



**LOS ANGELES COUNTY CLERK  
CEQA FILING COVER SHEET**

THIS NOTICE WAS POSTED

ON August 23 2024

UNTIL September 23 2024

REGISTRAR - RECORDER/COUNTY CLERK

2024 178572



FILED  
Aug 23 2024

Dean C. Lozano, Registrar - Recorder/County Clerk

Electronically signed by ISABEL CORREA

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

**Project Title**

Avid Hotel Project

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): **Notice of Determination (NOD)**

**Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.**

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): 2023070056

Project Title: Avid Hotel Project

Project Applicant: Raj Patel

Project Location (include county): 578 N. Azusa Avenue, Covina, 91722
Los Angeles County, APN 8432-006-015 and 8432-006-017.

Project Description:

The proposed Project includes the development of a hotel consisting of 68 rooms and 55 surface parking spaces on a 36,732-square-foot site in the City of Covina, California. A total of 30,200 square feet of floor area would be developed, resulting in a total FAR of 0.82:1. The proposed building would consist of three stories and a maximum height of 35 feet. The Project would be located at 578 N. Azusa Avenue on Assessor Parcel Numbers 8432-006-015 and 8432-006-017.

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

described project on 8/20/2024 and has made the following determinations regarding the above
(date)
described project.

- 1. The project 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 made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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): Title: DIR. OF COMM. DEV.

Date: 8.20.24 Date Received for filing at OPF



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  
**2024 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202408231240019
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF COVINA		DATE 08/23/2024	
COUNTY/STATE AGENCY OF FILING LA		DOCUMENT NUMBER 2024178572	
PROJECT TITLE AVID HOTEL PROJECT			
PROJECT APPLICANT NAME MERCENIA LUGO			PHONE NUMBER
PROJECT APPLICANT ADDRESS 125 EAST COLLEGE STREET	CITY COVINA	STATE CA	ZIP CODE 91723

PROJECT APPLICANT (Check appropriate box):


- Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |             |
|---|------------|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ 0.00     |
| <input checked="" type="checkbox"/> Negative Declaration (ND)(MND)                                  | \$2,916.75 | \$ 2,916.75 |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00   | \$ 0.00     |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,377.25 | \$ 0.00     |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ 75.00    |
| <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 _____  |            | \$ 0.00     |

PAYMENT METHOD:

- Cash  
  Credit  
  Check  
  Other \_\_\_\_\_
- \$ 2,991.75

SIGNATURE <b>X</b> 	TITLE ITC
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Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: I. CORREA



\* 2 0 2 4 0 8 2 3 1 2 4 0 0 1 9 \*

Friday, August 23, 2024 4:17 PM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2024178572	1	\$75.00
NoD - Negative Declaratio 2024178572	1	\$2,916.75

**Total** **\$2,991.75**

Total Documents: 1

Customer payment(s):

Check \$2,991.75

Check List:  
#1152 \$2,991.75