

ON December 11 2024

Print Form

UNTIL January 10 2025

Notice of Determination REGISTRAR – RECORDER/COUNTY CLERK

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 Highway
Norwalk CA, 90650

From:

Public Agency: City of Covina
Address: 125 East College Street
Covina CA, 91723
Contact: Mercenia Lugo
Phone: (626) 384-5473



FILED
Dec 11 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by SAVANNAH RODRIGUEZ

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): 2024080951

Project Title: 529 Cutter Way Self Storage Project

Project Applicant: Westport Properties, Inc.

Project Location (include county): APN 8434-013-010, 8434-012-091; City of Covina, Los Angeles County

Project Description:

The 529 Cutter Way 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 with a total of 1,370 storage units. Development of the Project would 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.

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

described project on 12/10/2024 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:

125 East College Street, Covina CA, 91723

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

Date: 12/10/24 Date Received for filing at OPR: _____

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202412111220001
STATE CLEARING HOUSE # (If applicable) 2024080951

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF COVINA			DATE 12/11/2024
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2024250733
PROJECT TITLE 529 CUTTER WAY SELF STORAGE 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): <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 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:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other _____	\$ 2,991.75
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SIGNATURE X <i>Sanchez</i>	TITLE
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