

# **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 #**

**Project Title:** City of Covina's Mixed-Use Overlay District Project

Lead Agency: City of Covina

Contact Person: Brian Lee

Mailing Address: 125 E. College Street

Phone: (626) 384-5450

City: Covina

Zip: 91723

County: Los Angeles

**Project Location:** County: Los Angeles

City/Nearest Community: Covina

Cross Streets: The Project is located in 141 parcels within 13 Project Areas throughout the City.

Zip Code: 91723

Longitude/Latitude (degrees, minutes and seconds): N/A ° N/A ' N/A " N / N/A ° N/A ' N/A " W Total Acres: 74.83

Assessor's Parcel No.: The Project is located in 141 parcels.

Section: N/A

Twp.: N/A

Range: N/A

Base: N/A

Within 2 Miles: State Hwy #: N/A

Waterways: N/A

Airports: N/A

Railways: So. Pacific RR

Schools: N/A

## **Document Type:**

CEQA:

☐ NOP

☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☒ Mit Neg Dec

Other:

☐ FONSI

## **Local Action Type:**

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☒ Other: Zone change to add MUOD

## **Development Type:**

☒ Residential: Units 1,360 Acres 74.83

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type

☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:

☐ Waste Treatment: Type

MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ Water Facilities: Type

MGD

☐ Other:

## **Project Issues Discussed in Document:**

☐ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☐ Vegetation

☐ Agricultural Land

☐ Flood Plain/Flooding

☐ Schools/Universities

☐ Water Quality

☒ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☐ Water Supply/Groundwater

☒ Archeological/Historical

☐ Geologic/Seismic

☐ Sewer Capacity

☐ Wetland/Riparian

☒ Biological Resources

☐ Minerals

☐ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☒ Noise

☐ Solid Waste

☐ Land Use

☐ Drainage/Absorption

☐ Population/Housing Balance

☒ Toxic/Hazardous

☐ Cumulative Effects

☐ Economic/Jobs

☐ Public Services/Facilities

☐ Traffic/Circulation

☐ Other:

## **Present Land Use/Zoning/General Plan Designation:**

GP: GC, TC-C, and GI. Zoning: C-P, C-2, C-3, C-3A, C-3A PCD, C-4, C-5, M-1, TC-C, and RD-1500.

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

The Project consists of adding a new chapter of mixed-use overlay regulations to the City's Zoning Ordinance and amending the City's Official Zoning Map through the addition of a MUOD to various sites located in 141 parcels within 13 Project Areas throughout the City. However, the proposed zone change does not take away the underlying commercial/industrial zones and would assume there is no net increase or additional commercial/industrial development. No specific development project is proposed in connection with the MUOD at this time.

The total acreage of parcels where the MUOD would be applied is 74.83 acres with parcels less than 1 acre (0.99) in size would allow a density range of 14 to 22 units per acre and parcels of more than 1 acre in size would allow a density range of 22 to 40 units per acre. City staff assumed that 60% of total development for mixed-used and 40% for commercial/industrial. The assumption is that 60% of the total 74.83 acres will be for residential uses at an average density of 30 dwelling units per acre, resulting in the potential for 1,360 additional dwelling units.

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 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 type="checkbox"/> Caltrans District # _____	<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 checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 9, 2022 Ending Date July 8, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>City of Covina</u>
Address: <u>80 South Lake Avenue, Suite 150</u>	Address: <u>125 E. College Street</u>
City/State/Zip: <u>Pasadena, CA, 91101</u>	City/State/Zip: <u>Covina, CA, 91723</u>
Contact: <u>Brian Allee</u>	Phone: <u>(626) 384-5450</u>
Phone: <u>(949) 870-1536</u>	

Signature of Lead Agency Representative:  Date: 6-9-22

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