



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

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: February 15, 2024

PROJECT TITLE: 1270 Garvey Street Digital Billboard Project

PROJECT APPLICANT: Bulletin Displays

PROJECT LOCATION: The proposed project site is located at 1270 East Garvey Street, Covina, California 91724, and is within the City of Covina (City), in Los Angeles County. The project site consists of Assessor Parcel Number 8447-031-052, which is bound by East Garvey Street to the north and east, East Holt Avenue to the south, and the Interstate 10 (I-10) to the west. The project site is fully developed with a two-story office building and associated improvements including a paved parking lot and landscaping. The project site is located within the Village Oaks Office Park, which is a Planned Community Development (PCD) in the southeastern corner of the City.

PROJECT DESCRIPTION: The 1270 Garvey Street Digital Billboard Project (Project or proposed Project) consists of the construction and operation of a two-sided, V-shaped billboard at the western corner of the property located at 1270 East Garvey Street in the City. The new billboard would consist of two digital sign faces that would be oriented toward the adjacent I-10 freeway. One side of the billboard would face west while the other would face east, and each billboard face would be 14 feet in height and 48 feet in width. The billboard faces would be supported by a standalone pole structure, and the height of the billboard structure would be 83 feet. The billboard would primarily display off-site advertising; however, the City would require a certain percentage of content to consist of City advertising (e.g., announcements for civic events). The billboard faces would be illuminated by clusters of light-emitting diodes (LEDs). Once installed, the billboard would generally be illuminated and in operation 24 hours per day, 7 days per week. The Project would require the removal of 1 to 2 existing eucalyptus trees along the southern portion of the Project site. The Project would not include any changes to the on-site office building or the on-site parking lot. The digital billboard would be designed and constructed in accordance with an Outdoor Advertising Display Permit from the California Department of Transportation (Caltrans). Development of the Project would also require the following discretionary permits and approvals from the City: a PCD amendment to allow for an off-site sign in the Village Oaks Office Park, Zoning Code Amendments, a Conditional Use Permit, a Precise/Site Plan Review, and a Development Agreement between the City and Project applicant.

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 February 15, 2024, to March 18, 2024 (comment letters must be received by 5:00 pm on March 18, 2024). 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 <https://covinaca.gov/city-departments/community-development/public-notice/>.

PUBLIC COMMENTS: All comments must be addressed to *Brian K. Lee, Director of Community Development, City of Covina Planning Division, 125 E. College Street, Covina, California 91723* or sent via

email to blee@covinaca.gov. 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 blee@covinaca.gov.

PUBLIC HEARING: The project will require Public Hearings before the City of Covina Planning Commission and City Council. An additional notice will be sent to advise of the date, place, and time of each public hearing, when the hearing date is determined. Hearing dates will be posted on the City's webpage at <http://www.covinaca.gov>



Signature

2/7/2024
Date