

**NOTICE OF PREPARATION
CYPRESS VILLAGE PROJECT
DRAFT ENVIRONMENTAL IMPACT**

DATE: December 5, 2019
TO: Responsible Agencies, Trustee Agencies, and Interested Parties
LEAD AGENCY: City of Covina
Contact: Lisette Sanchez-Mendoza, Planner
125 East College Street, Covina, CA 91723
SUBJECT: Notice of Preparation of a Draft Environmental Impact Report and
Scoping Meeting for the Cypress Village Project

The City of Covina (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the proposed Cypress Village ("Project") described below. We are interested in your agency's views as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities related to the Project. We will need the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the Project.

The proposed Project, its location, and its potential environmental effects are described below. The City welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent **not later than 30 days after your receipt of this notice**. If no response or request for additional time is received by the end of the review period, the City may presume that you have no response. Please send your comments to:

Lisette Sanchez-Mendoza, Planner
City of Covina
125 East College Street, Covina, CA 91723
Lsanchez-mendoza@covinaca.gov

To allow for mailing, receipt, and 30-day review of this NOP, the comment period closes on January 9, 2020, before 5 pm.

Notice of Scoping Meeting: Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the DEIR.

The scoping meeting will be held on **December 16, 2019, from 5 p.m. until 6 p.m., in the City of Covina City Hall Council Chamber, 125 East College Street, Covina, CA 91723**

Date of Publication: 12-05-19

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Project Applicant: PKL Investments, LLC
2863 Maricopa Street
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Case Numbers: Case Nos: GPA 19-001, ZCH 19-001, SPR 19-002, TTM 19-002,
SP 19-001

Project Location: As shown in Figure 1 – Regional Location Map, Covina is in the central San Gabriel Valley area, in the eastern perimeter of Los Angeles County. As shown in Figure 2 – Project Location Map, the project site is located on the east side of Azusa Avenue, between Cypress Street and Covina Boulevard and west of N. Conwell Avenue.

Assessor's Parcel Numbers: 8421-001-016 and 8421-001-061. The subject property is assigned two street addresses: 1000 N. Azusa Avenue and 845 W. Cypress Street

General Plan/Zoning Designation: C-4 Highway Commercial

Project Description:

The project site currently consists of 7.99 acres of developed land, with remnant improvements from a former Albertsons grocery store that was constructed in 1991 and vacated in November 2012. The former grocery store is 81,333 square feet in total floor area, in a box-shaped structure reaching a height of 44 feet. A large surface parking lot with numerous small landscape planters and several pole-mounted lighting clusters is located between the building and the Azusa Avenue frontage, while paved drives abut the northern and eastern sides of the building.

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. Figure 3 – Site Plan, illustrates the proposed development plan.

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 of these sites would include a drive-thru circulation pattern to accommodate fast-food and beverage businesses with drive-thru service. 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.

The commercial and residential areas would be developed independently and may be constructed concurrently or at different time frames, in response to market demand. For purposes of analysis, both areas are anticipated to be completed and fully occupied by 2021. The project site is relatively level; however, the project would require demolition of existing improvements and grading of the site in preparation of building pads and streets, drainage and underground utilities improvements.

Required City Approvals

- General Plan Amendment (GPA) 19-001: To redesignate the eastern 5.31 acres from General Commercial to Medium-Density Residential, to allow for development of single-family homes at densities of 7-14 units per acre.
- Zone Change (ZCH) 19-001: To rezone the eastern 5.31 acres from C-4, Highway Commercial to RD, Multi-Family Zone, and to approve a Specific Plan to establish custom development standards for the residential component and to provide a unified theme for the overall aesthetic character of the site.

- Tentative Tract Map (TTM) 82315: To reconfigure the existing parcels to create a subdivision of for-sale lots and common areas for the 61 proposed homes and three individual lots for the commercial component.
- Site Plan Review (SPR) 19-002: To approve the layout of the overall development plan.
- Conditional Use Permit (CUP) 19-002: To allow for development of drive-through facilities in the commercial side of the project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED BY THE PROPOSED PROJECT

The topics identified for further analysis in the EIR include the following:

- **Aesthetics:** The EIR will determine whether the project would degrade the visual character and quality of the site and surroundings, by analyzing proposed building heights, bulk, coverage, setbacks, and screening, specifically along the project's interface with existing homes to the north and east. The EIR will analyze whether the type and placement of proposed lighting could create substantial light or glare that could adversely affect day or nighttime views.
- **Air Quality:** The EIR will quantify the project's construction and operation emissions and compare the project's emissions to the South Coast Air Quality Management District's (SCAQMD) regional and localized thresholds of significance. Further, the EIR will determine whether the project would expose sensitive receptors, such as those located in residential neighborhoods to the north and east, to substantial pollution concentrations.
- **Greenhouse Gas Emissions:** The EIR will quantify the project's direct and indirect GHG emissions and will examine the project's energy footprint with respect to applicable state and local regulatory and planning programs aimed at GHG reduction.
- **Noise:** The EIR will evaluate short-term and long-term noise and vibration impacts from the construction and operation of the project and will determine if the City's noise standards could be exceeded.
- **Population and Housing:** The EIR will evaluate whether this unplanned population growth would conflict with adopted growth forecasts and if this growth would be substantial enough to result in impacts related to accommodation of the population increase in this area (i.e., demand on public services, or utility service systems).
- **Public Services:** The City currently has a ratio of 1.26 acres of open space per 1,000 residents, which is significantly below the generally accepted, national guideline of 2.5 to 4.0 acres of parkland per 1,000 residents and below the City's General Plan target of 2 acres per 1,000 residents. The EIR will evaluate whether the project could contribute to any adverse environmental effects due to worsening the existing deficiency of public parkland.
- **Transportation/Traffic:** The EIR will also determine if the new residential and commercial development would create hazards/disruptions at entrance and exit intersections. Specifically, the EIR will evaluate whether the turning movements at the residential site access point on Cypress Street would be safely accommodated without adverse impacts to traffic movements along Azusa Avenue, such as queuing effects.
- **Utilities/Service Systems:** If new, off-site infrastructure is required to address the increase in demand for these services, then the EIR will include analysis of the impacts associated with construction of this new infrastructure.

Other Required EIR Topics

In addition to the specific environmental issues noted above, the EIR will include sections to address the following topics, as required by the State CEQA Guidelines:

- Cumulative Impacts
- Growth Inducing Effects
- Significant Irreversible Environmental Changes
- Alternatives