

# Summary Form for Electronic Document Submittal

Form F

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

SCH #: \_\_\_\_\_

Project Title: 1000 North Azusa Avenue Mixed Use Development Project

Lead Agency: City of Covina

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

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

The proposed project would include 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. The retail component of the proposed project would consist of four buildings, totaling approximately 14,000 square feet of floor area, arranged in three distinct building sites. Two sites are proposed with a drive-thru circulation pattern to accommodate fast-food restaurant businesses with drive-thru service. The third site would include space for a fast food restaurant and general retail sales. Vehicular access to these commercial uses would be from three 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.

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

Based on the findings of a preliminary environmental assessment contained in the Initial Study prepared for this project, an EIR will be prepared to evaluate the project's potential impacts on the environment. The topics to be discussed in the EIR include the following:

Aesthetics; Air Quality; Greenhouse Gas Emissions; Noise; Population and Housing; Public Services, Transportation and Traffic; and Utilities and Service Systems. Other topics to be covered in the EIR include: Growth Inducing Effects; Cumulative Impacts; Significant Irreversible Environmental Changes; and Alternatives.

If potentially significant impacts are identified in analysis of these topics, measures to avoid or mitigate those impacts will be developed, if possible.