Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: (Public Agency): County of Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
(Address)

Project Title: The Cove at Clydebank

Project Applicant: RC Homes, Inc., 550 North Larchmont Blvd, Los Angeles, CA 90004

Project Location - Specific:
5034 North Clydebank, Covina, CA 91722 (APN 5410-028-900)

Project Location - City: Covina Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project proposes to demolish the existing elementary school on the 8.55-gross acre site to develop the site with 104 single-family residences (88 market rate and 16 low-income units). The Project would include common landscaped areas along each lot's frontage and along public street frontages as well as a small park and community gathering area with amenities. A total of approximately 241 parking spaces within garages and guest stalls would be provided onsite for the proposed residences. In addition, the Project would implement offsite improvements in the form of a new water main (approximately 700 linear feet) on Aspan Avenue that would connect to the existing water line in Clydebank Avenue and Tudor Avenue. On September 2, 2026, the Planning Commission approved a Vesting Tentative Tract Map (RPPL2025002201), a Conditional Use Permit (RPPL2025003569) , Oak Tree Permit (RPPL2025003567), Administrative Housing Permit (RPPL2025002203), and Site Plan from the County of Los Angeles Department of Regional Planning for the Project. The Notice of Exemption for the Project was filed on September 2, 2026, and Project approval was appealed to the Board of Supervisors on September 13, 2026. On October 27, 2026, the Board of Supervisors denied the appeal and upheld the Project's prior approval.

Name of Public Agency Approving Project: County of Los Angeles Department of Regional Planning

Name of Person or Agency Carrying Out Project: Michelle Lynch

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Public Resources Code Sec. 21083.3 & CEQA Guidelines Sec.15183

Reasons why project is exempt:

The Project is exempt because it is (1) consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified; (2) there are no Project specific effects which are peculiar to the Project or its site, and which the ESGVAP EIR failed to analyze as significant effects; (3) there are no potentially significant off-site and/or cumulative impacts which the ESGVAP EIR failed to evaluate; (4) there is no substantial new information which results in more severe impacts than anticipated by the ESGVAP EIR; and (5) the project will undertake feasible mitigation measures specified in the ESGVAP EIR. Additionally, the document prepared and attached in the City staff report demonstrates that the proposed Project and its circumstances would not result in any exceptions identified in CEQA Guidelines Section 15300.2.

Lead Agency Contact Person: Michelle Lynch Area Code/Telephone/Extension: (213)974-6433

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes ~~No~~

Signature: _____ Date: 10-27-26 Title: Supervising Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

ON October 28 2026

UNTIL November 30 2026

REGISTRAR – RECORDER/COUNTY CLERK

2026 227997

FILED
Oct 28 2026

Dean C. Logan, Registrar–Recorder/County Clerk

Electronically signed by LORENA VALDEZ

Revised 2011

State of California—Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:
19 — 10/28/2026 — 202610281220005

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING		10/28/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
LOS ANGELES	2026227997

PROJECT TITLE

THE COVE AT CLYDEBANK

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
MICHELLE LYNCH		(213)974-6433

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
320 WEST TEMPLE STREET 13TH FLOOR	LOS ANGELES	CA	90012

PROJECT APPLICANT *(Check appropriate box):*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$ 0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$ 0.00
☑ Exempt from fee		
☑ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$ 0.00
☑ County documentary handling fee		$ 25.00
☐ Other		$ 0.00

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 25.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X L. Valdez	LORENA VALDEZ, INTERMEDIATE CLERK

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01/01/2025)