

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019120104

Project Title: Covina Village Project

Lead Agency: City of Covina Contact Person: Mercenia Lugo
 Mailing Address: 125 East College Street Phone: (626) 384-5450
 City: Covina Zip: 91723 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Covina
 Cross Streets: N. Azusa Avenue and Cypress Street Zip Code: 91722

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 49 " N / 117 ° 54 ' 24 " W Total Acres: 7.99

Assessor's Parcel No.: 8421-001-016 and 8421-001-061 Section: 11 Twp.: 1S Range: 10W Base: Baldwin Park

Within 2 Miles: State Hwy #: State Route 39; Interstates 10 and 210 Waterways: San Dimas Wash, Big and Little Dalton Wash
 Airports: _____ Railways: Metrolink rail Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Revised Draft EIR (Recirculated) FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Tentative Tract and Parcel Maps

Development Type:

Residential: Units 97 Acres 5.1
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 8,046 Acres 2.8 Employees 31 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gas Emissions, Tribal Cultural Resources, Utilities

Present Land Use/Zoning/General Plan Designation:

General Plan designation: General Commercial. Zoning: C-4 Highway Commercial Zone.

Project Description: *(please use a separate page if necessary)*

On August 27, 2020, a Draft EIR was circulated for public review for a prior version of the project ("original project") referred to as the "Cypress Villas Project." This original project consisted of a mixture of retail shops and drive through/fast food service businesses on the western portion of the site along the Azusa Avenue frontage and development of 61 single-family detached homes on the eastern and southern portion of the site. The retail component consisted of four buildings, totaling 13,000 square feet of floor area, arranged in three distinct building sites, with two designed to accommodate fast food/drive-through businesses, and two for general retail/commercial tenants. Subsequent to circulation of the Draft EIR and prior to its certification, the proposed development was redesigned and revised as the "Covina Village Project." Similar to the original project, the revised project proposes a mixture of commercial and residential land uses on the 7.99-acre project site; however, the site plan, commercial uses, and residential unit types have been modified under the revised project. Specifically, under the Covina Village Project, the commercial uses would be developed on the western 2.8 acres of the project site, consisting of a 3,596-square-foot self-service mechanical drive-through car wash (Quick Quack Car Wash), a 950-square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500-square-foot restaurant with drive-through. The proposed residential development would be located on the eastern 5.1 acres of the project site, consisting of 80 multi-family townhome units, 17 live/work units, common recreational areas and open space, and parking. Based on the new project information presented by the Covina Village Project as the revised development, the City of Covina is recirculating the Draft EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15088.5.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 3, 2023 Ending Date September 18, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____

Date: 7.31.23

Authority cited: Section 21083, Public Resources Code Reference: Section 21161, Public Resources Code.