRI Streetmap Service, 2018; Los Angeles County, 2018

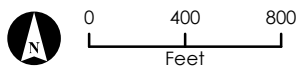
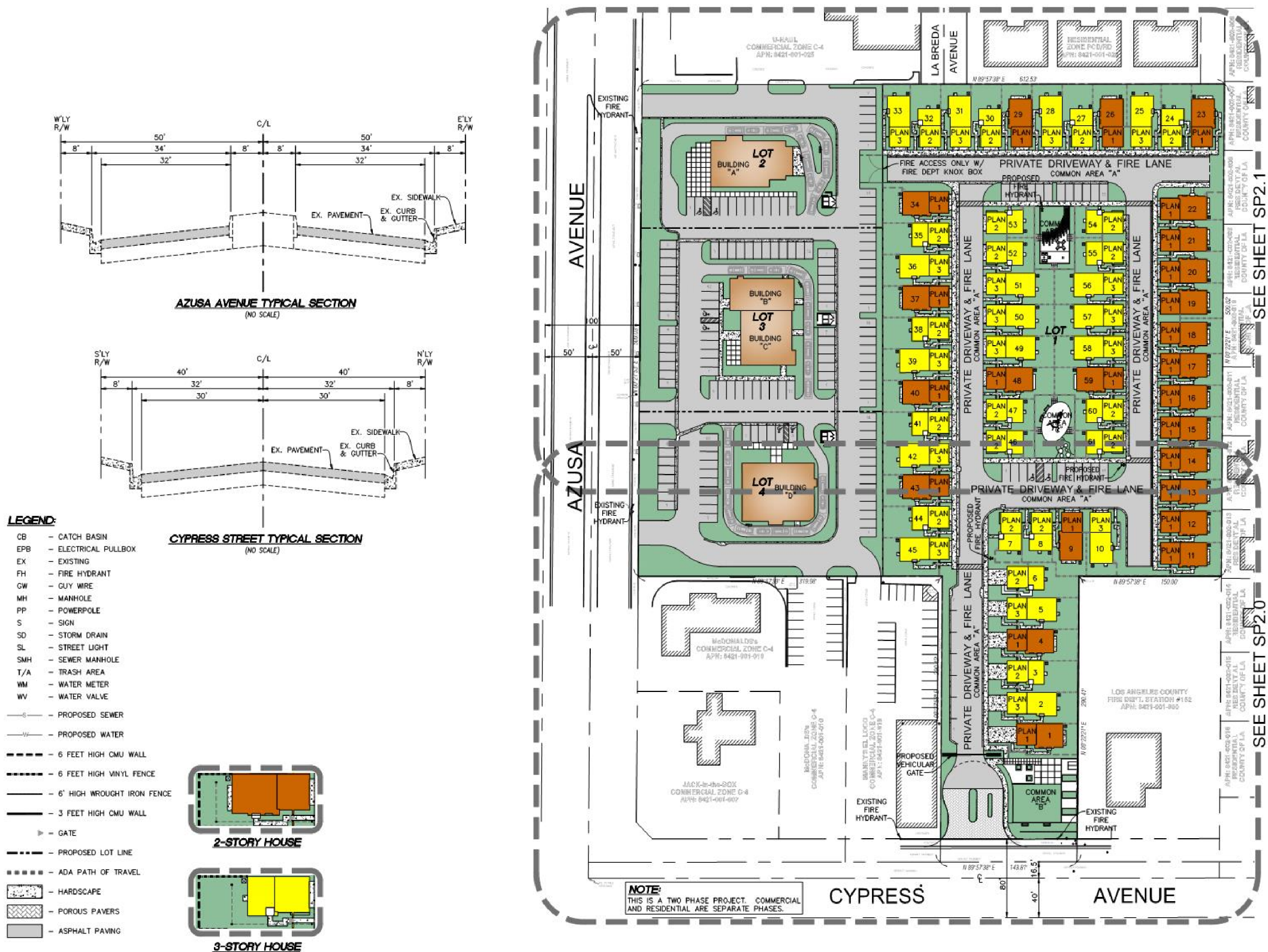
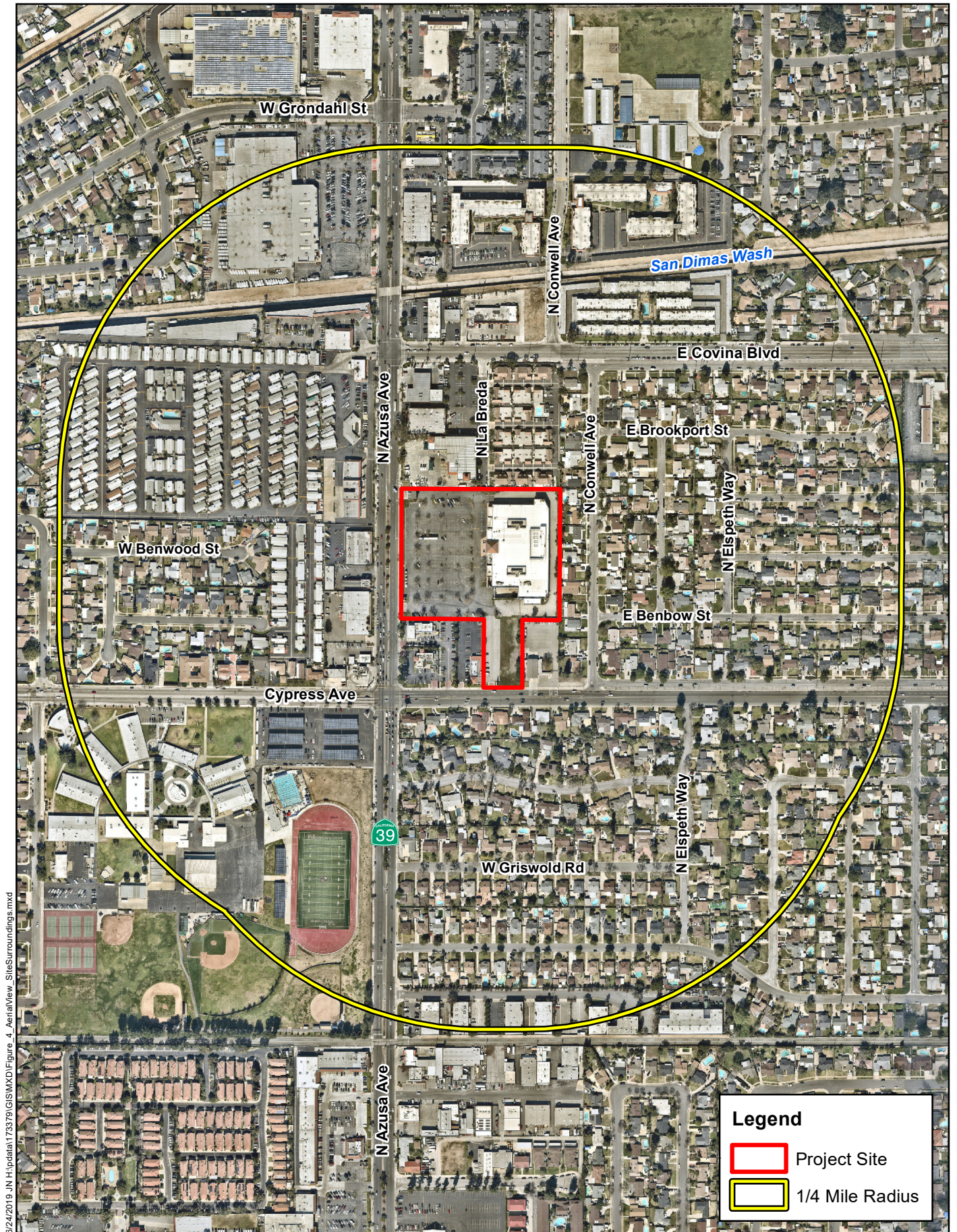


FIGURE 2
Project Location Map

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6/24/2019 JN H:\pdata\173379\GIS\MXD\Figure 4_AerialView_SiteSurroundings.mxd





SECTION B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the project. To each question, there are four possible responses:

- **No Impact.** The project would not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The project would have the potential for impacting the environment, although this impact would be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Measures Incorporated.** The project would have the potential to generate impacts which may be considered a significant effect on the environment, although measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The project would have impacts which are considered significant, and additional analysis is required to identify measures that could reduce these impacts to less than significant levels.



SECTION C. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date



SECTION D. EVALUATION OF ENVIRONMENTAL IMPACTS

I. Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS: <i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project is not classified as a “transit-oriented infill project” as set forth in Section 21099 of the Public Resources Code, and thus the provisions of that section do not apply to this project.

a) *Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?*

Less Than Significant Impact. As discussed in the project description of this Initial Study, the project site is located in a highly urbanized area, dominated by features of a built environment. Development surrounding the project site includes a mixture of building sizes and forms, including low-rise and two-level commercial buildings with varying architectural styles along Azusa Avenue, the low-rise Northview High School campus southwest of the Azusa Avenue and Cypress Street intersection, and one- and two-story, detached single-family homes across Cypress Street and east of the project site, along Conwell Avenue.

Many of the of the main arterial roads in the City of Covina that are oriented north and south provide distant views of the San Gabriel mountains on clear days to motorists traveling north. As such, motorists traveling north on Conwell Avenue and Azusa Avenue have distant views of the San Gabriel mountains, which begin approximately 5 miles north of the project site and extend further north. Views of these mountains are partially obstructed by their distance from the project site, as well as mature trees, overhead powerlines, and existing development along Conwell and Azusa Avenues. The existing mountain views motorists have while traveling north on Azusa Avenue are available only straight ahead, because utility poles, mature trees, and business signage obstruct views to the northeast



and northwest. Therefore, low-rise commercial buildings set back from Azusa Avenue do not substantially impact the existing, limited mountain views available to motorists. Motorists traveling north on Conwell Avenue have a view of the existing grocery store building on the project site, with the San Gabriel mountains visible above the building's roofline. This grocery store building is approximately 25 feet high, with a portion of the building's roofline extending to approximately 44 feet. As the proposed homes would range between 25.5 and 35.5 feet in height and the proposed commercial structures would be single-story, with heights ranging between 20.5 and 25 feet, the proposed project would not result in an increase in building height over current conditions and would not obstruct views of the San Gabriel mountains in the distance.

A scenic vista is defined as a publicly accessible, prominent vantage point that provides expansive views of highly valued landscapes or prominent visual elements composed of manmade or natural features. Conwell and Azusa Avenues, with their mountain views described above, could be considered public vantage points that provide a view of a highly valued landscape (i.e., the San Gabriel mountains); however, the mountain views are distant, not expansive, and extensively obstructed by existing development, utilities, and landscaping. Further, because the majority of the City is relatively flat, including the area surrounding the project site, the City of Covina General Plan Natural Resources and Open Space element does not identify any prominent vantage points through which the public can view an expansive scenic vista within or beyond the City (Covina 2000). Effects of this project on scenic vistas would be negligible and less than significant. No further analysis of this threshold is warranted.

b) Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The closest officially designated state scenic highway is part of the Angeles Crest State Scenic Highway, State Route (SR) 2, from near La Cañada-Flintridge north to the San Bernardino County line. This state scenic highway is approximately 18 miles northwest of the project site. SR 110, Arroyo Seco Historic Parkway, between mileposts 25.7 and 31.9 in Los Angeles, is approximately 14 miles west of the project site (Caltrans 2018). The distance between the project site and these officially designated scenic highways indicate that the proposed project would not be visible from a state scenic highway. As such, the proposed project would not adversely affect the viewshed from a state scenic highway. While SR 39 between Interstate 210 and SR 2 is listed as an eligible scenic highway by Caltrans, it is not officially designated as a state scenic highway. Nevertheless, this eligible scenic highway begins 1.5 miles north of the project site and continues north; therefore, the project site would not be visible from this eligible scenic highway.

The project site is currently characterized by an existing large, rectangular grocery store building constructed in 1991 with nondescript architecture. The Azusa Avenue frontage of the project site is characterized by a surface parking lot, which served the former grocery store, and sporadic placement of decorative trees (which are not protected tree species), shrubs, and ground cover. In general, the existing landscaping in front of the building, along Azusa Avenue, and along the Cypress Street access driveway varies in size, species, and health/condition. The area east of the access driveway on Cypress Street is characterized by ruderal plant species and bare soil. Other characteristics of the site include overhead lights in the parking area, currently blank signs at the Cypress Street and Azusa Avenue entrances that are approximately 25 feet tall, and unattended landscaping and bare soil along the Azusa Avenue frontage. Therefore, no historic buildings, rock outcroppings, or other scenic resources, such



as protected trees, streams, or slopes, currently exist on the project site. Because of the project site's distance from the nearest officially designated scenic highway, and the lack of scenic resources on the project site, the proposed project would have no impact on scenic resources such as trees, rock outcroppings, or historic buildings within a state scenic highway.

- c) *Except as provided in Public Resources Code Section 21099, would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

Potentially Significant Impact. The proposed project would be located in a fully urbanized area, where there is a variety of nonresidential and residential land uses and extensive urban infrastructure improvements. For purposes of determining impact significance for projects within urbanized areas, a project is evaluated for whether it would conflict with applicable zoning or other regulations governing "scenic quality." The term "scenic quality" is not specifically defined in the threshold language of Appendix G of the CEQA Guidelines; however, for assessment of impacts involving changes in visual character and quality, this is interpreted as pertaining to zoning standards involving building height and bulk, design character, landscape elements, and consistency with the scale, massing and character of surrounding development. The City of Covina's municipal code regulations for areas zoned C-4 (Commercial Zone Highway) do not pertain to protection of existing scenic qualities.

The proposed project would include a mixture of retail and drive-through/fast food service businesses on the western portion of the project site, with 61 single-family homes on the eastern and southern portion of the project. The City of Covina municipal code prohibits development of single-family residential homes in areas zoned C-4.¹ As such, the project conflicts with current zoning designations for the site. Therefore, the project is proposing a specific plan to establish custom development standards corresponding to the proposed residential development plan, a general plan amendment to redesignate the eastern portion of the project site from General Commercial to Medium-Density Residential, and a zone change to redesignate the eastern portion of the project site from Commercial Zone Highway to Multi-Family Zone.

The proposed lots supporting commercial development would remain designated as C-4, separated from the proposed residential development on the eastern portion of the project site by a proposed 6-foot-high masonry wall. The proposed commercial buildings, which would range between 20.6 and 25 feet in height, would not exceed the building height restrictions for C-4 zones that abut residential zoned lands (35-foot maximum), nor would they conflict with standards for yards (a minimum of 10 feet of landscaping abutting the street), or lot dimensions (a minimum 150-foot lot depth). However, further analysis is required to determine if the proposed commercial buildings would conflict with regulations and design guidelines governing signage in commercial zones and whether this signage would degrade the aesthetic character and quality of the area. This analysis will be provided in the EIR to be prepared for this project.

The 61 proposed single-family homes would be located along the eastern and northeastern boundaries of the project site, adjacent to existing single-family, detached homes along Conwell Avenue to the east and multi-family homes on West Covina Boulevard to the north. The proposed two- and three-

¹ City of Covina municipal code 17.44.040



story single-family homes would be located closer to the eastern (15 feet) and northeastern (12 feet) project site boundaries than the existing grocery store building (which is approximately 35 feet from the eastern and northern boundaries). Therefore, there is the potential for adverse aesthetic impacts along the project's interface with existing homes to the north and east, specifically related to the proximity of the proposed homes to the project site boundary, the proposed building heights, and proposed privacy and screening features. As such, further analysis is required to evaluate the proposed building height, bulk, coverage, setbacks, landscaping, and screening features to determine if the project would degrade the visual character and quality of the site and surroundings. This analysis will be provided in the EIR to be prepared for this project.

d) Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The proposed project is primarily vacant, with an unoccupied grocery store building, a surface parking lot, and ornamental landscaping areas spread throughout the site, all of which are in disrepair. Existing sources of light on the project site include building security lights on the grocery store building and pole-mounted parking lot lights. The area is highly urbanized and therefore already impacted by night lighting from streetlights along Azusa Avenue and Cypress Street, traffic signals at the corner of Azusa Avenue and Cypress Street, vehicle headlights, and existing overhead parking area lights and building security lights located at the restaurants on the northeast corner of Azusa Avenue and Cypress Street. Further, homes in the residential neighborhood east of the project site emit nighttime light via accent lights and security lights. Finally, the Los Angeles County Fire Department building immediately adjacent to the project site emits light via building security lights and the occasional departure of emergency vehicles.

The proposed project would contain multiple new sources of night light, such as security lighting on internal walkways, residential common areas, and building exteriors; accent lighting on residential and commercial buildings and in landscaped areas; lighting at the gated entry to the residential area; and potential lighted signs in commercial building drive-throughs. Given the proximity of these light sources to existing homes north, east, and south of the project site, further analysis of the specific type and placement of lighting is required to determine whether the proposed project would create substantial light or glare that could adversely affect day or nighttime views. This further analysis will be provided in the EIR to be prepared for this project.



II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE AND FORESTRY RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact. According to the City of Covina's Zoning Map (2015), there are only two zones designated as agriculture and residential zones (A-1 and A-2) in the City of Covina. The two parcels in the City with either A-1 or A-2 zoning designations are located near the Walnut Creek Regional Park, along East Puente Street, on the east side of the City. These two parcels are approximately 3 miles southeast of the project site and are currently not used for agricultural purposes. Further, the City's General Plan Land Use Element does not identify any agricultural areas within the City (Covina



2000). The proposed project is in a fully urbanized area and is surrounded by commercial and residential land uses. The project site is currently developed, with a grocery store building (currently vacant), a surface parking lot, decorative landscaping, and driveways. While the City of Covina has not been surveyed as part of the California Department of Conservation's Important Farmland Finder, the County Assessor shows that the grocery store building was constructed in 1991 (LA County 2019). As such, there are no natural, undisturbed areas on the project site and the land does not support any agricultural activities. Therefore, the project would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agriculture use, and there would be no impact.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The only parcels in the City with either A-1 or A-2 zoning designations are located near the Walnut Creek Regional Park, along East Puente Street, on the east side of the City. These two parcels are approximately 3 miles southeast of the project site and are currently not used for agricultural purposes. Further, the City's General Plan Land Use Element does not identify any agricultural areas within the City (Covina 2000). The project site is zoned as Commercial (Highway) (C-4), a zone that does not support agricultural uses other than community gardens and plant nurseries. Additionally, the project site does not have a land use restriction, such as a Williamson Act contract, that serves to preserve farmland or agricultural uses. As such, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and there would be no impact.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site is developed land, containing a former grocery store building, a surface parking lot, and decorative landscaping in various conditions. The project site does not contain any forest land or timberland and is not zoned for timberland production. Therefore, the project would not conflict with existing zoning for, or cause the rezoning of, forest land, timberland, or timberland production areas, and there would be no impact.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site has been fully developed for decades and does not contain any forest resources. Because the project site does not contain any forest land, the project would not result in the loss of forest land. There would be no impact.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The project site is in an urbanized area and has been developed for decades. As such, there is no farmland or forest land on or adjacent to the project site that could be converted to non-agricultural or non-forest land uses as a result of the proposed project. Therefore, the project would have no impact.



III. Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY: <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have both established ambient air quality standards for certain pollutants. These standards define the maximum amount of a certain pollutant that can be present in outdoor air without harm to the public's health. Areas that meet these ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as non-attainment areas.

The project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Currently, the SCAB is considered to have non-attainment for several criteria pollutants, including ozone, particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}) for California Ambient Air Quality Standards (CAAQS); and ozone, fine particulate matter (PM_{2.5}), and lead for Federal Ambient Air Quality Standards (FAAQS) (CARB, 2018). Because of the violations of ambient air quality standards, SCAB is required to create an Air Quality Management Plan (AQMP), which analyzes air quality on a regional level. In partnership with other entities, SCAB sets goals for reductions in criteria pollutants, greenhouse gases, and toxic risks; as well as goals for efficiencies in energy use, transportation, and goods movement. The latter goals are included because the AQMP states that the principle contributor to air quality challenges are mobile sources, such as vehicles and equipment traveling along transportation corridors and goods movement facilities. The current AQMP was adopted in 2016.

The proposed project would produce emissions during both short-term construction (through site preparation, grading, and construction) and long-term operation (through vehicle emissions from residents and users of the commercial facilities, and maintenance activities using combustion-powered equipment). Such emissions could generate criteria pollutants which could contribute to the SCAB's



existing non-attainment status and could contribute to adverse air quality impacts in the immediate area. Therefore, these emissions could conflict with the ACMP. As such, further analysis is required to quantify the proposed project's emissions of criteria pollutants and to determine if the project's emissions would conflict with the goals and strategies outlined in the AQMP (2016). This analysis will be included in the EIR to be prepared for this project. If it is determined that the project would conflict with the AQMP, mitigation measures will be developed to reduce air quality impacts to less than significant levels, if possible.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. The project is located within the SCAB, which is in non-attainment for ozone, particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}) under CAAQS, and for ozone, fine particulate matter (PM_{2.5}), and lead under FAAQS (CARB, 2018). Further analysis is required to quantify the proposed project's emissions of the above pollutants and to determine whether the project's emissions of these pollutants would result in a cumulatively considerable net increase. This analysis, as well as mitigation measures, if necessary, will be included in the EIR to be prepared for this project.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. As stated in the response to air quality threshold 3a), state and federal ambient air quality standards define the maximum amount of a certain pollutant that can be present in outdoor air without harm to the public's health. These standards are designed specifically to protect those who are most severely impacted by air pollution, such as the elderly, those with cardiovascular or respiratory diseases, and children. Therefore, most sensitive receptors are located in schools, residential areas, and hospitals and treatment centers.

Sensitive receptors that could be impacted by the air quality impacts associated with the proposed project include residential neighborhoods north, east, and south of the project site, employees of the Los Angeles County fire station south of the project site, and employees and students at Northview High School, southwest of the Cypress Street and Azusa Avenue intersection.

Because the proposed project would produce emissions during both construction and operation, the project has the potential to generate both short-term and long-term air emissions that could impact nearby sensitive receptors. Therefore, further analysis is required to quantify the proposed project's emissions of pollutants and to determine if such emissions would expose nearby sensitive receptors to substantial pollutant concentrations. This analysis, as well as mitigation measures, if necessary, will be included in the EIR to be prepared for this project.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. During the construction phase of the proposed project, established requirements addressing construction equipment operations and construction material use, storage, and disposal act to minimize odors that may result from construction activities. Further, odors resulting from construction vehicle emissions would be localized and short-term in nature and would



not result in persistent impacts that would substantially affect neighboring residential and commercial uses. As such, the odors resulting from project construction would be less than significant.

The SCAQMD CEQA Air Quality Handbook (1993) identifies certain land uses as sources of odors: agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed project would not include any of the land uses identified by the SCAQMD as odor sources. While restaurants are not included on this list of land uses identified by SCAQMD as odor sources, the District regulates emissions from restaurant operations through SCAQMD Rule 1138 (Control of Emissions from Restaurant Operations, 1997). This rule requires the use of catalytic oxidizers in restaurants, to reduce particulate matter and volatile organic compounds, which contribute to odors.

The proposed residential development would generate emissions, including those leading to odors, on an occasional and temporary basis, through activities such as the use of outdoor barbeques and combustion-powered landscaping machinery. Each home would have covered or enclosed trash receptacles. This method of trash storage would limit rain intrusion and direct air exposure, and thus minimize the release of trash odors into the atmosphere. This practice is also regulated by SCAQMD's Rule 402 (Nuisance), which restricts the discharge of any source of air contaminants which cause nuisance or annoyance to any considerable numbers of persons or to the public. As such, odors associated with daily residential activities would be less than significant.

The proposed commercial buildings could generate odors from restaurant exhaust and occasionally from sources such as combustion-powered landscaping machinery and truck deliveries to the restaurant and retail buildings. Because emissions from restaurants operations are specifically regulated by SCAQMD's Rule 1138, and because fast-food restaurants are not identified by SCAQMD as an odor source in the CEQA Air Quality Handbook, the odors resulting from occupation of the proposed commercial buildings (including restaurant operations) would not adversely affect a significant number of people, and the impacts would be less than significant.



IV. Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES:				
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. The project site is within a fully urbanized area, where there is no natural habitat of any kind, or any kind of water resources that could support sensitive fish or wildlife species. A majority of the site is dominated by impervious surfaces. The only vegetation on the site consists of non-native, ornamental trees and groundcover, and a strip of non-native grass east of the site's Cypress Avenue



driveway There is no natural habitat or contiguous vegetative community on the project site. The U.S. Fish and Wildlife Service (USFWS) states that the following special-status species have been observed in the general area of this part of the San Gabriel Valley: the Coastal California Gnatcatcher (*Poliophtila californica californica*, threatened), the Least Bell's Vireo (*Vireo bellii pusillus*, endangered), and the Southwestern Willow Flycatcher (*Empidonax traillii extimus*, endangered) (USFWS 2019a). Given the urban characteristics of the project site and surrounding area, these avian species have not been reported in the vicinity of the project site. (They would likely be found in natural areas outside of the city limits.) Further, the Covina General Plan Natural Resource and Open Space Element states that the City does not contain any "significant, endangered wildlife" due to the "long-term urbanization" of the City and subsequent lack of natural wildlife habitat (Covina 2000, page D-3). The presence of these endangered and threatened species on the project site is also unlikely considering that these species prefer to breed and forage in low-elevation riparian woodland and shrub habitat and coastal sage scrub, none of which occur on or adjacent to the project site (USFWS 2019b). Since there would not be a substantial adverse effect on any species identified as a candidate, sensitive, or special status species, the project would have no impact in this regard.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. The project site is complete disturbed and is almost covered in impervious surfaces except for a patch of grass and bare earth east of the Cypress Avenue driveway and sporadically placed decorative landscaping. There is no riparian habitat, wetlands, or other sensitive natural community on or adjacent to the project site. The project site contains no critical habitat designated by the USFWS or sensitive natural community designated by the California Department of Fish and Wildlife (CDFW) (USFWS 2019a; CDFW 2018). As the project site was cleared of natural vegetation decades ago, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community, and there would be no impact.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." The project site does not contain any wetlands, rivers, streams, or riparian habitat, nor are such features present immediately surrounding the project site. Therefore, the project would no effect on state or federally protected wetlands.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. There are no waters or streams on the site. Thus, the project would not impact or interfere with the movement of any native resident or migratory fish. Wildlife corridors are typically made up of undeveloped wildlife habitat and open space linkages between larger patches of wildlife habitat. Habitat linkages may also include more tenuous linkages, like narrow vegetated



pathways or islands of habitat that act as stepping stones between larger habitat areas for some species. The project site has been highly disturbed for decades and is surrounded by urban land uses where there is little or no opportunity for overland movement of land-based wildlife species. There is a small patch of land, characterized by non-native grass cover and bare earth, between the Cypress Avenue driveway and the Los Angeles County Fire Department building immediately east of the project site; however, there is no natural habitat available on this small patch of land.

The project site currently contains trees and shrubs placed sporadically throughout the site that may provide suitable nesting habitat for bird species. All of these trees and shrubs are ornamental in nature and would be removed by the proposed project. It is possible that during the site clearance phase of construction, removal of one or more trees might result in damage or destruction to an active bird nest, which may be occupied by a type of bird species protected under the federal Migratory Bird Treaty Act or California Fish and Game Code Section 3503. The Migratory Bird Treaty Act prohibits the take, possession, import or export, transport, sale, or purchase of any migratory bird, including the parts, nests, or eggs of such a migratory bird, unless permitted. Further, California Fish and Game Code Section 3503 states that "it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." The project developer is obligated to comply with the Migratory Bird Treaty Act and the California Fish and Game Code, which typically involves compliance actions such as pre-construction surveys of existing trees on the project site to check for nesting migratory birds and avoidance measures, such as timing construction activities to avoid nesting seasons or monitoring by a qualified biologist during construction activities. Therefore, compliance with existing state and federal laws pertaining to the protection of nesting birds through avoidance measures would result in less than significant impacts to migratory avian wildlife.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City of Covina has a tree preservation chapter of its municipal code (Chapter 17.83) that seeks to preserve large, mature, native trees, specifically oak trees and trees designated as heritage trees by City Council. Heritage trees are defined in the Covina municipal code (Section 17.83.020) as protected trees that are either species of oak with a diameter at standard height of 10 inches or greater, or individual trees or groups of trees that are designated as a heritage tree(s) by City Council. There are only ornamental species of trees and shrubs located on the project site, as well as low, ruderal plant species on the south side of the project site, east of the Cypress Avenue driveway. Because the only trees on the project site are ornamental species, not oak trees, and no heritage trees exist on the project site, the project would not conflict with any local policies or ordinances protecting biological resources, and no impact would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is located in an urbanized area that does not contain any natural, undisturbed habitat. Further, the project site itself has been previously disturbed and contains no natural habitat resources. The project is not located within a Habitat Conservation Plan or Natural Community Conservation Plan area, or in an area covered by another local, regional or state habitat conservation plan. As such, the project would not conflict with such plans or other approved local, regional, or state habitat conservation plans, and there would be no impact.



V. Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES: <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) ***Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?***
- b) ***Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?***

Less Than Significant With Mitigation Incorporated. A historical assessment of the community and the existing grocery store building within the project limits was conducted to determine whether the existing grocery store structure and/or site improvements contains features that constitute or contribute to a historic resource, as defined in CEQA Guidelines Section 15064. Because the existing grocery store and related site improvements were developed in 1991, replacing previous urban uses, these improvements are much less than 50 years old, which is a key criteria in determining whether a site or structure could be a historic resource, as defined in the National Register and California Register. The South Central Coastal Information Center (SCCIC), as part of the California Historical Resources Information System, California State University, Fullerton, an affiliate of the California Office of Historic Preservation (OHP), is the official state repository of cultural resources records and reports for Los Angeles County. At Michael Baker International's request, SCCIC staff conducted a records search on July 19, 2019. As part of the records search, the following federal and California inventories were reviewed:

- California Inventory of Historic Resources (OHP 1976).
- California Points of Historical Interest (OHP 1992 and updates).
- California Historical Landmarks (OHP 1996).
- Directory of Properties in the Historic Property Data File (OHP 2012). The directory includes the listings of the National Register of Historic Places (National Register), National Historic Landmarks, California Register of Historical Resources (California Register), California Historical Landmarks, and California Points of Historical Interest.



The SCCIC search determined that there have been two prior cultural resources investigations for properties within ¼ mile of the project site, but there are no cultural resources identified within the project site or within a quarter-mile search radius.

Given the extensive ground disturbances throughout the site from past development projects and the current site improvements, it is considered unlikely that archaeological materials remain within the near surface soils where soil disturbance has occurred. While shallow excavations (generally less than 10 feet deep) would be required to prepare building foundations and install site infrastructure, past disturbance from construction of a large grocery store, a parking lot, and associated site infrastructure makes the potential to uncover previously unidentified archaeological resources unlikely. The excavation work could extend into previously undisturbed alluvial soils. Therefore, in the event of an accidental discovery of an archaeological resource, construction would cease until a qualified archaeologist can review the artifact and determine next steps for removal and or preservation if necessary, pursuant to Mitigation Measure V-1. As such, the project would not result in a substantial adverse change in the significance of a historical resource or an archaeological resource and project impacts would be less than significant.

Please refer to Section XVIII of this Initial Study, for a discussion of concerns regarding potential impacts to tribal cultural resources, as defined in Section 21074 of the California Public Resources Code.

Mitigation Measure V-1

If suspected prehistoric or historical archaeological deposits are discovered during construction, all work within 25 feet of the discovery shall be redirected and a Secretary of the Interior Professional Qualified archaeologist and/or Registered Professional Archaeologist shall assess the situation and make recommendations regarding the treatment of the discovery. Impacts to significant archaeological deposits should be avoided if feasible, but if such impacts cannot be avoided, the deposits should be evaluated for their eligibility for the California Register of Historical Resources. If the deposits are not California Register eligible, no further protection of the find is necessary. If the deposits are California Register eligible, impacts shall be avoided or mitigated. Acceptable mitigation may consist of but is not necessarily limited to systematic recovery and analysis of archaeological deposits, recording the resource, preparation of a report of findings, and accessioning recovered archaeological materials at an appropriate curation facility.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. The project would not likely disturb any human remains, including those interred outside of dedicated cemeteries. The research conducted at the SCCIC found no indications of any past human burial activities on or near the project site. Shallow excavations of approximately five feet deep are proposed beneath and for a distance of approximately five feet beyond proposed building foundations, as described in the preliminary geotechnical report prepared for this project (GeoConcepts, Inc. 2015) and additional shallow grading would be required to install underground infrastructure such as sewer lines and drainage basins. The excavation work could extend into previously undisturbed alluvial soils. However, given the extent of past disturbance on the project site from the construction of the existing grocery store building, parking areas, and related site infrastructure, the likelihood of disturbing subsurface human remains in predevelopment, native soil



is estimated to be very low. Further, the research conducted by the SCCIC, as described above, and the information included in the Phase I Environmental Site Assessment conducted by Partner Engineering and Science did not identify any known instances of human remains or human burial grounds (SCCIC, 2019; Partner, 2014).

Nonetheless, in the event of an accidental discovery of human remains during project excavation, construction contractor compliance with Section 7050.5 of the California Health and Safety Code would ensure that such remains are properly identified and treated. Compliance would start with ensuring that there is no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Los Angeles County Coroner has determined the manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative. Project personnel/construction workers shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will immediately identify a Native American most likely descendant to inspect the site and provide recommendations within 48 hours for the proper treatment of the remains and associated grave goods. With compliance with existing California Health and Safety Code regulations, the proposed project would have less than significant impacts related to disturbing human remains.



VI. Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY: <i>Would the project:</i>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

Less Than Significant Impact. The main forms of available energy resources are electricity, natural gas, and oil. A description of the California Building Energy Efficiency Standards and California Green Building Standards Code (CALGreen), with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

California Building Energy Efficiency Standards (Title 24, Parts 6 and 11)

The 2016 Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6s and 11), commonly referred to as "Title 24," became effective on January 1, 2017. In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2016 Title 24 standards are 28 percent more efficient than previous standards for residential development.² The standards offer developers better windows, insulation, lighting, ventilation systems, and other features to reduce energy consumption in homes and businesses. Further, the 2019 Building Energy Efficiency Standards, which take effect on January 1, 2020, will require photovoltaic (PV) systems in newly constructed low-rise residential buildings such as the two- and three-story homes in the proposed project. These systems are required to generate at least the dwelling's annual electrical usage, unless there is substantial existing shading that would obstruct solar panels or if battery storage is also provided. With PV systems, homes built under the 2019 standards will use about 53 percent less energy than those under the 2016 standards.³

² California Energy Commission, *2016 Energy Standards Overview*, <https://www.lgc.org/wordpress/wp-content/uploads/2016/02/2016-Energy-Standards-Overview-California-Energy-Commission.pdf>, accessed April July 3, 2019.

³ California Energy Commission, *2019 Building Energy Efficiency Standards*, https://www.energy.ca.gov/title24/2019standards/documents/2018_Title_24_2019_Building_Standards_FAQ.pdf, accessed July 3, 2019.



California Green Building Standards Code

The 2016 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the California Building Standards Code (CBSC or Title 24), which became effective with the rest of the CBSC on January 1, 2017. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code are intended to address a variety of aspects of sustainable building practices involving water and energy conservation, solid waste reduction, pollution reduction, etc. Those provisions pertaining to energy conservation include:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- For some single-family and low-rise residential development developed after January 1, 2020, mandatory on-site solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). Certain residential developments, including those developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, are exempted from the foregoing requirement.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel. These would be used for vehicle trips by construction workers, truck trips for hauling and delivering materials, and the operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity for temporary on-site lighting, for welding, and for supplying energy to areas of the sites where the energy supply cannot be met via a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment. Construction methods used to build the proposed project would be typical of current construction practices and would not require use of more energy-intensive machinery or higher than normal volumes of trucks and passenger vehicle trips.

Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the project site would be disturbed at a time, with construction equipment being operated at different locations on the project site, rather than at a single location. All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation administered by the California Air Resources Board (CARB). The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines or installing exhaust retrofits. As another benefit of these restrictions, off-road diesel-powered vehicles would consume less fuel and combust the fuel more efficiently. The project would also be subject to mandates on portable diesel generators and the Environmental Protection Agency's (EPA's) strict on-road emissions standards for heavy-duty engines. These regulations contain strict air emissions



standards that result in efficient engine fuel consumption (compared to the previous standards) rates during operations. In addition, technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help reduce demand on the oil and emissions associated with construction in California over the next few years. As such, temporary energy use during construction of the proposed project would not result in a significant increase in peak or base demands on regional energy supplies or require additional capacity from local or regional energy supplies, and it would not result in a wasteful, inefficient, or unnecessary consumption of energy resources during project construction.

Operational Energy Use

After the proposed project is completed, Southern California Edison (SCE) would provide electricity and Southern California Gas Company (SoCal Gas) would provide natural gas to the project site. Energy use associated with operation of the proposed project would be typical of residential uses, retail shops, and drive-through/fast food restaurants. The project does not include any unusual project characteristics or require special equipment that would be more energy intensive than typical residential and commercial uses. The commercial and residential project components would be required to include ENERGY STAR-rated appliances, energy-efficient boilers and heating, ventilation, and air conditioning (HVAC) systems, water-efficient landscaping and irrigation systems. Also, the new homes would be installed with solar photovoltaic panels in compliance with the most current Title 24 energy efficiency standards. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in consumption of oil-based fuels associated with vehicle trips generated by the proposed residential, retail, and drive-through/fast food restaurants. With regard to transportation fuel use, the proposed project would not have control over fuel consumption factors such as vehicle type(s), engine efficiency, vehicle miles traveled, etc., for residents, employees, and patrons accessing the project site. However, due to CARB's increasing vehicle efficiency standards, it is assumed the long-term transportation fuel consumption from project operations would steadily decline over time and ensure that vehicle fuel consumption is not wasteful or inefficient.

The proposed project would be subject to all relevant provisions of the most recent update of the California Building Energy Efficiency Standards (Title 24) and CALGreen Code. Compliance with the Title 24 and the CALGreen Code energy efficiency standards would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

Based on the discussion above regarding construction and operational energy use, the project would not result in a wasteful, inefficient, or unnecessary consumption of energy resources. Project impacts would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. As noted in the preceding response, the California Code of Regulations Title 24, Part 6—Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11—the CALGreen Code—mandate a variety of energy conservation and efficiency standards to be implemented through building design and construction. The City of Covina enforces these standards through their local building code, plan check and permit procedures. In addition, electricity supplied to the project by



Southern California Edison (SCE) would comply with the State's Renewables Portfolio Standard, which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent by 2030.

At the local level, Covina has approved the 2019 Energy Action Plan (EAP) Update⁴, which was prepared by the San Gabriel Valley Energy Wise Partnership (SGVEWP) between 30 member cities, SCE, and Southern California Gas Company. The 2019 EAP, an update to the 2012 EAP⁵, revised the City's energy reduction goals. Through the SGVEWP, member cities are able to participate in the SCE Energy Leader Model, which recognizes cities for increasing their energy efficiency in municipal facilities and communities, and participating in demand response programs and long-term strategic planning. Implementation of the EAP has allowed Covina to reach the highest level of energy efficiency, Platinum, under the Energy Leader Model.

The 2019 Covina EAP builds on the community goals and policies in the 2012 EAP and adds additional goals and policies for City-owned properties. *Table VI-1, Covina Energy Action Plan Consistency*, discusses project consistency with several energy policies outlined in the City's EAP.

Table VI-1 – Covina Energy Action Plan Consistency

Policy	Project Compliance
Policy 2.2: Encourage the use of innovative energy-efficient appliances and equipment in businesses that will reduce operational expenditures and improve the efficiencies of business operations.	Consistent. The project would comply with the State's Building Energy Efficiency Standards and CALGreen, which require the use of energy-efficient appliances, mechanical equipment, HVAC systems, and/or solar PV panels per the most current Title 24 standards. The proposed commercial and residential buildings will include energy-efficient appliances, lighting, and mechanical equipment in their design. In addition, the proposed residences will be required to incorporate PV solar systems into their design to reduce the building's energy demand on the local grid, as required under 2019 Title 24 standards.
Policy 3.1: Maximize the energy-efficient design and orientation of new, remodeled, and renovated buildings through voluntary sustainable building standards.	
Policy 3.2: Encourage the use of energy-efficient appliances and equipment in new buildings.	
Policy 5.1: Maximize the cooling of buildings through strategic tree planting and shading to reduce building electricity demands.	Consistent. The project would include landscaping throughout the project site that would help shade the proposed commercial and residential buildings, which could result in some cooling of the interior of these structures and a corresponding reduction in the energy consumption/demand for HVAC systems.
Policy 6.2: Support water-efficient landscaping practices to reduce electricity demand for water transport and treatment.	Consistent. The project would be required to comply with the State's Model Water Efficient Landscape Ordinance (Title 23, Chapter 2.7 of the California Code of Regulations) to reduce the water demand from the proposed landscaping at the project site. Compliance with the State's Model Water Efficient Landscape Ordinance would help reduce electricity demand for water transport and treatment to supply the project's irrigation water.

Source: City of Covina, Energy Action Plan Update, 2019.

As discussed above in Table VI-1 and in Section VI(a), the proposed project would include energy-efficient appliances, heaters, and HVAC systems; water-efficient landscaping and irrigation systems;

⁴ City of Covina, 2019 Energy Action Plan Update, 2019.

⁵ City of Covina, City of Covina Energy Action Plan, December 2012.



and solar photovoltaic electrical power generating systems for the new homes,⁶ and these features would comply with applicable State and local energy regulating policies. The project's energy consumption would be typical of these types of commercial and residential development projects in Southern California and would not result in an increased energy demand beyond the capacity of SCE or Southern California Gas Company. As such, the project would not conflict with or obstruct any plans for renewable energy or energy efficiency.

⁶ As required under 2019 Title 24 standards.



VII. Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS:				
<i>Would the project:</i>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The responses to the following thresholds are based, in part, on a preliminary geotechnical engineering investigation of the project site conducted by Geo Concepts Inc. (GCI) in December 2015, which is provided in Appendix B of this Initial Study.



Discussion

a)i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The State Mining and Geology Board defines an active fault as one that has had surface displacement within the Holocene Epoch (roughly the last 11,000 years) and defines a potentially active fault as any fault that has been active during the Quaternary Period (approximately the last 1,600,000 years). These definitions are used in delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazard Zones Act of 1972 and as revised in 1994 as the Alquist-Priolo Geologic Hazard Zoning Act and Earthquake Fault Zones Act. GCI's report identifies the following active faults as those capable of producing seismic waves / ground shaking on the project site: the San Andreas fault zone, the Whittier-Elsinore fault zone, the San Fernando fault zone, the eastern portion of the Santa Susana fault, the Newport-Inglewood fault zone, the Hollywood fault zone, the Raymond fault, the Sierra Madre fault zone, and the San Gabriel fault. The nearest of these is the Clamshell fault (a segment of the Sierra Madre fault zone), which is approximately 6 miles northwest of the project site.

GCI's review of geological maps and field exploration of the site determined that the project is not located within an Alquist-Priolo Earthquake Fault Zone and that there is no indication of any faults underneath the project site. Further, the project site is flat and is already disturbed. Grading would extend to roughly 5 feet below the proposed building foundations, which is not expected to be substantial enough to trigger a rupture along any of the faults noted earlier. As such, the project would have no direct or indirect impact associated with fault rupture. Potential ground shaking effects that could occur during movement along one or more of the active faults identified earlier are addressed in the next response (threshold 7a)ii).

a)ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less Than Significant Impact. As stated in response to threshold 7a)i), several active faults in the region may result in strong seismic ground shaking on the project site; however, strong ground shaking during a seismic event is a hazard risk that affects all of southern California, given the number of active faults in the region. The California Building Code (CBC) addresses this hazard by defining specifications for structural design to address and mitigate the anticipated levels of ground shaking affecting a site, given its location and geologic conditions. The City of Covina has incorporated by reference the CBC into the City's building code (Chapter 14 of the City's Municipal Code). Further, GCI offers a series of recommendations to reduce the risks posed by seismic ground shaking hazards, such as removing existing fill to the top layer of competent alluvial materials (removal to a depth of at least 5 feet below proposed foundations) and replacing with compacted fill to provide a stable support for building foundations. This would also prevent problems due to liquefaction and settlement. The proposed project is required to comply with these recommendations as part of the grading permit approval process with the City of Covina. Further, the project is required to comply with all applicable seismic design criteria set forth in the CBC. Thus, with the required adherence to the City of Covina Building Code, potential impacts involving strong seismic ground shaking would be less than significant.



a)iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

including liquefaction?

Less Than Significant Impact. Liquefaction is a seismic phenomenon in which loose, saturated, fine-grained granular soils behave similarly to fluid when subjected to high-intensity ground shaking. Liquefaction occurs when there is the presence of shallow groundwater, low-density fine, clean, sandy soils, and high-intensity ground motion. Effects of liquefaction can include sand boils, settlement, and load-bearing capacity failures below foundations.

The State of California has prepared Seismic Hazard Zone Reports to map areas where groundwater and geological conditions create the conditions for liquefaction, as well as areas with historic occurrence of liquefaction. As stated in the GCI geotechnical report, the project site is not within a liquefaction hazard zone on the State of California Seismic Hazard Zone Map. Further, ground rupture is not likely on the project site because, as stated in the GCI geotechnical report, ground rupture is the result of the movement of an active fault, and no active fault is mapped on the project site. Further, the City of Covina General Plan states that liquefaction has not historically posed a risk to structures in the City because the water table is generally more than 50 feet deep and there are no areas of loose, cohesionless soils (Covina 2000). These conditions are confirmed by the GCI geotechnical report, which shows the project site is primarily underlain with alluvium soil, and groundwater resources are 150-200 feet below the project site. Therefore, because the project is outside of a liquefaction hazard zone, is away from known active faults, and the groundwater table is more than 150 feet below the site, the project would not directly or indirectly cause substantial adverse effects involving seismic-related ground failure.

a)iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

No Impact. The State of California has prepared Seismic Hazard Zone Reports to map areas with increased risks from earthquake-induced landslides. The project site is not located within an earthquake-induced landslide hazard zone on the State of California Hazard Map. The project site is relatively flat and does not have any topography that would create the potential for landslides. As such, the project would not directly or indirectly cause potential substantial adverse effects related to landslides.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. During demolition and removal of existing site improvements, such as the grocery store and the parking lot, grading and demolition activities would temporarily expose soil to the risk of erosion resulting from wind or rainfall. The City of Covina requires that projects greater than 1 acre submit an erosion and sediment control plan prior to receiving a grading permit, which details erosion control measures to be used during project construction and demolition. Further, the project applicant must submit grading plans to the Los Angeles Regional Water Quality Control Board in order to comply with its General Construction Permit standards, showing best management practices for preventing erosion during construction. The grading plan, as well as the required stormwater pollution prevention plan, are required to demonstrate that stormwater runoff containing sediment is reduced to the maximum practical extent and that best management practices are being applied from the commencement of demolition and construction through project



completion. Compliance with these existing regulatory standards would generally avoid or reduce potential erosion impacts during construction to less than significant.

Once completed, the majority of the project site would be covered by impervious surfaces, such as pavement and buildings, which would prevent soil erosion. Pervious areas of the project site would occur within landscape planters in the commercial site and within landscaped private yards and common areas in the residential site. The combination of impervious surfaces and landscaped pervious areas would almost eliminate any potential erosion impacts. As such, potential erosion impacts during project occupation would be less than significant.

The project site has been fully disturbed by past development, with artificial fill covering much of the site. As such, very little or no native topsoil remains on the project site. As such, the project would not result in any significant impacts involving loss of topsoil.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. As stated in the response to threshold 7a)iii) above, the project site is not within a liquefaction hazard zone on the State of California Seismic Hazard Zone Map and there are no active faults mapped on the project site. Because ground rupture is the result of the movement of an active fault, ground rupture is not likely on the project site. Further, the risks of lateral spreading, subsidence/settlements, liquefaction, or collapse are greatly increased in saturated soils, areas with poor drainage or near bodies of water, or areas with a high water table. As stated in the GCI geotechnical report, groundwater levels are approximately 150 to 200 feet below the project site, and the soils encountered at the site consist of dense sand with silt to silty sand. In some areas of the project site, soil borings found that the top 1.5 feet of soil consisted of 2 inches of asphalt and 1.3 feet of artificial fill. The GCI report recommends that this artificial fill be removed and replaced by compacted fill, upon which the proposed structures should be founded. The proposed project must show compliance with these recommendations as part of City of Covina's grading plan and permit approval process. The GCI report did not identify conditions prone to lateral spreading, subsidence or collapse. No project-related earthwork would occur outside of the project's development footprint, except for minor trenching for off-site underground utility connections. This would not affect geologic stability on any surrounding properties. Therefore, project impacts would be less than significant.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. Expansive soils can cause issues with proposed development as a variation in soil moisture content will cause a volume change in the soil, resulting in contraction when soils are dry and expansion when soils are moist. GCI conducted soil testing as part of their geotechnical report for the project site and did not encounter any expansive soils. As such, no direct or indirect impacts are anticipated as a result of expansive soils.



e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. All structures associated with the proposed project would be connected to the sanitary storm sewer system. As such, there would be no septic tanks or alternative wastewater disposal systems associated with the proposed project and there would be no impact.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A vertebrate paleontology collection records search for locality and specimen data was completed by the NHMLAC on July 11, 2019 (McLeod 2019: **Attachment 2**). The records search identified no previously identified vertebrate fossil localities within the project site. The project site was identified as having younger Quaternary alluvial soil deposits—deposits which are not typically sensitive for paleontological resources. Within the project site, older Quaternary alluvial deposits sensitive for paleontological resources underlie the younger alluvial soils. The older Quaternary deposits are known in the region to produce fossil specimens.

As stated above, shallow excavations of up to 5 feet below and extending about 5 feet beyond the proposed building foundations would be required to prepare building foundations and additional, possibly deeper soil disturbance would occur during construction of underground utilities such as sewer lines and drainage treatment mechanisms that could potentially affect native soil materials. Therefore, the earthwork would minimally extend into previously undisturbed soils. The NHMLAC stated that shallow excavations in the younger Quaternary alluvium are unlikely to uncover significant vertebrate fossil remains; however, deeper excavations, more than 15 feet, into older Quaternary deposits have a higher potential to uncover significant fossil vertebrate specimens. If an accidental discovery is made on the project site, Mitigation Measure VII-1 will require that the project must cease construction until a qualified paleontologist examines the unearthed materials and determines if the materials could be a significant resource that warrants further preservation. Compliance with this measure would ensure that the project would not directly or indirectly destroy a unique paleontological resource or unique geologic feature, and impacts would be less than significant.

Mitigation Measure VII-1

In the event of a fossil discovery during excavation, the construction contractor shall notify the City and immediately cease work in the area of the find. The contractor shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan for immediate implementation, including field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented before construction activities resume in the area where the paleontological resources were discovered.



VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS:				
<i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). Based on numerous studies by climate scientists around the world (such as the National Climate Assessment, and studies by the International Panel on Climate Change), global temperatures have been rising as a result of more heat being trapped by GHGs near the earth's surface. GHGs produced from human sources are widely seen as an important contributor to human-induced climate change. According to the California Environmental Protection Agency's Climate Change Research Plan for California (2015), potential impacts of climate change in California may include worsened air quality, decreased snowpack and water supplies, sea level rise, an increase in extreme heat days per year, large forest fires, and drought.

Both natural processes and human activities emit GHGs, including the combustion of fossil fuels, agricultural practices, and landfills. The major sources of GHGs in California are transportation and industrial (i.e., manufacturing and production processes) sources.

The proposed project would directly result in GHG emissions during both short-term construction work (through operation of construction equipment during site preparation, grading, and construction) and long-term operations (through operation of vehicles by residents and users of the commercial facilities, and through use of combustion-powered equipment during maintenance activities). Other long-term sources of GHGs include combustion of natural gas from heating and cooking at residential and commercial land uses and combustion of fossil fuels at electrical power-generating plants that supply electricity to the project site.

Further analysis is required to quantify the project's direct and indirect generation of GHG emissions and to determine whether such emissions would have a significant impact on the environment. This analysis will be included in the EIR to be prepared for this project. If potentially significant impacts are identified, mitigation measures will be developed to reduce impacts to less than significant levels, if possible.



b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. In December 2012, the City of Covina adopted an Energy Action Plan (EAP), which identifies the amount and source of GHGs emitted in Covina. The EAP establishes a baseline year of 2006 and outlines strategies to reduce the amount of GHGs produced in Covina to a level that is consistent with the reduction goals identified by Assembly Bill 32 (the California Global Warming Solutions Act, 2006). The EAP's target is a 15% reduction in baseline GHG emissions by 2020. Although the project would be occupied after 2020, it is appropriate to evaluate the project's characteristics relative to the applicable goals and strategies in the City's EAP.

Other reduction plans and programs that may be considered to determine whether the project's GHG emissions could be significant include the 2016 Regional Transportation Plan/Sustainable Communities Strategy, prepared by the Southern California Association of Governments, which contains regional targets for reducing GHGs as directed by Senate Bill 375, and the California Air Resources Board's most recent Climate Change Scoping Plan (2017).

Further analysis is required to determine the project's total GHG emissions and to evaluate such emissions in relation to applicable plans, policies, and regulations adopted with the intent to reduce GHG emissions. This analysis will be conducted in the EIR prepared for this project. If potentially significant impacts are identified, measures to avoid or mitigate those impacts will be developed, if possible.

**IX. Hazards and Hazardous Materials**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS:				
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Responses to the following threshold questions are based, in part, on site investigations and assessments of prior land use activities regarding potential environmental contaminants provided in Phase I and Phase II Environmental Site Assessments (ESAs). The Phase I ESA was completed by Partner Engineering and Science on May 29, 2014. The Phase II ESA was completed by RSA Associates, Incorporated on October 31, 1990, with an addendum prepared on May 28, 1991. These documents are included as Appendix C of this Initial Study.



a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact. Materials are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently, explode, or generate vapors when mixed with water (reactivity). The term “hazardous material” is defined in California Health and Safety Code as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment (Section 25501(n)(1)). The code additionally states that a hazardous material becomes a hazardous waste once it is abandoned, discarded, or recycled.

The transportation, use, and disposal of hazardous materials, as well as the potential release of hazardous materials to the environment, are closely regulated through state and federal laws. Such laws include those incorporated into the California Health and Safety Code, such as the California Hazardous Materials Release Response Plans and Inventory law and the California Hazardous Waste Control law, as well as other regulations governing hazardous waste promulgated by state and federal agencies, such as the Los Angeles County Department of Public Works, California Department of Toxic Substances Control (DTSC), California Division of Occupational Safety and Health, the Regional Water Quality Control Board, and the U.S. Environmental Protection Agency.

The proposed project would include residential and commercial uses. The residential uses involve the routine transport, use, and disposal of minor quantities of typical household hazardous materials, such as cleaning products, solvents, adhesives, other chemical materials used in building maintenance and interior improvements, small amounts of oil and fuels from internal combustion engines, pesticides and herbicides, sharp or used needles, and electronic waste. This level of hazardous materials use is typical for residential areas and has not been identified as a significant threat to the environment. Residents can dispose of household hazardous materials for free at any of the Los Angeles County Sanitation Districts’ permanent disposal centers, and electronics can be disposed of at several private locations. Los Angeles County, in partnership with several cities, including Covina, hosts household hazardous waste and electronic waste recycling events at various locations in the Covina region. In July 2019, three such events were held in La Puente, Glendora, and Baldwin Park (Covina 2019); they were open to Los Angeles County residents.

Proposed commercial uses would also involve the routine transport, use, and disposal of minor quantities of hazardous materials associated with commercial uses and restaurants, such as cleaning products, solvents, lubricants, adhesives, refrigerants, sealants, other chemical materials used in building maintenance and interior improvements, and paints. This level of hazardous materials use is typical for commercial areas and has not been identified as a significant threat to the environment. Further, laws such as those mentioned above strictly regulate the use, transportation, and disposal of hazardous waste; they include training for employees in how to properly handle and dispose of hazardous materials, as well as filing floor plans with the Los Angeles County Fire Department showing locations of hazardous material storage.

Based on the types of land uses proposed; the relatively minor anticipated level of use, storage, and disposal of hazardous materials; and the requirement to comply with various state and federal laws regulating hazardous materials, the project would not result in a significant impact involving the routine transport, use, or disposal of hazardous materials.



b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant Impact. The history of development on the project site includes agricultural uses between 1928 and 1950, residential uses between 1964 and 1972, vacant and unimproved between 1975 and 1990, and developed with the existing grocery store building and asphalt parking lots from 1991 to present (Partner 2014). Because the site was previously used for agriculture, agriculture-related chemicals, such as pesticides, herbicides, and fertilizers, could potentially be present in the soil; however, previous site development in 1991 generally mixed surface soils with fill material or other disturbed soils during grading. Further, the Phase I ESA states that agriculture-related hazardous chemicals would have degraded since the site was last used for agriculture uses.

Per the Phase I ESA, the Los Angeles County Department of Public Works (LACDPW) records database shows that two underground storage tanks (USTs) were discovered during the grading and excavation of the existing grocery store building in 1991. The USTs, located on the northwest portion of the project site, were made of concrete, and each had an approximate capacity of 6,000 gallons. The USTs were removed in spring 1991, and impacted soils were removed and exported to a treatment facility. The LACDPW issued a “no further action” letter for the project site in 1997. Per the State Water Resources Control Board’s GeoTracker database, a leaking underground storage tank (diesel fuel) was also associated with the fire station adjacent to the project site, located at 807 Cypress Street; however, the cleanup has been completed and the case was closed in November 1992 (WRCB 2019).

The Phase I ESA did not identify any recognized environmental conditions (RECs, defined as the presence or likely presence of any hazardous substances) or controlled recognized environmental conditions (defined as an REC that has been addressed by a regulatory agency with hazardous substances remaining in place subject to implementation of required controls) on the project site. Further, the Phase I ESA did not identify any environmental issues other than a collapsed ceiling within the existing grocery store building and some ponding of water in the building interior. While the building shows signs of structural issues (i.e., roof leaks), no evidence of mold growth was observed during the site visit by Phase I ESA preparers. Since this building and all site improvements would be demolished and removed, these conditions would be eliminated by this project.

A Phase II ESA was prepared in 1990 for the construction of the existing grocery store building. It included soil borings and soil testing for the presence of Benzene, Toluene, Xylene, and Ethyl-Benzene. Toluene was found within soil samples taken from the project site; however, as described in the Phase II ESA, results of laboratory tests indicated that levels were within acceptable levels identified by California DTSC. An addendum to the Phase II ESA evaluated soil samples taken from five additional soil borings. The Phase II ESA addendum testing for volatile organic vapors showed non-detectable levels of contaminants in each of the additional soil borings. Neither the Phase II ESA or the addendum encountered groundwater during soil boring. Therefore, disturbance of the site by construction activities would not create a significant hazard to the public through the foreseeable upset of hazardous materials.

Construction activities may also include refueling and minor maintenance of construction equipment on site, which could lead to minor fuel and oil spills; however, as described in the response to threshold question a) in Section X, Hydrology and Water Quality, a variety of routine construction control measures would be incorporated, including spill prevention/containment, sedimentation and erosion



controls, and irrigation controls to prevent conditions that would release hazardous materials into the environment.

As stated in the response to threshold question a) of this section, Hazards and Hazardous Materials, occupation of the commercial and residential facilities would not result in substantial use, transport, or disposal of hazardous materials. Further, any such use, transport, and disposal of hazardous materials is strictly regulated by state and federal laws. Therefore, there would not be a significant hazard to the public involving the accidental release of hazardous materials into the environment associated with project operations.

For the proposed project, therefore, any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would not result in a significant hazard to the public.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact. Northview High School is located at the southwest corner of Azusa Avenue and Covina Street, approximately 400 feet (0.076 mile) from the project site. As stated in responses IXa) and IXb), the results of the Phase I and Phase II ESAs conducted on the project site and the review of regulations governing hazardous material determined that project construction and operation is not expected to release any hazardous substances that could endanger the public or the environment. Further, as noted in the response to IXa, the proposed commercial and residential land uses would not emit hazardous emissions or involve the use of acutely hazardous materials and would routinely involve only minor quantities of typical household and small business hazardous materials that are not known to represent a significant threat to the environment.

The project would result in limited emissions associated with delivery and trash trucks, personal vehicles, and combustion-powered maintenance equipment. The small amount of diesel exhaust from delivery trucks and trash collection trucks would not represent a substantial increase over current conditions, which includes truck traffic along North Azusa Avenue and Cypress Street, as well as the presence of delivery trucks and trash trucks serving area commercial businesses, restaurants, and homes. Therefore, as the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes, it would not affect local schools in that regard. Impacts would be less than significant.

d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. The project site is not included on the Cortese list, which is the list of sites compiled by California DTSC under Government Code Section 65962.5. As such, the project is not included on DTSC's list of: (65962.5(a)(1)) hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code; (65962.5(a)(2)) land designated as hazardous waste property or border zone property pursuant to Article 11; (65962.5(a)(3)) information received regarding waste disposals on public land; (65962.5(a)(4)) all sites listed pursuant to section 25356 of the Health and Safety Code; or (65962.5(a)(5)) all sites included in the Abandoned Site Assessment



program (CalEPA 2019; DTSC 2019). Because the project site is not included on these lists, the project would not create a significant hazard to the public or the environment, and there would be no impact.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

No Impact. The nearest airports to the project site are the El Monte Airport, located 7.25 miles west of the project site in El Monte, California, and the Brackett Field Airport, located approximately 7 miles east of the project site in La Verne, California. Therefore, the project is not within 2 miles of a public airport and would not result in a safety hazard or excessive noise for people residing or working in the project area, and there would be no impact.

f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant. Both City and County emergency plans describe responsibilities and outline procedures for an emergency response. The County has adopted an Operational Area Emergency Response Plan (2012), which describes the planned responses to emergencies associated with natural and man-made disasters and technological incidents. The City's Emergency Plan also outlines procedures to be followed during emergencies, such as who is in charge under different scenarios, what should be done, and by whom it should be done. As stated in the General Plan Safety Element (2000), the City's Emergency Plan was designed to meet all applicable legislative mandates and to achieve consistency with all local, County, and State emergency response documents. The project site is not used by any emergency response agencies and supports no emergency response facilities.

Regarding evacuation routes, the City's General Plan Safety Element indicates that major public streets serve as principal evacuation routes, including the San Bernardino Freeway, located 1.6 miles south of the project site, and arterial roadways, such as Cypress Street and Azusa Avenue. As stated in the Safety Element, the exact emergency routes used during an emergency would depend on a number of variables, including the type, scope, and location of the incident. It would be the responsibility of public officials to adequately assess the situation so that safe and efficient evacuation routes are selected and clearly identified by temporary signage for motorists. Development of the proposed project would have no effect on decisions and actions associated with emergency response procedures and little or no effect on selection of evacuation routes.

Therefore, the project would have less than significant impacts related to implementation of or interfere with an adopted emergency response plan or evacuation plan.

g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

No Impact. Wildlands are defined in the General Plan Safety Element as areas characterized by low density, hillside areas with large quantities of uncultivated, combustible plants (such as chaparral and riparian communities), brush, and grasslands. The project site is in a fully urbanized area with an urban street network, a fully pressurized local water system, and an adjacent fire station. Its vegetation is limited to decorative trees and shrubs, and a grass lot on the south side of the project site. The low-density decorative landscaping materials on site do not include uncultivated, combustible plants. Further, the project is 3 miles west of the Covina Hills neighborhood, which is the nearest area



characterized by development on hilly terrain, where wildland fires are more likely to occur. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

**X. Hydrology and Water Quality**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY:				
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The following discussion references a hydrology and hydraulic study, prepared by JLC Engineering and Consulting in 2019 (referred to in the following analysis as “hydrology study”), and a Low Impact Development Plan, prepared by Land Development Consultants in 2019 (referred to in the following analysis as “LID plan”). The hydrology study and LID plan are available as Appendix D of this Initial Study.



a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less Than Significant Impact. The existing site is characterized by a currently vacant grocery store building, an asphalt parking lot with sporadically placed decorative vegetation in a variety of health conditions, and a small patch of grass and bare earth on the south side of the project site, east of the driveway access point to Cypress Street. Currently, the majority of site runoff flows west to storm drains within Azusa Avenue. As stated in the LID Plan, the existing project site is approximately 85% covered with impervious materials. With site alterations under the proposed project, the site would be approximately 67% covered with impervious materials.

During the construction phase of the project, there is potential for generation of water pollutants that might be carried off-site during a rain storm. These pollutants might include loose soils, liquid and solid construction materials and wastes, and accidental spills of concrete, fuels, and other materials. Such construction-related sources of stormwater pollution would be mitigated through required permits and a required erosion and sediment control plan (such as a stormwater pollution prevention plan), as described in the City of Covina Municipal Code (section 8.50.100). Specifically, the municipal code states that prior to obtaining a grading or building permit, applicants must submit applicable water quality control permits, such as the General Construction Permit from the Los Angeles Regional Water Quality Control Board (LARWQCB) and, if warranted when there are alterations to Waters of the U.S., the State Water Board 401 Water Quality Certification. There are no Waters of the U.S. within or adjacent to the project site; therefore, no 401 Water Quality Certification would be required.

Per the City of Covina Municipal Code, each applicant must submit and implement an Erosion and Sediment Control Plan, which can be substituted with a Stormwater Pollution Prevention Plan (SWPPP) prepared in accordance with the LARWQCB's General Construction Permit, which would include sediment and erosion control measures to ensure that discharges of pollutants are effectively prohibited and that construction site runoff will be contained so as not to cause or contribute to an exceedance of water quality standards. The Erosion and Sediment Control Plan / SWPPP is listed as a minimum Best Management Practice (BMP) for all construction sites by the City of Covina and helps meet the requirements of the County of Los Angeles's Municipal Separate Storm Sewer System (MS4) permit (R4-2012-0175) (Covina, undated).

The LARWQCB has adopted and administers a Basin Plan, which designates beneficial uses for surface and ground waters; sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's antidegradation policy; and describes implementation programs to protect all waters in the Region. The project is governed by this Basin Plan, and the proposed water quality control measures are required to satisfy the water quality objectives set forth in the Plan.

Once completed, the project could generate non-point sources of water pollution typical of residential and commercial development, including runoff from impervious surfaces such as streets, sidewalks, parking lots, driveways, and common area patios, and also landscaped areas. Such water pollutants would typically include oils, grease, metals, trash, fertilizers, pesticides, and herbicides. Under existing conditions, non-point sources of pollution include typical runoff from commercial parking areas, such as brake dust and vehicle oil, as well as landscape wastes and materials fallen from unmanaged trees, sediment runoff from areas of bare soil on the south side of the project site, and trash from illegal



dumping. Under current conditions, project site runoff is not treated before discharging into Azusa Avenue.

The proposed project would be directly connected to the City of Covina's sanitary sewer system; therefore, there would be no point source discharge of sewer waste or any other point source discharge of pollution. The project site would collect the onsite non-point source flows via curb and gutters, catch basins, and subsurface storm drains. The onsite flows would be conveyed to three proposed subsurface basins within the project site, one located in the proposed commercial development south of Building D, and two located in the residential area, one underneath the driveway entrance off of Cypress Street and one under the head-in parking stalls south of common area C. The subsurface basins have been designed to retain and store the required volume necessary to mitigate for increased runoff associated with the 25-year storm event to be equal to the allowable flow rate provided by Los Angeles County Department of Public Works (0.77 cubic feet per second per acre) to the existing storm sewer infrastructure (Line A storm drain managed by Los Angeles County Department of Public Works) located within Cypress Street. See the LID Site Plan (Appendix D) for a visual representation of where the subsurface systems would be placed within the project site. The subsurface stormwater basins would be constructed with 96-inch, perforated corrugated metal piping (CMP), would be approximately 100 feet long, and would have sufficient volume to store site-generated stormwater and allow it to infiltrate into underlying soils. Stormwater that does not infiltrate into surrounding soils would be released to the Line A storm drain at an allowable flow rate specified by the County of Los Angeles. Infiltration would effectively remove pollutants of concern, by allowing stormwater to slowly infiltrate into underlying soils, which removes solid contaminants at the surface through physical straining and removes dissolved contaminants through soil absorption. In addition to this structural design feature, the LID plan also identifies non-structural practices to be implemented by the proposed project, including landscaping and litter control in common areas; education for property owners, tenants, and occupants; common area catch basin inspections; and street sweeping of the parking lots and private residential streets.

Per the hydrology study, the nearest water body is the fully channelized, below-grade San Dimas wash, approximately 750 feet north of the project site. As described above, the proposed project would convey all stormwater from the project site into the three subsurface detention basins, which would allow for a metered release of stormwater into Los Angeles County's stormwater sewer system and/or infiltration of the water into the surrounding soils. As such, there would be no surface runoff directly associated with the proposed project to the San Dimas wash, or any other natural water body.

Further, as stated in the Geology and Soils section, the groundwater table is located between 150 and 200 feet below the project site. Given the depth to groundwater, the required BMPs in the LID plan that would limit pollutants in site runoff and provide soil filtration for runoff not released to the municipal storm drainage system, and the fact that typical pollutants found in residential and commercial runoff would not contain hazardous contaminants, the project would not substantially degrade ground water quality.

Compliance with the permits described above and implementation of the BMPs outlined in the LID plan prepared for this project would result in impacts regarding surface or groundwater quality and compliance with existing water quality standards that would be less than significant.



b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

No Impact. The proposed project would be connected to the municipal and county sewer system and potable water system. As such, the project would not include any operating water wells and would not result in any direct withdrawal of groundwater for residents or occupants of the proposed project. Further, there are no existing groundwater extraction wells or evidence of past groundwater extraction wells within the currently developed project site. As stated in the response to threshold 10a), the proposed project would convert the project site from approximately 85% impervious surfaces to approximately 67% impervious surfaces, allowing for more infiltration of rainwater than under current conditions. Further, the proposed storm drainage facilities would include three subsurface stormwater detention basins, which would capture and detain site runoff and allow for controlled releases into the subsurface soil materials. Given the decrease in total impervious surfaces on the project site, and that the project proposes subsurface catchment and infiltration of stormwater, the proposed project would represent an increase in stormwater infiltration and therefore would not decrease groundwater supplies or interfere with groundwater recharge and there would be no negative impact.

c)i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*

No Impact. As described above, the proposed project would alter the existing drainage patterns of the project site by removing all existing site improvements, changing grades, constructing new buildings and pavement areas, and installing a new stormwater collection and discharge system. These changes would be minor and would not affect drainage patterns outside of the project site. There would be no alteration of a stream or river associated with the proposed project, as no such watercourse exists on the project site, and the San Dimas wash is 750 feet north of the site.

The existing site has approximately 85% impervious surfaces, such as the grocery store building and the paved surface parking areas and driveways, which collect and convey stormwater to Azusa Avenue. The proposed development plan would result in approximately 67% impervious surfaces, including parking areas, driveways, walkways, and common area patios. No soil erosion could occur in such surfaces. The rest of the developed site would include landscaped pervious surfaces, which would essentially prevent soil erosion in those small portions of the site. The project site would collect stormwater via curb and gutters, and catch basins, with the stormwater collecting in three proposed subsurface basins within the project site that would detain, meter the release of stormwater into an existing County storm sewer infrastructure in Cypress Street, and allow for infiltration in the soil. The proposed storm drainage system would thus not discharge to other properties or overland and would not result in alterations to downstream water courses. There would be no impacts involving alteration of a stream or river or other type of watercourse, and no impacts involving increased erosion and sedimentation of such watercourses.



c)ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant. As described in the preceding response, the proposed project would alter the existing drainage patterns of the project site by removing all existing site improvements, changing grades, constructing new buildings and pavement areas, and installing a new stormwater collection and discharge system, which includes three subsurface detention basins. The proposed project would convert the project site from approximately 85% impervious surfaces to approximately 67% impervious surfaces, allowing for more infiltration of rainwater than under current conditions.

The hydrology study shows that the proposed drainage facilities would adequately convey stormwater flows associated with 25-year rainfalls to the subsurface basins through gutter and catchment basins and would prevent flooding on-site. The hydrology study also states that the three subsurface basins have sufficient volume to store and treat site runoff through infiltration. Los Angeles County Department of Public Works is allowing a discharge rate of 0.77 cubic feet per second (cfs) per acre. With a total project area of 7.83 acres, the proposed project must discharge less than 6.0 cubic feet per second into the County's Line A system, within Cypress Street. The subsurface detention and infiltration basins are designed to result in a maximum outflow rate of 5.7 cfs. Therefore, the designed outflow rate is less than the flow rate allowable by the County, which would limit the likelihood of ponding or flooding on-site during a 25-year storm event with adequate maintenance of the subsurface stormwater basins. Further, with project designs complying with Los Angeles County Department of Public Works requirements, stormwater runoff associated with the proposed project would be collected on-site, transmitted to subsurface detention and infiltration basins, and either discharged at an appropriate rate to the County's storm sewer line within Cypress Street or allowed to infiltrate into the ground, limiting the possibility of off-site flooding. Therefore, the project would reduce the rate and amount of surface runoff compared with existing conditions and would not induce on- or off-site flooding. Impacts from site runoff would be less than significant.

c)iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. As described in the responses to threshold 10c)i) and 10c)ii), the Los Angeles County Public Works Department provided a maximum allowable discharge of 0.77 cfs per acre, or a total of 6.0 cfs into the County's existing stormwater infrastructure within Cypress Street. This maximum allowable discharge is greater than the 5.7 cfs maximum discharge of the proposed project's stormwater infrastructure.

Further, the project would result in typical stormwater runoff pollutants for residential and commercial land uses, such as oil and brake dust from parking areas and streets, dust and other atmospheric deposition from rooftops and pavement areas, litter and trash, and biodegradable materials from landscaping wastes and fallen materials from trees. Any other kind of polluted runoff is prohibited by City of Covina municipal code (section 8.50.030, Illicit Discharges). The proposed project would not result in a substantial increase of such pollutants over current conditions, as the existing parking lot is



still used by some vehicles, landscaped areas are not maintained, bare earth along the driveway from Cypress Street can lead to sediment runoff, and the site is currently used for some illegal dumping of trash, all of which could be carried in site runoff during rainstorms.

Therefore, as the proposed project would neither exceed the capacity of existing stormwater drainage systems operated by Los Angeles County nor generate substantial additional sources of polluted runoff compared to current conditions, there would be no impacts.

c)iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

No Impact. The project site is not within a Special Flood Hazard Area as designated by the Federal Emergency Management Agency (FEMA). Flood hazards are present in the Walnut Creek area of the City of Covina; however, that area is on the far east side of the City, in the Covina Hills neighborhood, and is not close enough to affect the project site. Therefore, because the project site is within an “Area of Minimal Flood Hazard,” as designated by FEMA, and because on-site or off-site flooding would be prevented by the proposed storm drainage system, as discussed in response to threshold 10c)ii), the proposed project would not impede or redirect flood flows, and there would be no impact.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. As stated in the preceding response, the project site is within an Area of Minimal Flood Hazard, as designated by FEMA. The City of Covina General Plan Safety Element states that since Covina is an inland community, tsunami hazards would not affect the City. Further, earthquake-prompted seiche events would not impact the project site or the project site’s immediate vicinity, as there are no large bodies of water (such as a reservoir) that could be severely shaken and release flood waters during a seismic event (Covina 2000). Therefore, there would be no impact regarding the release of pollutants due to project inundation resulting from flooding, tsunami, or seiche.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The City of Covina obtains water primarily from the Covina Irrigating Company (CIC), which sources water from the Main San Gabriel Groundwater Basin and the San Gabriel River. Backup water supplies are provided by the Three Valleys Municipal Water District, which sources water from the Colorado River and Northern California (Covina 2019). The City has not drawn water from groundwater wells within the City since the 1990s, citing groundwater quality issues (Covina 2015). As discussed in response to threshold 10b), the proposed project would be connected to existing sewer and potable water systems. As such, the project would not include any operating water wells and would not result in any direct withdrawal of groundwater for residents or occupants of the proposed project. Further, the project site is located a considerable distance from the nearest managed groundwater resources, located near the San Gabriel River. Therefore, the project would not conflict with or obstruct plans such as the Five-Year Water Quality and Supply Plan for the Main San Gabriel Groundwater Basin (2018).

As discussed in response to threshold 10a), the City of Covina municipal code (Section 8.50.100) states that prior to obtaining a grading or building permit, applicants must demonstrate compliance with the



requirements set forth in the General Construction Permit (GCP), administered by the LARWQCB, pursuant to the National Pollutant Discharge Elimination System. Compliance with the terms of the GCP would ensure that the project's construction activities would be consistent with the Basin Plan adopted by the LARWQCB. Further, the developer(s) must also submit and implement an Erosion and Sediment Control Plan, which can be substituted with a SWPPP prepared in accordance with the GCP. The Erosion and Sediment Control Plan/SWPPP is listed as a required BMP for all construction sites by the City of Covina and helps meet the requirements of the County of Los Angeles's Municipal Separate Storm Sewer System (MS4) permit (R4-2012-0175), which requires sediment control, erosion control, and construction materials control on the project site (Covina, undated). The proposed project must comply with such permitting requirements prior to obtaining a grading or building permit from the City. Further, the City of Covina prohibits illicit dumping of pollutants into stormwater systems, as stated in its municipal code (Section 08.50.030, Illicit Discharges). Therefore, compliance with the above-mentioned permits and regulations would ensure that the project would not conflict with or obstruct implementation of water quality control plans such as the Three Valleys Municipal Water District's Urban Water Management Plan (2015) or the City of Covina's Urban Water Management Plan (2015).



XI. Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING:				
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) ***Would the project physically divide an established community?***

No Impact. The project site is located in a fully urbanized part of the City of Covina, where the built environment consists of a mixture of low-rise residential and commercial land uses, along with a high school campus. The physical arrangement of the surrounding private lots, streets, and utility infrastructure systems has been established for many years. The proposed project would use existing public streets for access to the commercial and residential components and would connect to existing utility mainline facilities in adjacent streets. The proposed project would not result in construction of a linear feature, such as railroad tracks, a flood control channel, or a major roadway, or the removal of a means of access that would result in a physical division of an established community. No physical alterations to any land use or the physical structure of this part of Covina are proposed for outside the project footprint. As such, the proposed project would not physically divide an established community, and further analysis of this issue is not necessary in the EIR.

b) ***Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?***

No Impact. The existing General Plan land use designation for the project site is General Commercial, with a corresponding zoning of C-4, Highway Commercial. Based on the existing designations and zoning, no homes could be built on the project site. Therefore, the project applicant has requested approval of a General Plan Amendment to re-designate the eastern 5.31 acres from General Commercial to Medium-Density Residential, to allow for development of single-family homes at densities of 7-14 units per acre.

The project applicant has also requested approval of a Zone Change to correspond to the new General Plan land use designation and to rezone the eastern 5.31 acres from C-4, Highway Commercial to RD, Multi-Family Zone, and to approve the Cypress Village Specific Plan to establish custom development standards corresponding to the proposed residential development plan, and to provide guidance for a unified design program to aesthetically integrate the commercial and residential components. The residential component would consist of 61 single-family detached homes, in two-story and three-story structures, with floor plans ranging from approximately 1,700 square feet to approximately 2,600 square feet. The proposed density is 12.25 homes per acre, consistent with the proposed Medium-Density Residential general plan land use designation.



The Covina General Plan Natural Resources and Open Spaces Element does not identify any land use restrictions for the project site that would require conservation of the site for purposes of protecting wildlife habitat or other natural resources. There are no policies in the General Plan Safety Element that establish land use restrictions for this site pertaining to avoidance of environmental hazards on or near the project site. The project site is not within an area where special land use policies or zoning standards have been created for the purpose of avoiding or mitigating environmental effects, nor is it within a local coastal program. As such, the project would not conflict with an applicable land use plan, policy, or regulation established for the purpose of avoiding or mitigating an environmental effect. No further analysis of this threshold is warranted in the EIR.

Other issues related to the proposed changes in the site's land use designation and zoning standards will be addressed in the EIR, concerning effects on public services and utilities, traffic, public parkland, noise, air quality and greenhouse gas emissions. Please refer to the discussions of those topics elsewhere in this Initial Study.



XII. Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES:				
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. Mineral resources are commonly defined as a concentration or occurrence of natural, solid, inorganic, or fossilized organic material in or on the earth's crust in such form and quantity and of such a grade or quality that it has reasonable prospects for economic extraction. Mineral resources can be categorized into three classes: fuel, metallic, and non-metallic. Fuel resources include coal, oil, and natural gas. Metals include such resources as gold, silver, iron, and copper. Lastly, non-metal resources include industrial minerals and construction aggregate. Industrial minerals include boron compounds, rare-earth elements, clays, limestone, gypsum, salt, and dimension stone. Construction aggregate includes sand and gravel, and crushed stone.

There has been no mineral resource extraction on this site or surrounding properties in the recent past, and such activities are not known to have occurred in the distant past (Covina 2000, Page D-9). There are no oil wells on site according to the Phase I Environmental Assessment that was prepared for the project site in 2014 (Partner 2014, p.15). According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, there are no significant energy-producing minerals or oil, gas, or geothermal fields in the City (Covina 2000). Therefore, the proposed project would not result in the loss of availability of a known mineral resource or resource recovery site, and no further study of this issue is required in the EIR.

b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact. As discussed in the preceding response, no mineral resource recovery sites are located on or in the immediate vicinity of the project site.

The Surface Mining and Reclamation Act of 1975 (SMARA) is the primary regulator for surface mining in the state. The act requires the State Geologist (California Geological Survey) to identify all mineral deposits in the state and to classify them based on their significance. SMARA defines a mineral deposit as a naturally occurring concentration of minerals in amounts or arrangement that under certain conditions may constitute a mineral resource. The concentration may be of value for its chemical or physical characteristics. The classification of these mineral resources is a joint effort of



the state and local governments. It is based on geologic factors and requires that the State Geologist classify the mineral resources area as a Mineral Resource Zone (MRZ), Scientific Resource Zone (SZ), or Identified Resource Area (IRA), described below:

- MRZ-1: A Mineral Resource Zone where adequate information indicates that no significant mineral deposits are present or likely to be present.
- MRZ-2: A Mineral Resource Zone where adequate information indicates that significant mineral deposits are present, or a likelihood of their presence, and development should be controlled.
- MRZ-3: A Mineral Resource Zone where mineral resource significance is undetermined.
- MRZ-4: A Mineral Resource Zone where there is insufficient data to assign any other MRZ designation.
- SZ Areas: A zone that contains unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance.
- IRA Areas: County or State Division of Mines and Geology Identified Areas where adequate production and information indicate that significant minerals are present.

A review of the City's General Plan Natural Resources and Open Space Element did not identify this area as having significant mineral deposits of any kind, or show it in an area delineated as a mineral resource recovery site, pursuant to SMARA (Covina 2000, Page D-9). Therefore, since there are no known significant mineral resources and the project site is not a designated mineral resource recovery site as identified by SMARA or in the City's General Plan, the project would have no impact upon the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

No further study of this issue is required in the EIR.

**XIII. Noise**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE: <i>Would the project result in:</i>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion**a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Potentially Significant Impact. Construction of the proposed project would temporarily increase noise levels on and in the vicinity of the project site. Stationary and mobile noise sources would be generated by the completed/fully occupied and operational project that could result in a substantial permanent increase in ambient noise levels affecting sensitive receptors around the project site. Such noise sources would include vehicle traffic that would increase roadway noise, noise from building mechanical equipment, possibly noise from outdoor speaker systems associated with proposed drive-thru businesses, movements of cars in parking areas, and outdoor recreation activities by people in their back yards and in the common outdoor spaces within the residential area.

The nearest noise-sensitive land uses that could be impacted by construction noise include the adjacent residential properties to the north and east sides of the project site and the Northview High School campus, 0.4 miles to the southwest of the project site. Adjacent and nearby commercial uses would also be affected by the project's short-term construction noise, but these are considered less sensitive to noise intrusion than homes or schools.

According to Chapter 9.40 of the City of Covina Municipal Code, construction and operation of equipment within any residential land use category or within a radius of 500 feet therefrom are only permitted between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday, and no construction is permitted at any time on a Sunday or any public holiday. In addition, the Municipal Code specifies the maximum exterior noise levels for various land uses in the following table:



Receiving Land Use Category	Time	Sound Level (A-Weighted) Decibels
Residential estate or agricultural	7:00 a.m. to 10:00 p.m.	50
	10:00 p.m. to 7:00 a.m.	40
Residential low density	7:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 7:00 a.m.	45
Residential medium and high density	7:00 a.m. to 10:00 p.m.	60
	10:00 p.m. to 7:00 a.m.	50
Commercial	7:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 7:00 a.m.	55
Industrial	7:00 a.m. to 10:00 p.m.	70
	10:00 p.m. to 7:00 a.m.	60

The City's General Plan Noise Element goal is "An environment in which potential adverse impacts of noise on the City's residents and workers are identified and prevented and mitigated" (Covina 2000).

Further evaluation of potential noise levels generated during the various construction phases and over the long term due to activities occurring regularly on the fully developed site is required to determine if neighboring land uses could be exposed to excessive noise levels or otherwise conflict with the limitations imposed by the City's Municipal Code regulations and the goals and policies set forth in the City's General Plan Noise Element. Therefore, a noise analysis will be prepared as part of the project EIR, to evaluate potential impacts and to develop mitigation measures (if necessary) to avoid significant short-term or long-term impacts that may be identified.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction of improvements under the proposed project would create periodic and short-term noise, including ground-borne vibration and ground-borne noise, which could exceed established noise standards. Temporary ground-borne vibration would likely be generated by various types of machinery during the grading and site preparation construction phases. The vibration levels would vary by type of machinery and distance to sensitive receptors near the construction activity, as well as soil materials. Typical types of machinery that could generate noticeable vibration off-site include jack hammers, loaded trucks, large bulldozers, and vibratory rollers.

However, development of the proposed project would support typical indoor and outdoor activities associated with single-family residences and commercial use; completed, the project would not generate ground-borne noise or vibration.

Further analysis of the proposed construction activities and the types of machinery is required to determine whether there could be any significant vibration sources that could adversely affect the nearest structures in terms of structural damage or human comfort. A noise analysis will be prepared as part of the project EIR, to assess construction impacts involving ground-borne vibration and ground-borne noise and to develop mitigation measures (if necessary) to prevent potentially significant impacts that may be identified.



- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The project site is not located within the vicinity of a private airstrip or an airport land use plan or within 2 miles of a public airport or public use airport. The closest public airport, Brackett Field Airport, at 1615 McKinley Avenue, La Verne, California, is approximately 5 miles from the project site. The closest private airstrip, Cable Airport, at 1749 W. 13th Street, Upland, California, is approximately 10 miles from the project site (AirNav LLC 2019). Therefore, the project would not expose people residing or working in the project area to excessive noise levels from such airport uses. As such, this issue is not required to be further analyzed in the EIR.



XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING:				
<i>Would the project:</i>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

Potentially Significant Impact. The project site is currently designated in the Covina General Plan Land Use Element as General Commercial, with a corresponding zoning classification of Commercial Highway (C-4). The proposed project would require a change in the General Plan land use designation and zoning classification for construction of the proposed 61 residential homes on a portion of the project site. This change in land use would result in unplanned population growth. Further evaluation of this project's increment of growth with respect to adopted growth forecasts is required to determine whether this would represent a substantial level of unplanned growth that could result in impacts related to accommodation of this many new homes and its resident population in this area. For example, the new residential land use onsite would result in different levels of demand for public services than a commercial land use. Utility and infrastructure needs would also differ. Those types of impacts are discussed elsewhere in this Initial Study and will also require further analysis. The proposed change from commercial to residential land use would not result in a need to extend or build any new roads or other transportation infrastructure, nor would it require construction of any new mainline infrastructure facilities, since all such facilities are present in the project area. Further evaluation of the project's implications involving unplanned residential growth and growth-inducing effects will be addressed in the EIR to be prepared for this project.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

No Impact. The proposed project would result in demolition of an existing abandoned grocery store and parking lot and development of new commercial buildings and residential units. Since no housing units or any type of shelter for people are currently in this area, and there are no onsite residents, this project would not displace any people or housing and there would be no impact.

**XV. Public Services**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a)i) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Less Than Significant Impact. The proposed project site is located in a fully urbanized part of the City. The City's fire protection services are provided through a contract with the Los Angeles County Fire Department (LACFD). The City is served by three existing LACFD Fire Stations: 152, 153, and 154. Fire Station 152, at 807 W. Cypress Street, is situated immediately adjacent to the project site on Cypress Street. It is presumed to be the primary station serving the project vicinity (Google Maps 2019). Redevelopment of the site with the proposed mix of commercial and residential development would not introduce unique land uses or construction materials to this area and would not represent a different set of circumstances to respond to in the event of a fire or medical emergency at the developed site. No new or different firefighting resources would be required to address potential response needs associated with the proposed project. Given the existence of an adjacent fire station and two additional stations not far away, this project would not result in adverse impacts involving response times for the LACFD. No new or expanded fire stations or other Fire Department facilities would be required to maintain adequate levels of service after this project is built. The project would result in less than significant impacts involving Fire Department resources, and no further analysis is required.



a)ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Less Than Significant Impact. The project site is located in a fully urbanized part of Covina that is adequately served by the Covina Police Department's existing resources. The Police Department headquarters is 1.4 miles northeast of the project site, at 11333 Valley Boulevard (City of Covina 2011, p. 5.11-5). No new or different police resources would be required to address potential response needs associated with the proposed project. This project would not result in adverse impacts involving response times for the CVPD. No new or expanded police stations or other police department facilities would be required to maintain adequate levels of service after this project is built. The project would result in less than significant impacts involving Police Department resources, and no further analysis is required in the EIR.

a)iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

Potentially Significant Impact. Public education services in Covina are provided by the Covina Valley Unified School District (CVUSD). The proposed project would include new residential development that would directly increase the City's population. The associated increase in demand generated by the project for public school resources will require further evaluation to determine whether the additional students residing in the project site could result in a need to construct new educational facilities within the CVUSD, which could result in environmental impacts. Therefore, this issue will be further analyzed in the EIR to be prepared for this project.

a)iv) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Potentially Significant Impact. The proposed project would include new residential development that would directly increase the City's population. According to the City's General Plan, Natural Resources and Open Space Element, City parkland includes nine parks and two ballparks. The City owns seven of the nine parks. The other two parks are leased from the CVUSD (General Plan 2000).

The current size of the City parkland is approximately 62 acres, and the City has an estimated population of 48,876 residents (DOF 2019); thus, the City has 1.26 acres of open space per 1,000 residents. This ratio is significantly below the generally accepted, national guideline (established by the National Recreation and Park Association, or NRPA) of 2.5 to 4.0 acres of parkland for every 1,000 population. According to the City's General Plan Natural Resources and Open Space Element, "this deficiency has hampered the City for many years and, unless corrective policies and measures are adopted and followed, the shortfall would be exacerbated in the future because of various



demographic, socio-economic, and housing development trends” (General Plan 2000). A target of 2.0 acres of local parkland per 1,000 city residents is identified in the Natural Resources and Open Space Element.

This project, with 61 new homes, would further exacerbate that problem. Further analysis of the project’s implications with respect to the City’s supply of parkland resources is required to determine if the project could contribute to any adverse environmental effects due to worsening an existing deficiency of public parkland. This analysis will be provided in the EIR to be prepared for this project.

a)v) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Less Than Significant Impact. Future residents of the developed project site (61 new residential units) may occasionally visit public facilities such as libraries, senior centers, pools, and hospitals. All of these facilities are intended to serve residents throughout Covina. Currently, there are no adopted performance standards for “other” types of public facilities that can be applied to a particular land use proposal, and these other facilities are designed and planned to respond to community-wide needs, over time. The proposed project would be required to pay the City’s development impact fees, which are allocated, in part, toward improvements to the local library system and various general government services and facilities. Payment of these fees would sufficiently offset the project’s incremental effect on these other public facilities. Therefore, the project would result in less than significant impacts involving an increased demand generated by the project for other public facilities, and no further analysis is required in the EIR.

**XVI. Recreation**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. Future residents of the proposed 61 single-family homes may occasionally visit one or more of the public parks found in Covina, and possibly in neighboring areas, for a variety of active and passive recreational activities. Hollenbeck Park, located at 1250 North Hollenbeck Avenue, is the nearest City park, approximately 0.8 miles from the project site. This community park is 10 acres in size and provides a playground for 5- to 12-year-olds, sports fields, basketball courts, picnic tables, and a parking lot (Covina 2019). Given the size of this park and the scope of activities available there, occasional visits by future project site residents are not likely to result in physical deterioration of those park facilities. Generally, a new neighborhood of homes does not generate an intensive increase in the use of local park facilities, or in activities that result in a physical deterioration of the park. Those types of impacts are sometimes associated with special events conducted at existing parks, which involve exceptionally intensive levels of use due to high volumes of people concentrated in the same area at the same time. These uses can result in damage to turf, excessive littering, noise, traffic congestion, etc. The proposed project would not result in those types of impacts. As such, the proposed project is not expected to result in substantial physical deterioration of existing parks, and no further analysis is required.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Less Than Significant Impact. The proposed project does not include and would not require the construction or expansion of any off-site recreational facilities. The proposed project would provide common open spaces comprising landscaping and walkways, along with private yards and pocket parks to provide passive recreation opportunities exclusively for the residential portion of the project site. There would be no unique or extreme effects attributable to the proposed recreational functions, as the on-site recreation areas would be limited to passive activities by on-site residents and their occasional visitors. Potential adverse effects associated with any proposed night lighting of the onsite common outdoor recreation areas will be addressed under the topic of Aesthetics, as noted in the



response to item 1)d). No other adverse physical effects on the environment are anticipated, and no further analysis of this issue is required in the EIR.

**XVII. Transportation/Traffic**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION:				
<i>Would the project:</i>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, taking into account all modes of transportation including transit, roadways, bicycle and pedestrian facilities??**

Potentially Significant Impact. The proposed project, which consists of the redevelopment of the former Albertson's site at the northeast corner of the Azusa Avenue/Cypress Street intersection, may have potentially significant impacts to City's existing roadways and the planned bicycle network.

Roadways**Cypress Street**

Cypress Street provides local and direct access to the commercial portion of the project site. Cypress Street is a four-lane, east-west Collector Street with a two-way left-turn lane (TWLTL) in the study area. On-street parking is generally permitted on Cypress Street, and the posted speed limit in the study area is 35 miles per hour.

Azusa Avenue

Azusa Avenue provides local and direct access to the residential portion of the project site. Azusa Avenue is a four-lane, north-south, Primary Arterial Street with a raised median. On-street parking is generally permitted on Azusa Avenue, and the posted speed limit is 40 miles per hour.

The City's performance standard for the local street network is based on the level of service (LOS), calculated on the basis of traffic volumes as a percentage of the capacity of the street or intersection. LOS is commonly used to describe the quality of flow on roadways and at intersections, using a range of LOS from LOS A (free flow with little congestion) to LOS F (severely congested conditions).



The City of Covina has established LOS D or better as the acceptable LOS for intersections within the City. Currently, the intersection of Cypress Street and Azusa Avenue operates at LOS C. Because the proposed project would result in an increase in peak hour and daily traffic compared to the existing, undeveloped conditions, further evaluation is needed to calculate the project's traffic impact on the LOS of the affected portions of the surrounding street network, to determine if the City's performance objectives would be maintained or degraded. Therefore, a quantitative traffic impact analysis will be prepared as part of the EIR for this project.

Transit Service

Transit services in the project vicinity are provided by Foothill Transit and Metrolink. Foothill Transit provides bus service within the City of Covina, along Azusa Avenue (Route 280) between Azusa and the Puente Hills Mall (Foothill Transit 2019). The northbound 280 bus line/stop is located on Azusa Avenue, approximately 200 feet south of the commercial portion of the project site, and the southbound 280 bus line/stop is across the street on the southwest corner of Azusa Avenue, approximately 700 feet southwest of the project site (Google Earth 2019).

Metrolink also provides regional and local rail service near the project area. The Covina Metrolink Station is approximately 1.5 miles east of the project site at 600 N. Citrus Avenue. This Metrolink station originates at Los Angeles Union Station and ends at the San Bernardino Metrolink Station.

The proposed project would not physically affect the nearby bus stop or any Metrolink stops. There could be additional transit riders among the future project residents, job holders, and customers of the proposed commercial businesses, but an increase in transit ridership would be considered beneficial.

Pedestrian and Bicycle Facilities

Sidewalks

There are sidewalks on all adjacent roadway segments surrounding the project site (Cypress Street and Azusa Avenue). The existing sidewalks along the project would be retained. In addition, there are crosswalks at the intersections adjacent to the project site, across the stopped approach of the intersection. No new sidewalks would be constructed for the proposed project. The proposed project would not affect any pedestrian paths.

City of Covina Bicycle Network

City of Covina Bicycle Master Plan

The Bicycle Master Plan refers to bikeways using California Department of Transportation (Caltrans) standard designations. Three types of bikeways identified by the Streets and Highways Code and by Chapter 1000 of the Highway Design Manual (HDM) are as follows:

- **Class I Bikeway:** Typically called a "bike path," a Class I Bikeway provides bicycle travel on a paved right-of-way completely separated from any street or highway.
- **Class II Bikeway:** Often referred to as a "bike lane," a Class II Bikeway provides a striped, signed, and stenciled lane for one-way travel on a street or highway.



- **Class III Bikeway:** Generally referred to as a “bike route,” a Class III Bikeway provides for shared use with bicycle or motor vehicle traffic and uses only signage identification (BMP 2011)

The City’s planned bicycle network identifies Class II bike lanes on both Azusa Avenue and Cypress Street. Class II bikeways are located along the edge of a street, with a striped lane denoting this bike lane. Caltrans bike lane standards mandate that a Class II facility must be a minimum of 5 feet wide (when including the gutter) and that parking is prohibited in the bike lane at all times.

Implementation of the City’s bicycle master plan occurs through any of the five processes listed below:

1. Add Bike Lanes to existing roadway lane geometry.

Sufficient curb-to-curb roadway width exists to stripe a bike lane. Some existing vehicle lanes may require narrowing to 10 feet. This minimum vehicle lane width has been used at numerous locations within the City.

2. Add Bike Lanes, reduce to one travel lane in each direction, add a center turn lane, and maintain or restore curbside parking on both sides.

Sometimes referred to as a “road diet,” this strategy for accommodating bike lanes takes advantage of excess roadway capacity, based upon relatively low Average Daily Traffic (ADT) volumes. A typical “road diet” conversion will involve restriping four through lanes as two through lanes with a center turn lane and two bike lanes.

3. Add Bike Lanes and prohibit curbside parking on one side only.

If traffic volumes are higher and a lane reduction as above is not feasible, removal of parking on one side of the street can provide enough space to stripe two bike lanes. This involves reducing travel lane widths to 10 or 11 feet where appropriate. Adjacent land uses and their demand for on-street parking generally determine the side of the street from which to remove parking.

4. Add Bike Lanes and prohibit curbside parking on both sides.

Similar to the third method, four travel lanes are maintained, but enough roadway width is still not available to stripe bike lanes. In this case, parking will be prohibited on each side of the street.

5. Add Bike Lanes where street widening and railroad crossing improvements would be required.

There is only one location where street widening is required to implement bike lanes: Barranca Avenue at the railroad crossing.

Neither of the two Class II bike lanes planned along Azusa Avenue and Cypress Street have been installed. The proposed project would have no effect on future City actions to install those lanes, as it would not encroach into the existing street right-of-way and thus would not eliminate space to provide a future bike lane. Further analysis of impacts to bike paths is not warranted.



b) Would the project conflict with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. As of July 1, 2020, transportation impact assessments prepared in accordance with CEQA will be required to determine if a proposed project would conflict with CEQA Guidelines Section 15064.3(b). This section outlines criteria for analyzing transportation impacts using vehicle miles traveled (VMT) as the primary measure of transportation impact, which is generally defined as the amount and the distance of automobile travel associated with a project. The City has not developed local methods and procedures to analyze a project's using VMT as a measure. As such, the traffic analysis to be prepared for this project will not include an analysis of VMT-based impacts related to CEQA Guidelines Section 15064.3(b).

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. Site access for the three new commercial buildings would be provided via separate driveway approaches fronting Azusa Avenue. The commercial lots on the north (lot 2) and south (Lot 4) of the proposed project site would utilize existing driveways serving the former Albertson's building on the site. The building in the center (Lot 3) would require a new driveway approach (See Project Description Figure 3, Site Plan). Site access for the residential portion of the proposed project will be separate from commercial access and will consist of one full access driveway on Cypress Street via a private, gated driveway located between Los Angeles County Fire Station 152 and an existing restaurant site. Analysis of the geometric configuration of the proposed new drive approach on Azusa Avenue is required to confirm that the turning movements there can be safely accommodated without adverse impacts to traffic movements along Azusa Avenue. Because of the proximity of the Cypress Street driveway to Azusa Avenue, an analysis of turn movements and queuing effects is also required to confirm that vehicular movements in and out of that drive would not result in safety hazards or impede traffic flow.

The intersection at Azusa Avenue and Cypress Street is signalized and provides pedestrian crossing on all four corners. As such, the proposed project would not require the construction of new roadways and intersections. All project-related vehicle traffic would consist of passenger vehicles and light-duty trucks that comprise the vast majority of traffic found on the street network. This traffic would not result in any types of vehicular movements that would be incompatible with existing traffic patterns or with the mixture of vehicles that occurs in this area. Therefore, impacts to road design and incompatible uses would be less than significant in this regard, and no further analysis of these issues in an EIR is required.

d) Would the project result in inadequate emergency access?

Less Than Significant. The proposed project would not require the construction of new roadways and intersections. Existing driveway access to the commercial and residential components of the project would provide adequate emergency access throughout the site.

Furthermore, the proposed project would have no effect on emergency access to any surrounding properties and would not impair access by emergency vehicles traveling along adjacent and nearby streets. As such, impacts to emergency access would be less than significant, and no further analysis of this issue in an EIR is required.

**XVIII. Tribal Cultural Resources**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCE:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a)i) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

No Impact. The project site is currently developed with a commercial structure built in 1991 along with a paved surface parking and vehicle driveways and loading areas. Given the recent age of the commercial structure, it would not be listed or eligible for listing in the California Register or in a local register of historical resources. Further, a records search at the South Central Coastal Information Center (SCCIC) determined that there are no documented historic or prehistoric cultural resources on or within a 1/4-mile radius of the project site.

Based on the results of the SCCIC search this project would have no effect on any listed or potentially eligible historic resources that consist of tribal cultural resources. Therefore, no impacts to tribal cultural resources associated with known historic resources would occur.



a)ii) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. Approved by Governor Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native Tribes to identify potential significant impacts to Tribal Cultural Resources as defined in the Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project and the lead agency must begin consultation within 30 days of receiving the request for consultation.

In compliance with AB 52, on July 2, 2019, the City of Covina notified the following tribes: Gabrielano-Tongva Nation, Gabrielino Band of Mission Indians-Kizh Nation, Gabrielino-Tongva San Gabriel Band of Mission Indians, Gabrielino-Tongva Tribe, San Fernando Band of Mission Indians and Torres Martinez Desert Cahuilla Indians of the proposed project and requested a response if the tribes had a desire to consult. The Gabrieleño Band of Mission Indians-Kizh Nation responded to City staff with a written request for consultation dated July 9, 2019, and consultation was initiated on July 25, 2019. The Kizh Nation advised that the project site lies within ancestral tribal territory and requested that information provided as part of the written consultation remain confidential. Although the tribal representatives did not identify tribal cultural resources within the project site and there are no known resources recorded by others on the project site, there is a potential for inadvertent impact during excavation work to such resources that may still be present within native soils on-site. The Kizh Nation requested that the City impose mitigation measures focused on monitoring of grading activities to avoid impacting or destroying tribal cultural resources that may be inadvertently unearthed during the project's ground disturbing activities. The mitigation specifications are under discussion at this time and once agreed upon, will be incorporated into the Final Initial Study and EIR scoping determination.

The Gabrielino-Tongva Tribe also responded on July 21, 2019 with a request for further information concerning the proposed development plan and extent of soil disturbance during construction, which was provided. No further request for consultation was received.

**XIX. Utilities and Service Systems**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS:				
<i>Would the project:</i>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

Potentially Significant Impact. Implementation of the proposed project would convert a vacant, former grocery store site to a mix of fast food services, retail space, and 61 single-family homes. The project would connect to nearby water, sewer, storm drainage, and energy and telecommunications infrastructure, all of which exist in the immediate area. Further analysis is required to determine if the project's utility demands could require upgrades to existing utility infrastructure and, if so, if that could result in significant environmental impacts during or following construction of those upgrades. This additional analysis will be provided as part of the EIR to be prepared for the project.



b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. Implementation of the proposed project would convert a commercial land use to a mix of commercial and residential uses. Further analysis is required to determine whether the proposed project could result in a substantial increase in water demand, compared to the range of commercial uses that could be developed under the existing C-4 zoning. Any potentially substantial increase would need to be examined with respect to the current Urban Water Management Plan (UWMP) forecasts for the City of Covina, to determine whether the project's water demand and the existing water supplies could contribute to a need for additional water supplies not currently anticipated in the UWMP. This analysis will be provided as part of the EIR to be prepared for this project.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Implementation of the proposed project would convert commercial land to a mix of commercial and residential land uses. Further analysis is required to determine whether the project's wastewater loads would exceed potential loads associated with the commercial uses permitted under the current C-4 zoning. If so, the project's estimated wastewater loads will be evaluated with respect to the capacities of the wastewater collection and treatment system serving this area. This additional analysis will be provided as part of the EIR to be prepared for the project.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. The solid waste generated by the proposed development would be typical of the types of wastes generated by single-family residential land and commercial uses throughout the City of Covina. Nothing inherent in the project design or in the type or intensity of land uses would indicate that this project would generate a higher than normal level of typical municipal solid wastes, or that it would generate any unique or problematic types of wastes requiring unusual disposal methods. The City administers trash and recycling programs, such as free disposal of bulky items, bulky item pickup, electronic waste disposal, and assistance with disposal of household hazardous waste (e.g., paint, pool chemicals, medication, batteries, household cleaners). The proposed project would be required to participate in solid waste recycling and the waste reduction program administered by the City of Covina. These programs include free disposal of bulky items, bulky item pickup, electronic waste disposal, and assistance with disposal of household hazardous waste.

Residential Refuse Service

Basic residential refuse service consists of three 90-gallon containers: a black trash container, a blue or gray recycling container, and a green container for green waste. All are collected weekly.

Bulky, Large Item Collection

Residential customers are entitled to free bulky item pickup. Materials accepted include furniture, mattresses, bicycles, and appliances. Bulky item pick up is available to commercial and industrial customers for a nominal charge.



Household Hazardous Waste, Electronic Waste and Universal Waste

Household hazardous waste is any item to be disposed that is labeled toxic, poisonous, corrosive, flammable, combustible or an irritant. Electronic waste (E-Waste) refers to consumer electronic equipment that is no longer wanted. E-waste can include computers, printers, televisions, VCRs, cell phones, fax machines, stereos, and electronic games. Universal wastes are also toxic and include batteries, fluorescent lamps, and mercury thermostats. These items may not be disposed of in the regular trash. Properly dispose of toxic materials by taking them to a hazardous waste collection event. Collection events are held every Saturday throughout Los Angeles County (Covina 2019).

Commercial Refuse Service

Commercial customers may choose from a variety of bin sizes and varying frequency of collection.

Commercial Recycling

Commercial and industrial facilities and multi-family complexes using bins (dumpsters) also participate in recycling. Contents from bins are taken to a Materials Recovery Facility (MRF), where the material is sorted and recyclables are separated and processed.

Business Assistance - Recycling Market Development Zone Program

Covina is one of 19 cities in the Los Angeles County Recycling Market Development Zone (RMDZ) (CalRecycle 2019). The RMDZ program combines recycling with economic development to fuel new business, expand existing business, create jobs, and divert waste from landfills. The Los Angeles County RMDZ is administered by Los Angeles County Public Works, Environmental Programs Division. It administers programs that assist residents and businesses throughout the county to recycle traditional (metals, paper, and plastic) and non-traditional (construction and demolition debris, home-generated sharps waste, and electronic waste) materials (Covina 2019c).

In 2015, the target disposal rate for Covina was 6.10 pounds per person per day (ppd), and the actual disposal rate was 4.9 ppd; the target disposal rate per employee was 13.4 ppd, and the actual rate was 11.5 ppd per employee (CalRecycle 2015). Thus, Covina was meeting AB 939 goals in 2015.

Pursuant to the mandatory provisions of the California Green Building Code Standards, at least 50 percent of all non-hazardous construction waste materials must be recycled and/or salvaged. Based on the reported 2015 citywide disposal rate of 4.9 pounds of solid waste per person per day, the proposed project would generate roughly 905.5 pounds (or 0.45 tons) of common household wastes on a daily basis. Each home would have its own containers for household wastes and recyclable materials, which would be set in front of garages for collection by the City's contracted waste hauler and taken to a licensed/permitted municipal solid waste materials recovery facility in the City of Industry. Project residents could also take their recyclable waste materials to several commercial facilities in or near Covina that handle various types of recyclable wastes. Landscape maintenance contractors would be responsible for proper disposal of green wastes. No permits or other regulatory approvals are required to handle or dispose of the household or commercial wastes that would be generated by this project. The proposed project would not conflict with any federal, state, or local regulations pertaining to waste management and disposal.

Given the infill location of this project, where solid wastes have been generated and disposed of through the municipal waste stream for many years, and given the regional scale of landfill disposal



facilities, this project would not exceed state or local standards or otherwise impair the attainment of solid waste reduction goals. Further analysis of this issue in an EIR is not required.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Assembly Bill (AB) 939, the California Integrated Waste Management Act of 1989, required every city and county in California to reduce the amount of waste disposed at landfills by 25 percent by 1995 and by 50 percent by 2000. The California Green Building Standards Code also requires construction projects for commercial, industrial, or retail structures, as well as all tenant improvements, irrespective of the square footage, to recycle debris. On February 20, 2018, the Covina City Council adopted Ordinance 18-03 to preserve available landfill space and maintain compliance with CALGreen Building Codes. The City's policy applies to all construction, demolition, addition, alteration, and remodeling projects occurring within the City of Covina (Covina 2019a). The requirements consist of the following:

- Recycling/reuse of 75% of the project waste stream.
- Recycling/reuse of 100% of material resulting from non-residential land clearing.
- Use of City-approved recycling facilities.
- Proper disposal of hazardous and universal waste.
- Submittal of a Pre-Project Recycling Plan.
- Payment of an Administrative Fee, non-refundable.
- Payment of a Diversion Security Deposit, refundable upon verification of compliance.
- Submittal of a Post-Project Compliance Report

Assembly Bill 341, Mandatory Commercial Recycling, was signed into California law in 2011. AB 341 requires all California businesses that generate 4 cubic yards or more of solid waste per week, as well as multifamily residential dwellings with five or more units, to implement a recycling program. In addition, AB 341 sets a statewide goal for 75% disposal reduction by 2020. Athens Services currently transports all of Covina's waste to a Material Recovery Facility, where recyclables are sorted and then sold to end markets. Therefore, Covina businesses would be in compliance with AB 341, and no additional containers would be needed to sort any materials (Covina 2019b).

AB 1826, Mandatory Organics Recycling, was signed into California law in 2014. AB 1826 requires all California businesses that generate 4 cubic yards or more of solid waste per week, and produce organic waste, to recycle that organic waste. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste. Approximately one third of California's waste stream consists of organic waste that can be diverted away from landfills through recycling, composting, or donation (CalRecycle 2014). To comply with AB 1826, Covina businesses may select one or more of the following recycling options:

- Subscribe to an organics recycling service through Athens Services. The collected material is delivered to the company's compost facility (American Organics), where it is processed into nutrient-rich compost for agricultural end users.



- Donate usable food to an agency that serves those in need. The EPA provides a variety of resources to help find local food banks and shelters that will accept usable food.
- Self-haul food waste off-site for recycling or beneficial reuse.
- Compost food scraps on-site (Covina 2019b).

During construction, waste materials such as building materials from the demolished structures, concrete/pavement, or asphalt would be disposed of in accordance with Ordinance 18-03. During operation, the proposed project would generate a variety of typical municipal solid wastes associated with residential and commercial uses, estimated to include paper, plastics, cardboard, metals, glass, and electronic wastes. All residential and commercial refuse generated at the project site would be disposed of and reused or recycled by the City's waste hauler, as discussed above under XIX.d).

Furthermore, to the extent any future residents or businesses generate hazardous wastes, they would be obligated to comply with applicable regulations governing the storage, transport, and disposal of such wastes outside of the municipal waste stream. Electronic wastes (e-wastes) would be disposed of during scheduled e-waste collection events sponsored by the City and/or private entities. As discussed in the response to XIX.a), neither of the proposed uses—commercial or single-family residential—would generate substantial quantities of hazardous substances or wastes. Therefore, the proposed project would not result in conflicts with solid waste statutes or regulations, and the project's solid waste disposal impact would be less than significant. Further analysis of this issue in an EIR is not required.

**XX. Wildfire**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE: <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

No Impact. The project site is not located in or adjacent to an area designated as a very high fire hazard severity zone (VHFHSZ) or any other type of wildfire hazard. Wildland fires typically occur in very low-density hillside areas with large quantities of uncultivated, combustible plants (such as chaparral and riparian communities), brush, and grasslands. The project site is within a flat, urbanized area adjacent to existing commercial and residential structures. Wildland fires would not occur on or near the project site. According to the Covina Fire Department, all major public streets could serve as a principal evacuation route. In any disaster warranting evacuation, the exact emergency routes used would depend on a number of variables, including the type, scope, and location of the incident. It is the responsibility of emergency service and/or appropriate public officials to adequately assess the situation so that safe and efficient evacuation routes are selected (Covina General Plan, Safety Element). Therefore, construction and operation of the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and no further study of this issue is required in the EIR.



- b) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***

No Impact. The project site is not within or near a VHFHSZ. Therefore, the proposed project would not have the potential to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors, or exacerbate wildfire risks. No further study of this issue is required in the EIR.

- c) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

No Impact. The project site is not in or near lands that are classified as a VHFHSZ. The project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. No impacts would occur with regard to this issue, and no further study of this issue is required in the EIR.

- d) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

No Impact. The project site is not in or near lands that are classified as a VHFHSZ. The project site is within a flat, urbanized area adjacent to existing commercial and residential structures. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impacts would occur with regard to this issue, and no further study of this issue is required in the EIR.

**XXI. Mandatory Findings of Significance**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Does the project 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?**

Potentially Significant Impact. As discussed in Factor XVII, Transportation/Traffic, the proposed project would generate new vehicle trips that could add to congestion levels on the surrounding street network and degrade the performance of that street network. Accordingly, further analysis of the project's traffic impacts will be conducted as part of the EIR to be prepared for this project. As discussed in Factor IV, Biological Resources, there is no remaining natural, undisturbed habitat onsite, and the few ruderal plants and trees within the parking lot planters and in the grass-covered "leg" that extends to Cypress Street are not considered to be biologically sensitive or important resources. Any wildlife presence would be limited to common, urban-adapted species, rather than rare, threatened or endangered species protected under California or federal statutes. There are no surface drainage features or wetland features on or near the site, and thus no habitat to support any aquatic species. Since this site is in a fully urbanized area, surrounded by developed land, the site does not provide a habitat linkage to support fish or wildlife migration or movement. Compliance with the regulations of the federal Migratory Bird Treaty Act and Section 3503 of the California Fish and Game Code during



removal of existing trees will avoid potential impacts to avian species protected by those regulations. As such, removal of the few non-sensitive plants and trees would not result in a reduction of 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

As discussed in Factor V, Cultural Resources, the existing, vacant grocery store building and related site improvements were built in 1991 and are modern, rather than historic resources. A search of cultural resources archives at the South Central Coastal Regional Information Center in July 2019 determined that there are no recorded historic or archaeological resources on or near the project site. Proposed grading would generally be shallow and affect previously disturbed soils; however, construction of some underground utilities such as the subsurface drainage basins could potentially extend into native materials where it is possible that some archaeological materials could be discovered. Mitigation Measure V-1 will require archaeological monitoring during those grading activities to ensure that potentially significant cultural resources are not accidentally damaged.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. Additional research is needed to identify other pending development projects and major public infrastructure projects that could be constructed in the general vicinity of the project site over the next few years, to determine if there is a potential for overlapping effects that could be cumulatively considerable. For example, the proposed single-family homes, in combination with other proposed new residential development, could further exacerbate the existing deficiency of public parkland in Covina, resulting in cumulatively considerable impacts. Project-related vehicular traffic, in combination with increased traffic from other pending projects and general area growth, could result in cumulatively considerable impacts on the performance of the surrounding street network. Emissions of criteria air pollutants during construction and over the long-term operating life of the project must be quantified to determine whether those emission levels would exceed the thresholds established by the South Coast Air Quality Management District, which are indicators of cumulatively significant impacts. Project-related impacts, combined with impacts from other anticipated growth, could also result in cumulatively considerable impacts involving other environmental factors, such as noise, utility facilities, and water supply resources. Consequently, an assessment of cumulative impacts will be provided in the EIR to be prepared for this project.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The proposed project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. As discussed in the response to Factor III, Air Quality, further analysis is required to determine whether the levels of criteria air pollutants generated during construction and over the operating life of the project could exceed significance thresholds established by the South Coast Air Quality Management District. As discussed in Factor IX, Hazards and Hazardous Materials, potential harmful releases of environmental contaminants during construction are not anticipated, and the proposed fast food, retail and single-family residential uses would not involve the regular use, transport, storage, generation, or disposal of significant quantities



of hazardous substances. Therefore, significant impacts are not anticipated due to releases of hazardous substances and materials. As discussed in Factor XIII, Noise, further assessment of construction-period and long-term operational noise is required to determine whether short-term or long-term noise impacts could result in substantial adverse impacts on human beings. No other environmental impacts resulting from the project were determined to result in potentially adverse impacts to human beings. Further analysis of the potentially significant air quality and noise will be provided in the relevant sections of the EIR to be prepared for this project.



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