

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: Mercedes Benz Dealership Project, Precise Plan No. 24-01 and Zone Change No. 24-01

Lead Agency: City of West Covina

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Project Location: West Covina

Los Angeles

City

County

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

8478-007-025, 8478-007-031; 8478-007-042

The proposed construction consists of electric vehicle charging stations and a two-story dealership with a total of 85,390 square feet – first floor 42,890 square feet, second floor 42,500 square feet, and second floor roof overhang 8,920 square feet. The first level includes showroom and delivery, office, service (detail bays), and other facilities such as lunchrooms, restrooms and storage. The second floor includes showrooms and delivery, office space, and other facilities such as restrooms, lunchrooms and storage. The project also includes a zone change to alter a portion of the project site currently zoned Neighborhood Commercial Mixed Use (SMU) to Service Commercial Mixed Use (SMU) within the Auto Plaza Overlay Zone.

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

An Archaeological and Tribal monitoring program is required during grading and construction in order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains.

The project site is built-out. Potential impacts to nesting birds will be mitigated by scheduling project activities that will remove or disturb potential nest sites outside the breeding bird season. If project activities cannot be avoided during the breeding season, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance.

During project site grading on the Valero gas station site the project proponent shall periodically have soil samples tested for TPH-g, TH-d, MTBE, and TBA. Upon finding samples with concentrations of any of the contaminants at concentrations over environmental screening levels (ESLs) for commercial use, the project proponent shall: halt grading operations; shall retain a qualified environmental assessor to conduct soil sampling and testing to determine the extent of soil contaminated with concentrations over ESLs; and shall then retain an environmental remediation company to remediate and/or remove the contaminated soil.

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

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

City of West Covina
California Regional Water Quality Control Board – Los Angeles
South Coast Air Quality Management District
City of West Covina Fire Department
California Department of Motor Vehicles