



California Environmental Quality Act
NOTICE OF PREPARATION AND SCOPING MEETING

Date: January 23, 2020
To: Responsible Agencies, Trustee Agencies, and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the Covina Bowl Specific Plan Project

Notice of Preparation: The City of Covina (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the proposed Covina Bowl Specific Plan (Project) described below. We are interested in your agency's views as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities related to the proposed Project.

The proposed Project, its location, and its potential environmental effects are described below. The City welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines; your response must be sent **no later than 30 days after your receipt of this notice**. If no response or request for additional time is received by the end of the review period, the City may presume that you have no response. The 30-day public comment period is ends **February 24, 2020, before 5 pm**. The City, as the Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All environmental-related comments on the NOP should be submitted in writing by 5 p.m. on **February 24, 2020** to:

Mercy Lugo, Associate Planner
Community Development Department
125 East College Street
Covina, CA 91723
Email: mlugo@covinaca.gov

Copies of the Notice of Preparation and Initial Study are available for review at the following locations:

City of Covina, Planning Division
125 E College Street
Covina, CA 91723

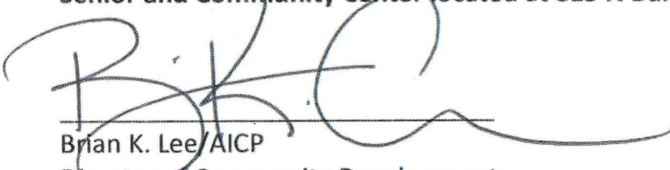
City of Covina Public Library
234 N 2nd Ave
Covina, CA 91723

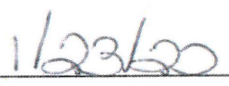
City of Covina Senior Center
815 N Barranca Ave
Covina, CA 91723

The document can also be accessed on the City's website at: <https://covinaca.gov/pc>

Notice of Scoping Meeting: Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties as to the appropriate scope and content of the DEIR.

The scoping meeting will be held on **Monday, February 3, 2020 from 6 p.m. until 8 p.m.**, at the **City of Covina Senior and Community Center** located at **815 N Barranca Ave, Covina, CA 91723**.


Brian K. Lee/AICP
Director of Community Development
626.384.5458
blee@covinaca.gov


January 23, 2020

Project Title: Covina Bowl Specific Plan

Project Location: The Project is located in the City of Covina in the San Gabriel Valley region of Los Angeles County, approximately 22 miles east of downtown Los Angeles, 35 miles west of downtown San Bernardino, and 10 miles northeast of Orange County.

The Project site is generally bounded by N Rimsdale Avenue to the east, W San Bernardino Road to the north, and W Badillo Street to the south and encompasses a total of five parcels located at 1118 W San Bernardino Road (APN 8434-017-007), 1060 W San Bernardino Road (APN 8434-018-020), 1103 W Badillo Street (APN 8434-017-008), 1085 W Badillo Street (APN 8434-018-021), and 1111 W Badillo Street (APN 8434-017-009). The site is developed and consists of various structures and site improvements associated with the existing commercial and residential uses.

Project Description:

Specific Plan:

The Project consists of implementation of a new Specific Plan on approximately 7.5-acres within the City of Covina. The Specific Plan would establish a land use plan, development standards and guidelines for redevelopment site in accordance with the vision, goals, and policies of the Covina General Plan.

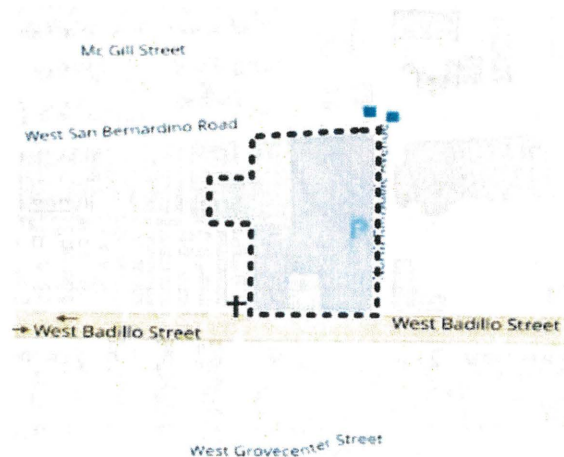
The Covina Bowl Specific Plan would divide the project site into four planning areas, as described below:

Planning Area 1: Planning Area 1 is 0.96 acres and is designed for a variety of uses, which include but are not limited to administrative offices, retail, coffee/bakery and other uses commonly found in neighborhood commercial zones. Vehicular ingress and egress to Planning Area 1 would be from driveways along N Rimsdale Avenue. Planning Area 1 would have a maximum FAR of 1.5, similar to the existing General Commercial land use designation. Planning Area 1 includes the adaptive office reuse of the Covina Bowl building, which would provide approximately 12,000 square feet of commercial space, as well as parking and landscaping improvements.

Planning Area 2: Planning Area 2 is 4.54 acres and is designated for the development of multi-family residential uses at a maximum density of 30 dwelling units per acre. The existing vacant commercial buildings onsite would be demolished to provide for the proposed residential uses, as described below. Vehicular ingress and egress to Planning Area 2 would be from driveways on W San Bernardino Road, N Rimsdale Avenue, and W Badillo Street.

Planning Area 3: Planning Area 3 comprises 0.35 acres designated for development of a range of office, commercial, and retail uses. The existing commercial uses within Planning Area 3 would remain in place and no changes to buildings and land uses would occur.

Planning Area 4: Planning Area 4 comprises 1.71 acres designated for the development of a range of residential, retail, and commercial uses. Potential uses include but are not limited to food/restaurants/eating establishments, and multi-family residential. The proposed Specific Plan would allow for a maximum density of 30 dwelling units per acre. The existing residential apartments, restaurant, and associated site improvements would remain, and no changes would occur.



Mixed-Use Development:

The Project also includes a proposal to develop a mixed-use community which includes the adaptive reuse of the Covina Bowl building to provide 12,000 square feet of commercial uses within Planning Area 1 of the Specific Plan, and development of 132 for-sale residential units within Planning Area 2. The proposed residential units would consist of 1-3-bedroom, 1.5 - 3.5-bath attached condominiums. The Covina Bowl building would be redeveloped to provide 12,000 square feet of commercial space for administrative offices, retail, coffee/bakery, and other uses commonly found in neighborhood commercial zones. The Project also proposes modifications to the N Rimsdale Avenue right-of-way to create angled parking along the Project frontage.

The original Covina Bowl building is proposed for listing on the National Register of Historic Places.

The residential buildings would be built on the parking lots of the Covina Bowl. Recreation amenities for residents in the residential area would include open space courtyards, a playground, a fitness park area with exercise equipment, an outdoor dining BBQ area, and an outdoor lawn bowling amenity featuring a seating area inspired by the historical architecture of the former Covina Bowl.

The Project would connect to the existing utility infrastructure in the N Rimsdale Avenue and W Badillo Street right-of-way. In addition, new landscaping would be installed throughout the Project site that would include ornamental trees, shrubs, and ground covers. New exterior lighting onsite would be provided to accent the landscaping, project signage, light walkways, parking areas, and to provide for security.

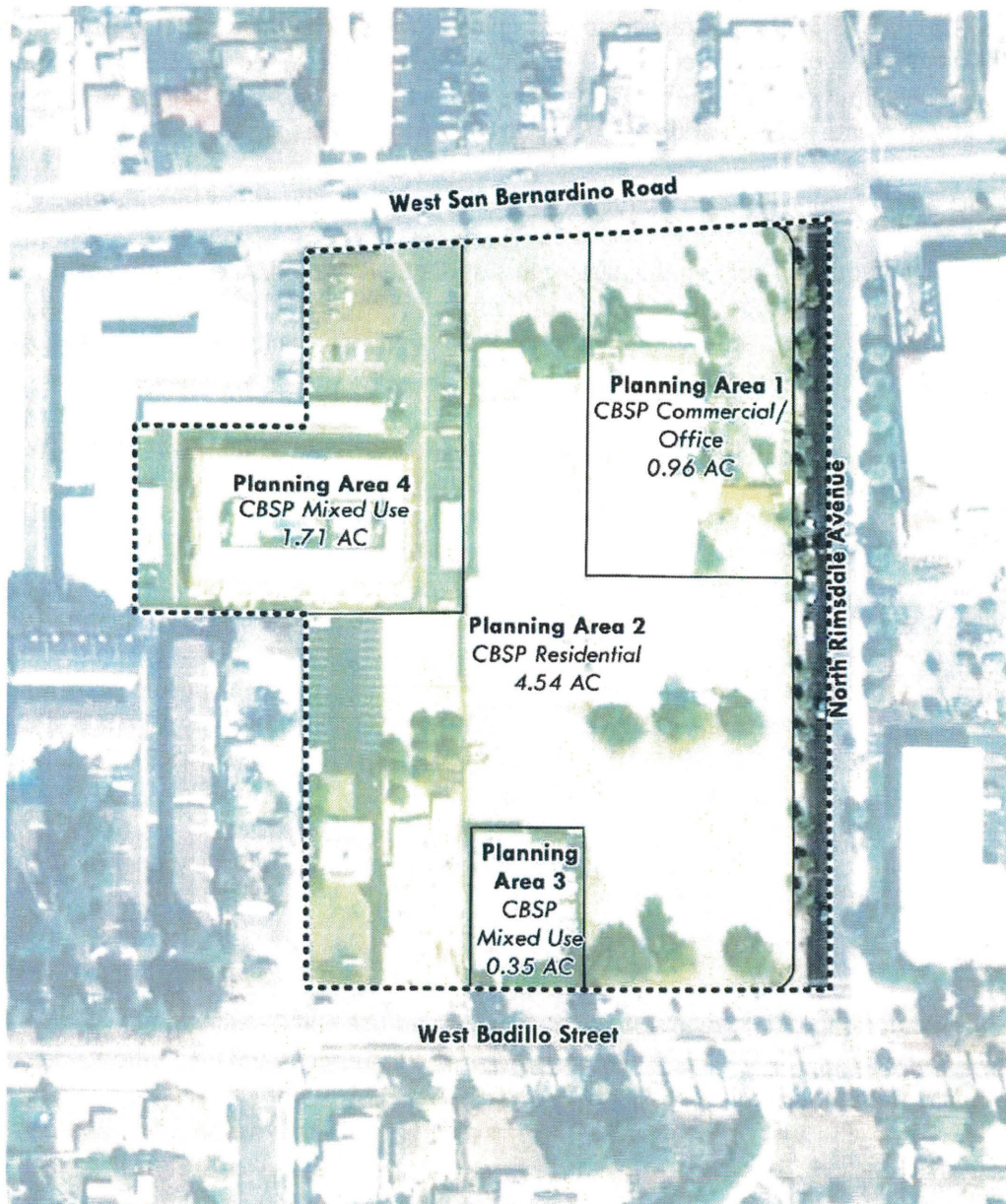
The Project requires a General Plan Amendment to change the land use designation of the Project site from General Commercial and High Density Residential to Specific Plan (SP), a zone change to modify the zoning from Regional or Community Shopping Center (C-3A) and Multiple Family (RD-1500) to Specific Plan (SP), and a Vesting Tentative Tract Map to consolidate three separate parcels (APNs 8434-017-009, 8434-017-008, 8434-018-020) to one single parcel. GENERAL PLAN AMENDMENT (GPA) 19-004; ZONE CHANGE (ZCH) 19-004; SITE PLAN REVIEW (SPR) 19-023; TENTATIVE TRACT MAP (TTM) 19-001

Environmental Issues: Based on the proposal, the City anticipates that the following environmental topic areas will be addressed in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Noise
- Population and Housing
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use and Planning
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Project Alternatives

Environmental Factors Not Potentially Affected: It is anticipated that no significant impacts associated with Agriculture and Forest Resources, Biological Resources, Mineral Resources, and Wildfire would occur as a result of the Project, and therefore these factors will not need to be addressed in the DEIR.

Project Planning Areas



- Planning Area Boundary
- ⋯ Specific Plan Area Boundary

