Print From

Summary Form for Electronic Document Submittal

Form F

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

SCH #: N/A

Project Title: 529 Cutter Way Residential Project

Lead Agency: City of Covina

Contact Name: Mercy Lugo

Email: MLugo@covinaca.gov Phone Number: (626) 384-5450

Project Location: Covina (*City*) Los Angeles (*County*)

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

The Project includes demolition of an existing, uninhabited single-family home and construction of a residential development consisting of 63 multi-family residential units, 12 of which will be Live/Work units, in twelve buildings ranging in height from one to four stories on a 2.24-acre site in the City of Covina, California. The Project will also include a Planned Community Development (PCD) Overlay and Zone Change to M-1/PCD “Light Manufacturing/Planned Community Development” with specific development standards to allow for the Live/Work use. The Project will also include associated landscaping, drainage improvements, as well as surface parking and a subterranean parking garage. The subterranean parking garage will include 122 parking stalls, two of which will be ADA accessible, and the surface parking area will include 26 parking stalls (4 ADA).

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

Construction air quality impacts will be reduced to less than significant through incorporation of mitigation restricting the types of construction equipment that can be used during project development.

Impacts to nesting birds will be reduced to less than significant through incorporation of mitigation requiring pre-construction nesting bird surveys and avoidance measures.

Impacts to archaeological, paleontological, and tribal cultural resources will be reduced to less than significant through incorporation of mitigation requiring monitoring and avoidance during ground-disturbing activities.

Construction noise and vibration impacts will be reduced to less than significant through incorporation of mitigation requiring notification of adjacent sensitive land uses, installation of noise barriers during construction, and restrictions on the hours, types of construction equipment, and site access during construction.

Operation related noise impacts will be reduced to less than significant through incorporation of mitigation requiring preparation of an acoustical analysis that demonstrates the project will comply with applicable noise standards.

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

None

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

None