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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 #: 2022020004

Project Title: Griswold Residential Project

Lead Agency: Los Angeles County

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

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

The Project is located at 16209 East San Bernardino Road (APN: 8435-006-900) within the unincorporated community of East Irwindale in Los Angeles County. The Project site is directly north of the intersection of San Bernardino Road and North Woodgrove Avenue. The project would demolish the existing buildings (the Griswold School) and associated accessory structures on the site and would develop the site with 68 detached condominium residential units, two common open space areas, stormwater infrastructure, and private driveways and fire lanes. The proposed project would have a density of 7.15 dwelling units per net acre. Each residential unit includes a two-car garage. A total of 43 on-site guest parking spaces, including three accessible (ADA) parking spaces, are proposed. The Project Applicant is requesting the approval of a Conditional Use Permit, Development Plan Review for consideration of the architectural design, conceptual landscaping, and overall compliance with the City's Zoning Regulations

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

Impacts related to transportation were considered to be significant and unavoidable. A mitigation measure would be included in the Project that would create a ride share program to Project residents and provide carpooling areas in order to lower VMT however, VMT levels would still be over the County's baseline. Impacts to Biological resources include having an adverse affect on any sensitive or special status species, adverse affects on sensitive natural communities, and adverse affect the movement of any migratory fish and wildlife species. This would be mitigated by maternal roosting bat surveys and relocation procedures. Additional mitigation measures include implementation of pre-activity nesting field surveys. Impacts related to cultural resources include substantial adverse change to archaeological resources and disturbance of human remains, and would be mitigated to a less than significant level by including archaeological monitoring and inadvertent discoveries protocol. Impacts related to hazards include exposure of hazardous materials to the public through the transport, storage, production, use, and disposals of hazardous materials. Hazard related impacts would be mitigated to a less than significant impact through soil testing, a health and safety plan, and promoting hazardous waste education. Impacts related to noise include generation of groundborne vibration/noise, and would be mitigated through restriction of large equipment near sensitive receptors, temporary sound barriers and permanent walls. Impacts to tribal cultural resources would be mitigated through archaeological monitoring and inadvertent discoveries protocol. Impacts related to Utilities include the expansion of wastewater treatment facilities and would be mitigated through sewer fees.

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.

Air Resources Board
California Highway Patrol
Caltrans District 7
Department of Education
Fish and Game Region 5
Housing and Community Development
Native American Heritage Commission
Office of Historic Preservation
Department of Parks and Recreation
Regional WQCB 4
Department of Toxic Substances