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: City of Covina's Mixed-Use Overlay District Project

Lead Agency: City of Covina

Contact Name: Brian Lee

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

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

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

The Project consists of adding a new chapter of mixed-use overlay regulations to the City's Zoning Ordinance and amending the City's Official Zoning Map through the addition of a MUOD to various sites located in 141 parcels within 13 Project Areas throughout the City. However, the proposed zone change does not take away the underlying commercial/industrial zones and would assume there is no net increase or additional commercial/industrial development. No specific development project is proposed in connection with the MUOD at this time.

The total acreage of parcels where the MUOD would be applied is 74.83 acres with parcels less than 1 acre (0.99) in size would allow a density range of 14 to 22 units per acre and parcels of more than 1 acre in size would allow a density range of 22 to 40 units per acre. City staff assumed that 60% of total development for mixed-used and 40% for commercial/industrial. The assumption is that 60% of the total 74.83 acres will be for residential uses at an average density of 30 dwelling units per acre, resulting in the potential for 1,360 additional dwelling units.

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

Environmental issue areas identified to have potentially significant impacts include: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, and Noise. However, implementation of Mitigation Measures AIR-1 through AIR-6, BIO-1, CUL-1 through CUL-3, GEO-1, GHG-1, HAZ-1 through HAZ-3, and NOI-1 through NOI-4 would reduce potentially significant impacts to less than significant levels. No significant and unavoidable impacts would occur with Project implementation.

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

There are no known areas of controversy.

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

State Housing and Community Development (HCD) for the Housing Element (6th Cycle).