

Summary Form for Electronic Document Submittal

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: 1501 Del Norte Street Residential Project

Lead Agency: City of West Covina

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Project Location: City of West Covina Los Angeles

City

County

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

The project site is located at 1501 Del Norte Street in the City of West Covina, California. The project site encompasses approximately 13.56 acres and has an Assessor Parcel Number (APN) of 8458-020-901. The project site is bordered by Del Norte Park to the north and northeast; North Sunset Avenue, one residential building, and one commercial building to the east; West Del Norte Street and residential properties to the south; and North Nora Avenue to the west. The areas beyond these immediately bordering uses can be generally characterized as consisting of residential neighborhoods of mostly one-story single-family homes.

The proposed project includes a General Plan Amendment, a Specific Plan, a Zone Change, a Precise Plan, a Tentative Tract Map and a Tree Removal Permit. The proposed project would include the demolition of the existing buildings and structures on the project site (requiring a demolition permit); followed by construction of 34 single-family detached homes and 248 attached townhomes and stacked flats, for a total of 282 homes. The project site is 13.56 acres, of which 13.19 acres would be developed for residential uses and open space, and 0.37 acres would be used as an extension and dedication of West Del Norte Street to provide a connection to North Sunset Avenue.

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

Biological Resources: Mitigation Measure BIO-1 would ensure compliance with the CFGC Section 3503 and the MBTA with respect to nesting birds by reducing the impact through pre-construction nesting bird surveys and avoidance of active nests.

Cultural Resources: Mitigation Measure CUL-1 would ensure that in the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource.

Geology and Soils: Mitigation Measure GEO-1 would be required to avoid impacts to paleontological resources in the case of unanticipated fossil discoveries. The proposed project is not expected to uncover paleontological resources; however, a remote possibility for such resources to be uncovered during the over excavation and compaction process exists.

Hazardous and Hazardous Materials: Mitigation Measure HAZ-1 is required to reduce impacts related to the demolition of structures potentially containing asbestos-containing materials (ACM), lead and polychlorinated biphenyls (PCBs) Mitigation Measures HAZ-2 is required to ensure any residual hazardous materials in on-site soils are identified and properly managed prior to construction.

Noise: Implementation of Mitigation Measure N-1 and N-2 would ensure the project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Tribal Cultural Resources: Implementation of Mitigation Measures TCR-1 through TCR-3 would reduce potentially significant impacts to tribal cultural resources by retaining a Native American monitor prior to commencement of ground-disturbing activities and halting work if unanticipated discovery of tribal cultural resource objects or human remains and associated funerary or ceremonial objects are discovered during construction.

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.

None.