

# 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:** 1000 North Azusa Avenue Mixed Use Development

Lead Agency: City of Covina

Contact Person: Lisette Sanchez-Mendoza

Mailing Address: 125 East College Street

Phone: (626) 384-5451

City: Covina

Zip: 91723

County: Los Angeles

**Project Location:** County: Los Angeles

City/Nearest Community: Covina

Cross Streets: North Azusa Avenue and Cypress Street

Zip Code: 91723

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 49 " N / 117 ° 54 ' 24 " W Total Acres: 7.99

Assessor's Parcel No.: 8421-001-016 and 8421-001-061

Section: 11

Twp.: 1 S

Range: 10 W

Base: Baldwin Park

Within 2 Miles: State Hwy #: State Route 39

Waterways: San Dimas Wash, Big and Little Dalton Wash

Airports: none

Railways: metrolink (1500 ft. S)

Schools: Northview HS, Magnolia ES, Center MS, Murray ES, Valleydale ES, Ellington ES, Gladstone HS, Fairvalley HS, Cypress ES, Lomond ES, Covina ES, Covina HS, Las Palmas MS, Manzanita ES, Grovecenter ES, Rowland ES

## 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:

## Development Type:

☒ Residential: Units 61

Acres 4.99

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type

☒ Commercial: Sq.ft. 14,000

Acres 2.92

Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:

☐ Waste Treatment: Type

MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ 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: Energy, GHG

## Present Land Use/Zoning/General Plan Designation:

C-4 Highway Commercial

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

The proposed project would include development of a mixture of retail shops and drive through/fast food service businesses on the western 2.92 acres along the Azusa Avenue frontage and development of 61 single-family detached homes on the eastern and southern 4.99 acres. The retail component of the proposed project would consist of four buildings, totaling 14,000 square feet of floor area, arranged in three distinct building sites. Two sites would contain fast food restaurants with drive-thru service, while the third would contain a fast food restaurant and general retail space. Vehicular access to these commercial uses would be from three drive approaches along the Azusa Avenue frontage, and from an existing driveway along Cypress Street that serves existing fast food businesses on adjacent properties. A total of 158 surface parking spaces would be provided within the three commercial sites. The residential component would consist of 61 single family homes, in two-story and three-story structures, with floor plans ranging from approximately 1,700 square feet to approximately 2,600 square feet. Homes would have three-four bedrooms, with optional bonus areas and loft spaces. The proposed density is 12.25 homes per acre. Vehicle parking would include 122 spaces within attached garages, along with 12 spaces located in driveways, 23 "head-in" spaces located along internal driveways, and 7 parallel spaces along the entrance drive. Vehicular access to the 61 homes would be from Cypress Avenue, via a private, gated driveway located between Los Angeles County Fire Station 152 and an existing restaurant site.

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".

<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 checked="" type="checkbox"/> Caltrans District # <u>7</u>	<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 type="checkbox"/> Fish & Game Region # _____	<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 December 6, 2019 Ending Date January 16, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International, Inc.</u>	Applicant: <u>PKL Investments, LLC</u>
Address: <u>3760 Kilroy Airport Way, Suite 270</u>	Address: <u>2863 Maricopa Street</u>
City/State/Zip: <u>Long Beach, CA 90806</u>	City/State/Zip: <u>Torrance / CA / 90503</u>
Contact: <u>Randy Nichols, Project Manager</u>	Phone: _____
Phone: <u>(560) 200-7168</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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