

**Notice of Exemption**

**Appendix E**

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

From: (Public Agency): City of Covina  
125 E. College Street  
Covina, California 91723

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

(Address)

Project Title: Evolve Commerce Center Development

Project Applicant: ELCC LLC. 13925 City Center Dr Ste 200, Chino Hills, CA 91709

Project Location - Specific:

**745 - 837 N. Dodsworth Avenue, Covina. APNs: 8428-021-007, -008, & -009.**

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

**Description of Nature, Purpose and Beneficiaries of Project:**

The 3.53-acre project site is currently occupied by seven industrial buildings totaling ±44,414 square feet and an outdoor storage yard for RVs, boats, trucks, and trailers. The project will demolish the existing buildings and construct a new ±90,027 square-foot industrial warehouse. Of this total floor area, ±84,027 square feet would be warehouse and ±6,000 square feet would be office. The site is zoned as M-1 (Light Manufacturing) and has a General Plan designation of GI (General Industrial). The site's landscaping would total ±9,554 square feet. Existing access to the project site would be replaced with two new driveway connections. Parking would be distributed throughout the project site and would consist of 60 parking spaces: 45 standard stalls, 3 accessible parking stalls, 9 EV stalls, and 3 clean air vehicle parking stalls. 10 truck loading dock doors for loading and unloading would also be provided.

Name of Public Agency Approving Project: City of Covina

Name of Person or Agency Carrying Out Project: ELCC LLC

**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: In-Fill Development Projects. Section No. 15332.
- Statutory Exemptions. State code number: \_\_\_\_\_


**Reasons why project is exempt:**

The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. The proposed undertaking would occur within the City limits on a project site of not more than five acres that is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Lead Agency  
Contact Person: Brian K. Lee Area Code/Telephone/Extension: (626) 384-5400

**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: 05/30/2024 Title: Manager

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: \_\_\_\_\_