

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: 1501 Del Norte Street Residential Project

Lead Agency: City of West Covina

Contact Person: Jeff Anderson

Mailing Address: 1444 West Garvey Avenue

Phone: (626) 939-8422

City: West Covina

Zip: 91790

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community:

Baldwin Park to the West, Irwindale to the north, and Covina to the northeast

Cross Streets: North Nora Avenue and North Sunset Avenue

Zip Code: 91790

Longitude/Latitude (degrees, minutes and seconds): 34. ° 077 ' 193 " N/ -117. ° 937 ' 819 " W Total Acres: 13.56

Assessor's Parcel No.: 8458-020-901

Section: N/A

Twp.: N/A

Range: 10

Base: N/A

Within 2 Miles: State Hwy #: SR-10

Waterways: Big Dalton Wash

Airports: N/A

Railways: N/A

Schools: See NOC Attachment

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplemental/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 Zone Change, Precise Plan, Tentative Tract Map, and Tree Removal Permit

Development Type:

☒ Residential: Units 282 homes Acres 13.19 acres + 0.37 acres extension

☐ Office: Sq.ft. Acres Employees

☐ Transportation: Type

☐ Commercial: Sq.ft. Acres Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft. Acres Employees

☐ Power: Type MW

☐ Educational: Acres Employees

☐ Waste Treatment: Type MGD

☐ Recreational: Acres Employees

☐ Hazardous Waste: Type

☐ Water Facilities: Type MGD

☐ Other:

Project Issues Discussed in Document

☒ Aesthetics

☒ Energy

☒ Mandatory Findings of Significance

☒ Sewer Capacity

☒ Agriculture and Forestry Resources

☐ Fiscal Impacts

☒ Mineral Resources

☒ Solid Waste

☒ Air Quality

☒ Flood Plain/Flooding

☒ Noise

☒ Transportation

☒ Biological Resources

☒ Geology/Soils

☒ Population/Housing

☒ Tribal Cultural Resources

☐ Coastal Zone

☒ Greenhouse Gas Emissions

☒ Public Services

☒ Utilities/Service Systems

☒ Cultural Resources

☒ Growth Inducement

☒ Recreation

☒ Vegetation

☒ Cumulative Effects

☒ Hazards & Hazardous Materials

☒ Schools/Universities

☒ Wetland/Riparian

☒ Drainage/Absorption

☒ Hydrology/Water Quality

☒ Septic System

☒ Wildfire

☐ Economics/Jobs

☒ Land Use/Planning

☐ Other

Present Land Use/Zoning/General Plan Designation:

General Plan land use designation of Civic: Schools, which accommodates civic functions such as government offices, libraries, schools, community center, and places of religious worship. Zoned Single Family Residential (R-1).

Project Description:

Note: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g. Notice of Preparation or previous draft document), please fill in.

The project site is located at 1501 Del Norte Street in the City of West Covina, California. The project site encompasses approximately 13.56 acres and has an Assessor Parcel Number (APN) of 8458-020-901. The project site is bordered by Del Norte Park to the north and northeast; North Sunset Avenue, one residential building, and one commercial building to the east; West Del Norte Street and residential properties to the south; and North Nora Avenue to the west. The areas beyond these immediately bordering uses can be generally characterized as consisting of residential neighborhoods of mostly one-story single-family homes.

The proposed project includes a General Plan Amendment, a Specific Plan, a Zone Change, a Precise Plan, a Tentative Tract Map and a Tree Removal Permit. The proposed project would include the demolition of the existing buildings and structures on the project site (requiring a demolition permit); followed by construction of 34 single-family detached homes and 248 attached townhomes and stacked flats, for a total of 282 homes. The project site is 13.56 acres, of which 13.19 acres would be developed for residential uses and open space, and 0.37 acres would be used as an extension and dedication of West Del Norte Street to provided a connection to North Sunset Avenue.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

☒ Air Resources Board (ARB)	☐ Natural Reserve System, University of California (UCNRS)
☐ Attorney General	☐ Natural Resources Agency, California
☐ Baldwin Hills Conservancy (BHC)	☒ Parks and Recreation, Department of
☐ Bay Conservation and Development Commission, San Francisco (BCDC)	☐ Pesticide Regulation, Department of (DPR)
☐ Boating and Waterways, Department of	☒ Public Utilities Commission, California (CPUC)
☒ Caltrans <u>District #7</u>	☒ Regional Water Quality Control Board <u>Region #4</u>
☐ Cannabis Control, Department of (DCC)	☐ Resources Recycling and Recovery, Department of (CalRecycle)
☐ Central Valley Flood Protection Board	☐ San Diego River Conservancy (SDRC)
☐ Coachella Valley Mountains Conservancy (CVMC)	☐ San Gabriel, Rivers and Mountains Conservancy (RMC)
☐ Coastal Commission (CCC)	☐ San Joaquin River Conservancy (SJRC)
☐ Coastal Conservancy, California State (SCC)	☐ Santa Monica Bay Restoration
☐ Colorado River Board	☐ Santa Monica Mountains Conservancy (SMMC)
☐ Conservation, Department of (DOC)	☐ Sierra Nevada Conservancy
☐ Corrections and Rehabilitation, Department of (CDCR)	☐ State Lands Commission, California (SLC)
☐ Delta Protection Commission	☐
☐ Delta Stewardship Council	☐ State Water Resources Control Board
☐	☐ Statewide Health Planning and Development, California Office of (OSHDP)
☐ Education, California Department of	☐ Strategic Growth Council, California (SGC)
☐ Emergency Services, Office of (OES)	☐ Division of Drinking Water / Financial
☒ Energy Commission	☒ SWRCB <u>Assistance / Water Quality / Water Rights</u>
☐ Fish and Game Commission (CDFGC)	☐ Tahoe Conservancy
☒ Fish and Wildlife <u>Region #5</u>	☐ Tahoe Regional Planning (TRPA)
☐ Food and Agriculture, Department of (CDFA)	☒ Toxic Substances Control, Department of (DTSC)
☒ Forestry and Fire Protection, Department of (CAL FIRE)	☐ Transportation Commission, California (CATC)
☐ General Services, Department of (DGS)	☒ Water Resources, Department of (DWR)
☐ Highway Patrol, California (CHP)	☐
☒ Historic Preservation, Office of	☐ Other _____
☐ Housing and Community Development, California	☐
☒ Department of (HCD)	☐ Other _____
☒ Native American Heritage Commission (NAHC)	☐ Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date October 28, 2025 Ending Date December 1, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants Inc.</u>	Applicant: <u>MLC Holdings, Inc.</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>5 Peters Canyon Road</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>Irvine, California 92606</u>
Contact: <u>Lisa Gordon</u>	Phone: <u>949-299-3833</u>
Phone: <u>805-644-4455</u>	

Signature of Lead Agency Representative: Jeff Anderson Date: 10/28/25

1501 Del Norte Street Residential Project Notice of Completion Attachment

Schools within 2 miles

- Merwin Elementary School
- East San Gabriel Valley School
- Las Palmas Middle School
- Northview High School
- Geddes Elementary School
- Manzanita Elementary School
- Baldwin Park High School
- Central Elementary School
- Vineland Elementary School
- Jubilee Christian School
- Monte Vista Elementary School
- Everwood High School
- Orangewood Elementary School
- Walnut Grove Intermediate School
- Merlinda Elementary School
- Cameron Elementary School