

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 # 9119070

Project Title: Hassen Development Project (Site A)

Lead Agency: City of Covina Contact Person: Brian Lee
Mailing Address: 125 E. College Street Phone: (626) 384-5450
City: Covina Zip: 91723 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Covina
Cross Streets: San Bernardino Street, North Citrus Avenue and North 3rd Avenue. Zip Code: 91723

Longitude/Latitude (degrees, minutes and seconds): 34 ° 05 ' 24.57 " N / 117 ° 53 ' 29.97 " W Total Acres: 5.3
Assessor's Parcel No.: 8431-015-042; APN 8431-014-015; and, APN 8431-014-008 Section: 14 Twp.: 1 and 2 S Range: 10W Base: _____
Within 2 Miles: State Hwy #: SR-39 Waterways: Charter Oak Creek and Walnut Creek
Airports: None Railways: Metrolink Schools: Numerous

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: City Approval

Development Type:

Residential: Units 161 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 17,300 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____
 Waste Treatment: Type _____
 Hazardous Waste: Type _____
 Other: _____

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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: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

GP Land Use Designation: Town Center Commercial / City Zoning: Town Center Specific Plan 4

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

See Attachment.

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.

Hassen Development (Site A) Project – Project Description

The proposed project would redevelop 5.3 acres of existing vacant automotive industrial/dealership uses by demolishing, grading, and excavating the project site, as well as a portion of the local street, Geneva Place, that separates the project parcels under existing conditions. A mixed-use building and townhome development would be constructed on the site. The proposed development would consist of 161 townhomes; 13,500 gross square feet of retail space; 3,800 gross square feet of restaurant space; 46,679 gross square feet of outdoor area, and a multi-level parking garage. The mixed-use building would be a maximum of 50 feet (four above-grade stories) in height. The multi-level parking structure would provide 409 spaces and would include one subterranean level for residential use, which would extend to a depth of 15 feet below grade, and one street level for use by retail/restaurant patrons. The remainder of the project site would be developed with the remaining 126 townhomes, dispersed throughout eight structures.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <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 # 5 | <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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | 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 Thursday 19th November, 2019 Ending Date Thursday 18th December, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Hassen Development/Bentley Real Estate, LLC</u>
Address: <u>38 North Marengo Avenue</u>	Address: <u>100 North Barranca Avenue, Suite 900</u>
City/State/Zip: <u>Pasadena, California 91101</u>	City/State/Zip: <u>West Covina, CA 91791</u>
Contact: <u>Ruta K. Thomas</u>	Phone: <u>(626) 974-7685</u>
Phone: <u>(626) 204-9822</u>	

Signature of Lead Agency Representative:  Date: 11.7.19

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