

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: Amazon Delivery Station DAX9 Initial Study/Mitigated Negative Declaration

Lead Agency: City of West Covina

Contact Name: Jo-Ann Burns

Email: jburns@westcovina.org Phone Number: (626) 939-8422

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

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

Amazon Inc., through its development partner, Greenlaw Partners (Project Applicant), is seeking to locate in the City of West Covina in Los Angeles County and repurpose the proposed Project site for a last mile delivery station. The proposed Project is located at 1211 East Badillo Street (current address) and involves the repurposing of a former 177,440 square foot (sf) industrial building on 21.22-acre site, that has recently been utilized by Faith Church. The Amazon Delivery Station would operate as a light warehousing and distribution operation with approximately 250 employees. The Project Applicant is proposing to change the building address to 1200 West San Bernardino Road. The required entitlements include a General Plan Amendment, Zone Change, Precise Plan, Parcel Map and Tree Removal Permit.

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's impacts on the following topics would require the implementation of mitigation measures: biological resources, cultural resources, geology/soils, and transportation. All impacts would be avoided or reduced to less than significant levels after mitigation.

Biological Resources: There are no sensitive biological resources, habitats, or species on the Project site that would be affected by the Project. However, MM BIO-1 would avoid impacts to active nesting birds during construction of the Project. Impacts on migratory birds would be less than significant after mitigation.

Cultural Resources: There are no historical resources on the Project site that would be impacted by the proposed Project. Additionally, implementation of MM CUL-1 would prevent or reduce impacts on buried archaeological resources and tribal cultural resources that may be uncovered during grading and excavation activities. With implementation of MM CUL-1, the Project's potential impacts on cultural resources would be less than significant.

Geology and Soils: The Geotechnical Study concludes that the proposed Project is feasible from a geotechnical standpoint, provided the recommendations in the Geotechnical Report are incorporated into the design and construction of the proposed Project. Adherence to recommendations in the Geotechnical Study (MM GEO-1), would reduce the potential impacts pertaining to seismic ground shaking, landslides, subsidence, liquefaction, lateral spreading, and expansive soils to less than significant. Additionally, paleontological resources are not anticipated to be discovered during earthwork activities; however, if unknown paleontological resources are encountered, implementation of MM GEO-2 would reduce this potential impact to a less than significant level.

Hazards and Hazardous Materials: The review of the historical soil vapor data determined that select volatile organic compounds (VOCs) concentrations are above current allowable screening levels, indicating there may be a potential for vapor intrusion of VOCs. MM HAZ-1 has been incorporated to further verify VOC's on-site. Implementation of this mitigation measure and compliance with applicable standards and requirements would ensure that impacts are less than significant.

Transportation: The traffic analysis conducted for the proposed Project indicated that the existing transportation network can adequately accommodate increases in traffic associated with the Project, and impacts would be less than significant.

Additionally, in terms of potential impacts related to VMT, all customers of the proposed delivery station are already being served by other delivery stations. In comparison to the existing VMT for deliveries, the future total regional delivery would be fewer by 730 VMT per day. However, mitigation measures are proposed for potential impacts pertaining to spacing of signalized crossing; adequate sight distance; left-turn lane into Driveway 7 would be less than significant with implementation of MMs TRA-1, TRA-2, TRA-3, TRA-3, TRA-3, TRA-4, TRA-5, TRA-6, and TRA-7 .

Therefore, the proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of mitigation measures. All impacts would be less than significant after mitigation.

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

Not applicable

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

Air Resources Board (ARB)
Caltrans District 7, Los Angeles (DOT)
Fish and Wildlife Region #5 - South Coast, San Diego (CDFW)
Native American Heritage Commission, California (NAHC)
Regional Water Quality Control Board R4, - Los Angeles (RWQCB)
Department of Toxic Substances