

# Notice of Exemption

# Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

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

From: (Public Agency): City of Covina  
125 E College Street  
Covina, Ca 92660

(Address)

Project Title: Zest 2.0 at 747 N Barranca Ave

Project Applicant: TuMark Homes

Project Location - Specific:

747 N Barranca Ave, Covina, CA 92660 (APN 8430-015-021)

Project Location - City: Covina Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project proposes to construct 75 single-family attached residential units. The Project would construct 75 residential units within the 2.77-acre site for a density of 27.1 dwelling units per acre. Each residence would include a garage for the unit. The Project would also include a driveway entrance from Barranca Avenue, private drives, landscaped areas, and recreational areas.

Name of Public Agency Approving Project: City of Covina

Name of Person or Agency Carrying Out Project: TruMark Homes

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332, Class 32 and Section 15182
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Qualifies for a Class 32 Exemption because it is: (1) consistent with the General Plan designation & policies & zoning regulations; (2) located within the City limits, surrounded by urban uses & less than 5 acres; (3) has no value for endangered, rare or threatened species; (4) would not result in any significant effects related to traffic, noise, air quality or water quality; and (5) can be adequately served by all required utilities & public services.

Qualifies for a 15182 Exemption because proposed Project would not result in any new or increased impacts not previously disclosed in the Covina Town Center Specific Plan EIR

Lead Agency  
Contact Person: Mercy Lugo Area Code/Telephone/Extension: (626)384-5450

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: June 18, 2024 Title: Planning Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_