

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 # 2019120104

Project Title: Cypress Villas Project**Lead Agency:** City of Covina**Contact Person:** Nancy Fong**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: 7.92

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

Section: 11 Twp.: 1S Range: 10W 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:

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

Governor's Office of Planning & Research

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:

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Development Type:☒ Residential: Units 61 Acres 4.99☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☒ Commercial: Sq.ft. 13000 Acres 2.93 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, TCR**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 2.93 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 13,000 square feet of floor area, arranged in three distinct building sites. Two sites would be designed to accommodate fast food/drive through businesses. 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. The residential component would consist of 61 single-family homes in two- and three-story structures, with floor plans ranging from 1,760 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.

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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☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☒ Regional WQCB # 4
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

☐ Other: _____
☐ Other: _____

Ending Date October 12, 2020

Phone: (560) 200-7168

Date: 8.24.2020

Revised 2010