



## 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 the 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.

**PROJECT TITLE:** Hassen Development Project (Site A)

**PROJECT APPLICANT:** Hassen Development Corporation/Bentley Real Estate, LLC

**PROJECT LOCATION:** The approximately 5.3-acre project site is comprised of three parcels, located within the City of Covina (City), Los Angeles County (County), California: The project site encompasses three Assessor Parcel Numbers: APN 8431-015-042, APN 8431-014-015, and APN 8431-014-008 and two addresses, specifically, the project site is located at 137 West San Bernardino Road and 141 West Geneva Place, Covina.

**PROJECT DESCRIPTION:** The proposed project would redevelop 5.3 acres of existing vacant automotive industrial/dealership uses by demolishing, grading, and excavating the project site, as well as a portion of the local street, Geneva Place, that separates the project parcels under existing conditions. A mixed-use building and townhome development would be constructed on the site. The proposed development would consist of 161 townhomes; 13,500 gross square feet of retail space; 3,800 gross square feet of restaurant space; 46,679 gross square feet of outdoor area, and a multi-level parking garage. The mixed-use building would be a maximum of 50 feet (four above-grade stories) in height. The multi-level parking structure would provide 409 spaces and would include one subterranean level for residential use, which would extend to a depth of 15 feet below grade, and one street level for use by retail/restaurant patrons. The remainder of the project site would be developed with the remaining 126 townhomes, dispersed throughout eight structures.

**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 Draft 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 on several of the lists enumerated under Section 65962.5 of the Government Code. However, the IS/MND includes mitigation measures that would reduce potential hazards as a result of these sites to a less-than-significant level.

**PUBLIC REVIEW:** The public review and comment period for the Initial Study/Mitigated Negative Declaration is from Tuesday, November 19, 2019, to Thursday, December 18, 2019 (comment letters must be received by 5:00 pm on Thursday, December 18, 2019).

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 [blee@covinaca.gov](mailto:blee@covinaca.gov).

Signature \_\_\_\_\_

11.7.19  
Date