

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020010334

Project Title: Covina Bowl Specific Plan Project

Lead Agency: City of Covina

Contact Person: Mercy Lugo

Mailing Address: 125 East College Street

Phone: _____

City: Covina

Zip: 91723

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Covina

Cross Streets: North Rimsdale Avenue to the east, West San Bernardino Road to the north, W Badillo Street to south

Zip Code: 91723

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 14.34 " N / 117 ° 54 ' 43.42 " W Total Acres: 7.5

Assessor's Parcel No.: 8434-017-007, 8434-018-020, 8434-017-008, 8434-018-021, 8434-017-009

Section: _____

Twp.: 1S

Range: 10W

Base: San Bernardino

Within 2 Miles: State Hwy #: I-10, SR-39

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA:

- ☐ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

- ☒ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA:

- ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other:

- ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

- ☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan

- ☒ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☒ Site Plan

- ☒ Rezone
☐ Prezone
☐ Use Permit
☒ Land Division (Subdivision, etc.)

- ☐ Annexation
☒ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:☒ Residential: Units 132 Acres 4.54☐ Office: Sq.ft. _____ Acres _____

Employees _____

☒ Commercial: Sq.ft. 12,000 Acres 0.96

Employees _____

☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**

- ☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs

- ☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☒ Public Services/Facilities

- ☒ Recreation/Parks
☒ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

- ☐ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan: General Commercial/High Density Residential; Zoning: Regional or Community Shopping Center (C-3A), Multiple Family (RD-1500), and Administrative and Professional Office (C-P)

Project Description: (please use a separate page if necessary)

See attached page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 17, 2020

Ending Date February 1, 2021

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions

Applicant: Trumark Homes

Address: 2 Park Plaza Suite 1120

Address: 450 Newport Center Drive #300

City/State/Zip: Irvine, CA 92614

City/State/Zip: Newport Beach, CA 92660

Contact: Konnie Dobrev

Phone: (949) 999-9820

Phone: (949) 794-1180

Signature of Lead Agency Representative: 

Date: 12.17.2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: The proposed Specific Plan would divide the Project site into four Planning Areas and would permit a mixed-use development that includes adaptive reuse of the Covina Bowl building to provide 12,000 square feet commercial/office uses within Planning Area 1, and development of 132 for sale multi-family residential units within 16 three-story buildings in Planning Area 2. The Specific Plan would also allow for future mixed-use development within Planning Areas 3 & 4.

Planning Area 1. The Covina Bowl building would be adaptively reused to provide approximately 12,000 square feet of commercial/office space that would be utilized for administrative offices, retail, coffee shop/bakery, and other uses commonly found in neighborhood commercial zones. Adaptive reuse of the Covina Bowl building would include demolition of the rear (west) mass that previously contained the bowling lanes, removal of the south addition, portions of the northern part, and restoration of the remaining building.

Planning Area 2. The proposed development within Planning Area 2 consists of 132 for sale multi-family residential units that would be located within 16 three-story buildings. The proposed residential units would include one through four-bedroom units. In addition, the proposed development would provide approximately 5,026 square feet of common open space and recreational area.

Vehicular access to Planning Areas 1 and 2 would be provided by five driveways, including one driveway on W. San Bernardino Road, three driveways on N. Rimsdale Avenue, and one driveway on W. Badillo Street. The Project also includes pedestrian paths to provide for non-vehicular onsite circulation for connection to existing sidewalks and bike lanes adjacent to the proposed Project. The Project would provide new ornamental landscaping that would be drought-tolerant, non-invasive, and compliant with the City of Covina's landscaping requirements. The proposed Project would install new exterior lighting onsite for security, accent landscaping, and to light signage, walkways, and parking areas in compliance with the City's Municipal Code.

Planning Area 3. There is no specific development proposed for Planning Area 3. However, the Specific Plan includes buildout of the 0.35-acre area by removing the existing office space and development of either 4,175 square-feet of retail space or 11 multi-family residential units that would be accessed from Badillo Street.

Planning Area 4. There is no specific development proposed for Planning Area 4. However, the Specific Plan includes buildout of the 1.71-acre area by removing the existing 31 apartment units, restaurant, and associated site improvements and development of either 37,244 square feet of retail space or 52 multi-family residential units. Vehicular access to Planning Area 4 would be from a driveway on W. San Bernardino Road.