



## 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.

**DATE OF NOTICE:** June 9, 2022

**PROJECT TITLE:** City of Covina's Mixed-Use Overlay District

**PROJECT APPLICANT:** City of Covina

**PROJECT LOCATION:** Regionally, the Project is located in the City of Covina (City) within the San Gabriel Valley of Los Angeles County (County). The surrounding jurisdictions include Duarte, Azusa, and Glendora to the north, San Dimas to the east, West Covina to the south, and Irwindale and Baldwin Park to west and pockets of Los Angeles County Unincorporated Areas adjacent and within city limits. Locally, the Project is located in 141 parcels within 13 Project Areas (Areas A, B, C, D, E, F, G, H, I, J, K, L, and M) consisting of approximately 74.83 acres located throughout the City. The 141 parcels within the 13 Project Areas, in their entirety, are referred to as the Project Sites. Regional access to the Project Sites is via Interstate 210 (I-210) to the north, Interstate 10 (I-10) to the south, and South Azusa Avenue/California State Route 39 to the east of Project Areas L, K, and M and to the west for the remainder of the Project Areas. Local access to the Project Areas is from various roadways throughout the City.

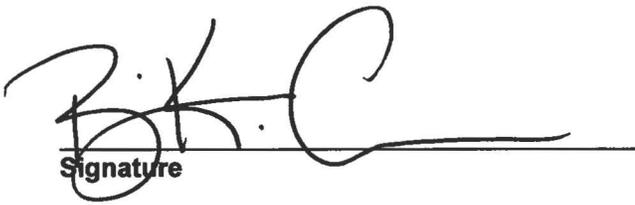
**PROJECT DESCRIPTION:** The Project consists of adding a new chapter of mixed-use overlay regulations to the City's Zoning Ordinance and amending the City's Official Zoning Map through the addition of a MUOD to various sites located in 141 parcels within 13 Project Areas throughout the City, excluding the Covina TCSP. However, the proposed zone change does not take away the underlying commercial and industrial zones and would assume there is no net increase or additional commercial and industrial development. No specific development project is proposed in connection with the MUOD at this time.

The total acreage of parcels where the MUOD would be applied is approximately 74.83 acres with parcels less than 1 acre (0.99) in size would allow a density range of 14 to 22 units per acre and parcels of more than 1 acre in size would allow a density range of 22 to 40 units per acre. City staff assumed that 60 percent of the total development for mixed-use development and redevelopment is for residential uses and the remaining 40 percent is for either commercial or industrial uses. The assumption is that 60 percent of the total approximate 74.83 acres will be for residential uses at an average density of 30 dwelling units per acre, resulting in the potential for 1,360 additional dwelling units.

**CEQA DETERMINATION:** In accordance with 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 Mitigated Negative Declaration, to be considered by the Planning Commission and City Council. Pursuant to Section 15072 of the State CEQA Guidelines, the Project Site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

**PUBLIC REVIEW:** The public review and comment period for the Initial Study/Mitigated Negative Declaration is from Thursday, June 9, 2022 to Friday, July 8, 2022 (comment letters must be received by 5:00 pm on July 8, 2022). The Mitigated Negative Declaration and Initial Study will be available for public review at the City of Covina Planning Division – 125 E. College Street, Covina, California 91723 and at [www.covinaca.gov/pc/page/mixed-use-overlay-district](http://www.covinaca.gov/pc/page/mixed-use-overlay-district)

**PUBLIC COMMENTS:** All comments must be addressed to *Nancy Fong, City of Covina, Community Development Department, 125 E. College Street, Covina, California 91723* or sent via email to [NFong@covinaca.gov](mailto:NFong@covinaca.gov). If you have any questions or would like any additional information, please contact Nancy Fong of the City of Covina at (626) 384-5450 or [NFong@covinaca.gov](mailto:NFong@covinaca.gov).

A handwritten signature in black ink, appearing to be 'P.K.C.', written over a horizontal line. The signature is stylized and cursive.

Signature

6.2.22  
Date