



NOTICE OF COMPLETION AND AVAILABILITY

CITY OF COVINA COVINA VILLAGE PROJECT REVISED DRAFT ENVIRONMENTAL IMPACT REPORT SCH: 2019120104

- Date:** August 3, 2023
- Project Title:** Covina Village Project
- Project Location:** The City of Covina is in the East San Gabriel Valley region of Los Angeles County, approximately 20 miles northeast of downtown Los Angeles (See Figure 1, Regional Location Map). The Covina Village Project is located in the City of Covina on 7.99 acres of land, along the east side of Azusa Avenue, between Cypress Street and Covina Boulevard and west of N. Conwell Avenue. The Project Site is located at 1000 N. Azusa Avenue and 845 W. Cypress Street and consists of Los Angeles County Assessor Parcel Numbers 8421-001-016 and 8421-001-061 (See Figure 2, Project Location Map).
- Lead Agency:** City of Covina
- Contact Person:** Mercenia Lugo, Planning Manager
City of Covina Community Development Department
125 East College Street
Covina, California 91723
MLugo@covinaca.gov
- Public Review Period:** August 3, 2023 to September 18, 2023
- Public Hearing:** A public hearing to solicit public comments on the Revised Draft Environmental Impact Report (EIR) will be held before the Covina Planning Commission on a date to be determined. An additional notice will be sent to advise of the date, place, and time of the public hearing when the hearing date is determined.

Background and Project Description: On August 27, 2020, a Draft EIR was circulated for public review for a prior version of the project (“original project”) referred to as the “Cypress Villas Project.” This original project consisted of a mixture of retail shops and drive through/fast food service businesses on the western portion of the site along the Azusa Avenue frontage and development of 61 single-family detached homes on the eastern portion of the site. The retail component consisted of four buildings, totaling 13,000 square feet of floor area, arranged in three distinct building sites, with two designed to accommodate fast food/drive-through businesses, and two for general retail/commercial tenants. Subsequent to circulation of the Draft EIR and prior to its certification, the proposed development was redesigned and revised as the “Covina Village Project.” Similar to the original project, the revised project proposes a mixture of commercial and residential land uses on the 7.99-acre project site; however, the site plan, commercial uses, and residential unit types have been modified under the revised project. Specifically, under the Covina Village Project, the commercial uses would be developed on the western 2.8 acres

of the project site, consisting of a 3,596-square-foot self-service mechanical drive-through car wash (Quick Quack Car Wash), a 950-square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500-square-foot restaurant with drive-through. The proposed residential development would be located on the eastern 5.1 acres of the project site, consisting of 80 multi-family townhome units, 17 live/work units, common recreational areas and open space, and parking. Based on the new project information presented by the Covina Village Project as the revised development, the City of Covina is recirculating the Draft EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15088.5.

Document Availability: The Revised Draft EIR and related documents are available for review at:

- Covina Community Department – Planning Division at City Hall, 125 East College Street, Covina, California 91723
- Covina Public Library, 234 N. Second Avenue, Covina, California 91723
- <https://covina.ca.gov/pc/page/projects-under-review>

Where to Send Comments: Members of the public and interested agencies and individuals are invited to provide written comments on the Revised Draft EIR. All written comments submitted by mail must be provided to the City at the following address during the 45-day public review period. Written comments will be accepted by mail or by e-mail and must be submitted no later than 5 p.m. on September 18, 2023.

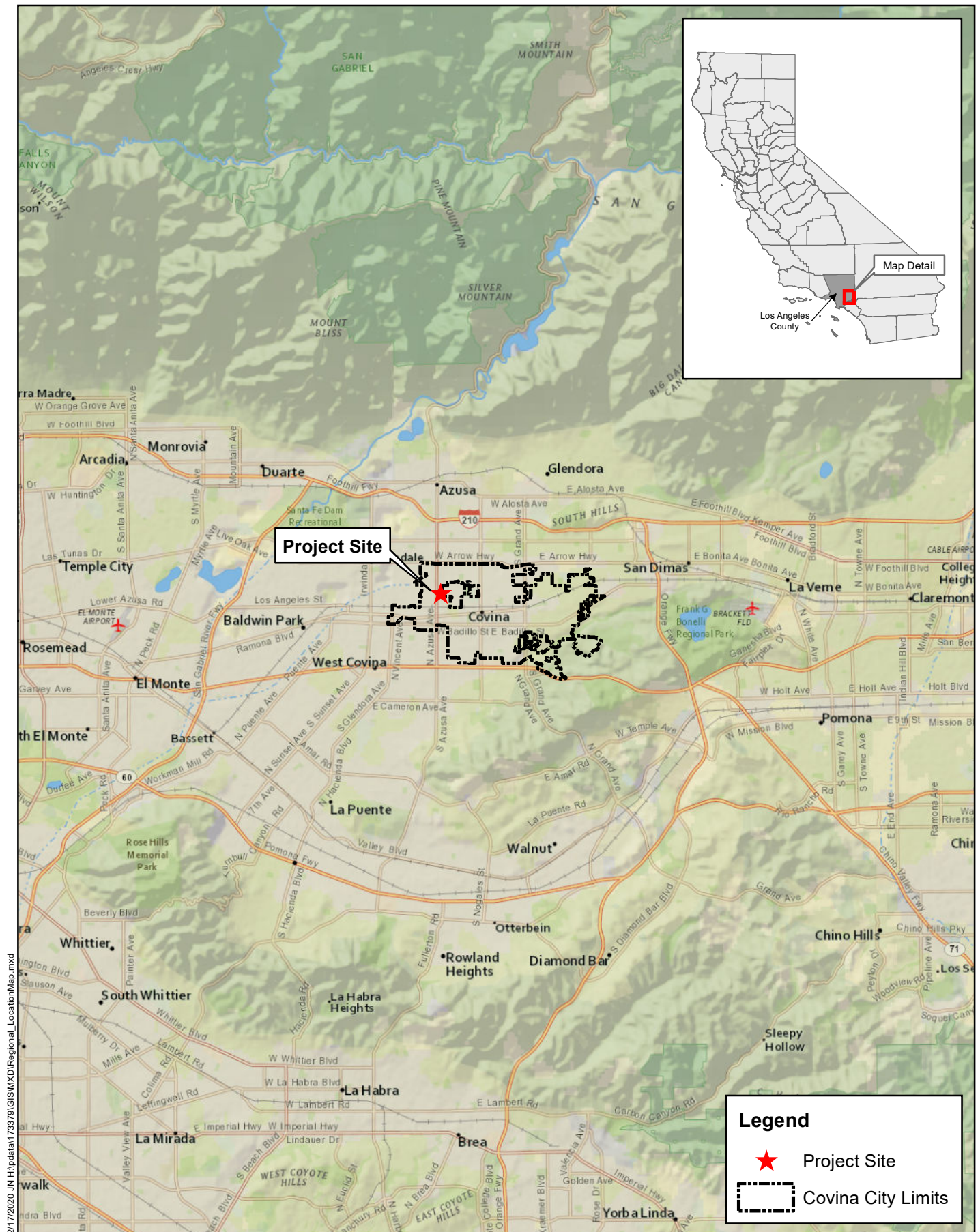
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Advisory to Reviewers/Commenters: Reviewers are hereby advised that the comments provided on the original Draft EIR (i.e., previous comments), while part of the administrative record, do not require a written response in the Final EIR, and that new comments must be submitted for the Revised Draft EIR. New comments may be submitted only on the Recirculated Draft EIR and not on the original Draft EIR. The lead agency (City of Covina) intends to only respond to those comments submitted in response to the recirculated Revised Draft EIR.

Significant Environmental Impacts: Implementation of the Covina Village Project would result in the potentially significant impacts related to the following environmental topics, which could be reduced to a less-than-significant level with the identified mitigation measures: construction noise, queuing, and tribal cultural resources. In addition, while impacts on stormwater drainage facilities would be less than significant, a mitigation measure is included in the Revised Draft EIR to ensure compliance with Low Impact Development regulations.

Hazardous Materials: There are no sites within the project limits that contain hazardous waste pursuant to California Government Code Section 65962.5.



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Source: ArcGIS Online

0 400 800

Feet

Project Location Map

Figure 2

