

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 #

Project Title: 529 Cutter Way Self Storage 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: Cutter Way, West San Bernardino Road Zip Code: 91722

Longitude/Latitude (degrees, minutes and seconds): 35 ° 05 ' 23 " N / 117 ° 55 ' 17 " W Total Acres: 2.55

Assessor's Parcel No.: 8434-013-010 and 8434-012-091

Section: 15

Twp.: 1 S

Range: 10 W

Base: SBPM

Within 2 Miles: State Hwy #: SR-39, I-10

Waterways: San Dimas Wash, Santa Fe Reservoir

Airports:

Railways: Metrolink

Schools: Las Palmas, Grovercenter, Northview

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 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: _____**Development Type:** Residential: Units _____

Acres _____

 Transportation: Type _____ Office: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Commercial: Sq.ft. _____

Acres _____

Employees _____

 Power: Type _____

MW

 Industrial: Sq.ft. 183,584

Acres 2.25

Employees 3

 Waste Treatment: Type _____

MGD

 Educational: _____ Hazardous Waste: Type _____ Recreational: _____ 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: Tribal Cultural**Present Land Use/Zoning/General Plan Designation:**

Vacant land and church building/Light Manufacturing (M-1)/ General Industrial (GI)

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

The 529 Cutter Way Project (Project or proposed Project) consists of the construction and operation of a self-storage facility. The new facility would consist of one four story building that is 183,584 square feet and approximately 46-feet and 8-inches in height. The self-storage building would include 847 square feet of office space and 45,049 square feet of storage space on the ground floor; and 45,896 square feet of storage space on each of the second, third, and fourth floors. The proposed Project would include 1,370 storage units. Development of the Project would also require the following discretionary permits and approvals from the City: a Site Plan Review, a Conditional Use Permit, adoption of this Mitigated Negative Declaration, and ministerial approvals and permits necessary to execute the proposed Project; including but not limited to; grading permits; building permit; etc.

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".

- | | |
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| <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 type="checkbox"/> Caltrans District # _____ | <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 checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 26, 2024 Ending Date September 25, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc</u>	Applicant: <u>Westport Properties</u>
Address: <u>3333 Michelson Dr Suite 500</u>	Address: <u>660 Newport Center Dr. Suite 1450</u>
City/State/Zip: <u>Irvine, CA 92612</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Konnie Dobreva, JD</u>	Phone: <u>949-423-4207</u>
Phone: <u>949-794-1183</u>	

Signature of Lead Agency Representative:  Date: 8.20.24

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