

# 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 #: 2019120104

Project Title: Cypress Villas 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 2.93 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 13,000 square feet of floor area, arranged in three distinct building sites. Two sites would be designed to accommodate fast food/drive through businesses. 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. The residential component would consist of 61 single-family homes in two- and three-story structures, with floor plans ranging from 1,760 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.

The proposed project would have a potentially significant effect due to light intrusion or glare that would be reduced to less than significant through mitigation, which specifies that no outdoor lighting fixtures shall be permitted on any home above the first-floor roof line.

The proposed project would have a potentially significant effect due to the generation of construction noise that would be reduced to less than significant through mitigation, which includes compliance with the City's hours of construction, the use of properly operating and maintained mufflers for construction equipment, the placement of all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the site, the location of equipment staging areas to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the site, the posting of construction hours, allowable workdays, and a contact number of the job superintendent, the limitation of haul truck deliveries to the same hours specified for construction equipment, and the submission of proposed haul routes that avoid residential streets for approval by the Director of Public Works.

The proposed project would have a significant effect due to inducing unplanned population growth which would worsen the City's existing parkland deficit. This effect does not have any feasible mitigation.

The proposed project could have a potentially significant effect due to the potential encounter of unknown tribal cultural resources that would be reduced to less than significant through mitigation, which would include a Native American Monitor/Consultant for the project, halting project construction in the area if resources or human remains are found, an assessment of any resources or remains found by qualified individuals, and conveyance of these to proper recipients.

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

The project would worsen an existing citywide deficit of public parkland by increasing the residential population on a site that is designated for commercial land uses. While the residential component would be required to pay parkland dedication in-lieu fees to support acquisition of additional parkland, there is presently no program in place that would alleviate the total parkland deficit.

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

Los Angeles Regional Water Quality Control Board, which issues a General Construction Permit under the National Pollutant Discharge Elimination System regulations.