

# 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: 529 Cutter Way Self Storage Project

Lead Agency: City of Covina

Contact Name: Mercenia Lugo

Email: mlugo@covinaca.gov

Phone Number: 626-384-5450

Project Location: Covina, Los Angeles

*City*

*County*

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

The 529 Cutter Way Project (Project or proposed Project) consists of the construction and operation of a self-storage facility. The new facility would consist of one four story building that is 183,584 square feet and approximately 46-feet and 8-inches in height. The self-storage building would include 847 square feet of office space and 45,049 square feet of storage space on the ground floor; and 45,896 square feet of storage space on each of the second, third, and fourth floors. The proposed Project would include 1,370 storage units. Development of the Project would also require the following discretionary permits and approvals from the City: a Site Plan Review, a Conditional Use Permit, adoption of this Mitigated Negative Declaration, and ministerial approvals and permits necessary to execute the proposed Project; including but not limited to; grading permits; building permit; etc

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

Potential impacts related to air quality include exposure of sensitive receptors to substantial pollutant concentrations. Mitigation measures include requiring all off-road equipment greater than 50 horsepower be registered with CARB and meet the US EPA Tier 4 Emissions Standards. Potential impacts related to Biological Resources include a potential disturbance of habitat for nesting birds and interference with the movement of native residents, these would be mitigated to a less than significant level by requiring a nesting bird survey of the site prior to the commencement of construction. Impacts related to cultural resources include potential disturbance of archaeological resources and would be mitigated to a less than significant impact by including specifications of what to do in the event that potential cultural or archaeological resources are discovered during excavation. Impacts related to geology and soils include a potential for destroying unique paleontology resources. Mitigation measures include the specifications of what to do in the event that potential paleontological resources are discovered during excavation. Impacts related to noise include generation of ground-borne vibration/noise during construction. Mitigation measures include the preparation of a vibration monitoring and construction contingency plan to identify susceptible structures, restriction of large equipment near sensitive receptors, and vibration monitoring. Impacts to tribal cultural resources would be mitigated through cultural resources monitoring, the presence of a Native American monitor prior to any ground-disturbing activities, ceasing all construction activities if a tribal cultural resource is found and explicit actions must be followed in a case where Native American human remains are discovered.

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

N/A

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

N/A