

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Hwy
Norwalk, CA 90650

From:

Public Agency: City of Covina
Address: 125 East College Street
Covina, CA 91723
Contact: Mercenia Lugo
Phone: (626) 384-5450

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019120104

Project Title: Covina Village Project

Project Applicant: Chad Brown, Melia Homes

Project Location (include county): 1000 N. Azusa Ave. and 845 W. Cypress St., Covina, Los Angeles County, APN 8421-001-016 and 8421-001-061.

Project Description:

On August 27, 2020, a Draft Environmental Impact Report (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 recirculated the Draft EIR pursuant to California Environmental Quality Act Guidelines Section 15088.5 and prepared a Final EIR.

This is to advise that the City of Covina has approved the above (Lead Agency or Responsible Agency)

described project on 12/19/2023 and has made the following determinations regarding the above (date)

described project.

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Covina Planning Division, 125 East College Street, Covina, CA 91723

Signature (Public Agency): [Signature] Title: DIR. OF COMM. DEVEL.

Date: 12.19.23 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202312201250009
STATE CLEARING HOUSE # (<i>If applicable</i>)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY


LEAD AGENCY CITY OF COVINA		DATE 12/20/2023	
COUNTY/STATE AGENCY OF FILING LA		DOCUMENT NUMBER 2023272080	
PROJECT TITLE COVINA VILLAGE			
PROJECT APPLICANT NAME MERCENIA LUGO		PHONE NUMBER (626)384-5450	
PROJECT APPLICANT ADDRESS 125 E COLLEGE ST.	CITY COVINA	STATE CA	ZIP CODE 91723
PROJECT APPLICANT (<i>Check appropriate box</i>):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ <u>3,839.25</u>
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,764.00	\$ <u>0.00</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ <u>0.00</u>
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,305.25	\$ <u>0.00</u>
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>75.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ <u>0.00</u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____
 \$ 3,914.25

SIGNATURE X 	TITLE ITC
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