



**CITY OF COVINA  
NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

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**NOTICE IS HEREBY GIVEN** that the City of Covina is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of State of California Environmental Quality Act (CEQA) guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **INITIAL STUDY** which supports the proposed findings are on file at the City of Covina. This notice, the Mitigated Negative Declaration, and the Initial Study for the project were previously released for public review in May 2015 and are being recirculated in light of several changes that were made to the project design.

**PROJECT TITLE:** One Charter Oak Residential Development Project

**PROJECT APPLICANT:** One Charter Oak, LLC

**PROJECT LOCATION:** The Proposed Project is located at 800 N. Banna Avenue, on the southeast corner of Banna Avenue and Cypress Street. The project site is bounded by Cypress Street to the north, Colver Place to the south, Kidder Avenue to the east, and Banna Avenue to the west. Regional access to the project site is provided via Interstate 10 (I-10) to the south and State Route 57 (SR-57) to the east.

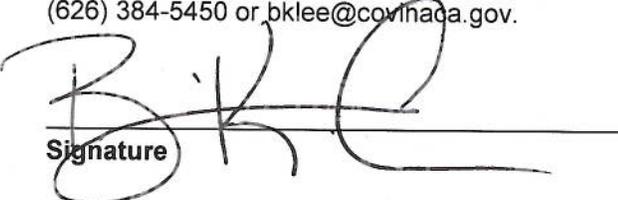
**PROJECT DESCRIPTION:** The project site was originally developed as an elementary school. The school has been closed for approximately 15 years. The Proposed Project would demolish the existing structures located on the project site and construct 63 single-family detached homes on approximately 8.15 acres of land.

**CEQA DETERMINATION:** In accordance with the California Environmental Quality Act (CEQA), the City of Covina has completed an Initial Study to determine whether the project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the City, concludes that the project will not have a significant effect on the environment. The City has therefore prepared a Draft Mitigated Negative Declaration, to be considered and certified by the Planning Commission. The project site is listed in the HAZNET database for generating state-regulated wastes including "asbestos-containing wastes" that was manifested for off-site disposal in 2008. Based on the regulatory status and lack of listings in other databases indicating violations and/or a release, the project site is not considered to be an environmental concern.

**PUBLIC REVIEW:** The public review and comment period for the Initial Study/Mitigated Negative Declaration is from October 30, 2015, to November 30, 2015.

The Mitigated Negative Declaration and Initial Study will be available for public review at the following locations: City of Covina Planning Division – 125 E. College Street, Covina, CA 91723 and <http://www.covinaca.gov/>.

**PUBLIC COMMENTS:** All comments should be addressed to *Brian K. Lee, Director of Community Development, City of Covina Planning Division, 125 E. College Street, Covina, CA 91723*. If you have any questions or would like any additional information, please contact Brian K. Lee of the City of Covina at (626) 384-5450 or [bkleee@covinaca.gov](mailto:bkleee@covinaca.gov).

  
Signature

10.29.15  
Date