Notice of Preparation

Date of Notice: May 11, 2016

To: State Clearing House
   Governor's Office of Planning and Research
   1400 Tenth Street
   Sacramento, California 95814

   -AND-

   Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Covina Transit Oriented Mixed-Use Development Project

Project Location: 1162 North Citrus Avenue & 177 East Covina Boulevard

Lead Agency: City of Covina

Lead Agency Contact: Brian K. Lee, AICP
   Director of Community Development
   City of Covina, Planning Division
   125 E. College Street
   Covina, CA 91723
   blee@covinaca.gov

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Covina (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Covina Transit Oriented Mixed-Use Development Project (proposed project). The project description, location, and the potential environmental effects of the project are included below in this NOP.

The City requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to the directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the proposed project. To the extent that your agency has authority to issue permits or take other actions related to the project, your agency will need to use the EIR prepared by the City when considering your permitting decisions or other approval for the project.
In accordance with the time limits established by CEQA, the City requests comments be received by the close of business on June 14, 2016. Please send your comments, including a return address and contact name, via mail to:

Brian K. Lee, AICP
Director of Community Development
City of Covina, Planning Division
125 E. College Street
Covina, CA 91723
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Project Location:

The proposed project site is composed of a former K-Mart property, located at 1162 North Citrus Avenue, and an existing private school property, located at 177 East Covina Boulevard. Figure 1 shows the project location in a regional context, and Figure 2 shows the project site boundaries. The project site is approximately 10.71 acres in size. The site is bounded by North Citrus Avenue to the west, East Covina Boulevard to the south, and residential developments to the north and east. The former K-Mart store has been closed for several years and is currently a vacant commercial building. The store included an automobile service facility, located on the south end of the project site facing North Citrus Avenue. There is an existing strip mall of approximately 21,719 square feet located on the northeast corner of North Citrus Avenue and East Covina Boulevard, which is not part of the project site.

Project Description:

The proposed project would redevelop the project site with a mixed-use development consisting of the Covina Innovation, Technology, and Event Center (iTEC), a Transit Center/Park & Ride facility, and a residential development. As shown in Figure 3, the residential component would be situated in the northern portion of the site, while the iTEC and the Transit Center/Park & Ride facility would be in the southern portion of the site. The project is the result of coordination between three distinct entities, each of which would design, own, and operate their respective portion of the overall mixed-use development. The City would design, own, and operate the iTEC; Foothill Transit would design, own, and operate the Transit Center/Park & Ride facility, and a private developer (MLC Holdings, Inc.) would develop the residential component to be sold at a later time to a separate operator. These components are described below and are shown conceptually in Figure 3.

Covina iTEC. The iTEC would be situated in the southeastern portion of the site and would consist of the following uses (square footages are approximate): 25,000 square feet of event center space; 5,000 square feet of business/technology incubation areas that would provide shared workspace for small-scale and start-up businesses; 15,000 square feet of professional
office space; and an outdoor plaza/public space area of 20,000 square feet. Surface parking would surround the iTEC to the south, east, and north. The iTEC would be approximately 50 feet in height.

**Transit Center/Park & Ride Facility.** This component would be located south of the residential component and north of the Covina iTEC component, consisting of a parking structure, transit-related retail, a bus depot, and electric bus charging stations. The parking structure would be situated adjacent to the proposed residential uses, with ingress/egress along North Citrus Avenue and Covina Boulevard, and would be approximately three or four levels tall and approximately 55,500 square feet in size. The parking structure would support approximately 400 to 450 parking stalls. Retail uses adjacent to the parking structure would consist of a 3,000-square foot retail building. South of the parking structure would be bus bays, used for bus loading and unloading of passengers and for bus layovers. As described above, this project component would be owned and operated by Foothill Transit, which is governed by a Joint Powers Authority of 22 member cities and the County of Los Angeles in the San Gabriel and Pomona Valleys, that operates a fixed-route bus public transit service in the San Gabriel Valley and in the greater Los Angeles metropolitan area.

**Residential.** The residential component of the project would consist of up to 120 for sale townhome units, covering the northern portion of the project site. The units would average approximately 1,900 square feet in size, for a total residential square footage of approximately 228,000 square feet. The residential buildings would be approximately 37 feet in height. This component of the project would also include a private recreation area of approximately 7,100 square feet along the project site’s eastern boundary.

The proposed project would require the following land use entitlements to allow for multi-family residential development and public use development on the former commercial site:

1. Development Agreement;
2. General Plan Amendment;
3. Specific Plan;
4. Zone Change;
5. Subdivision map for the residential and public use parcels;
6. Subdivision map for the for-sale residential development; and
7. Site plan review for the residential development and public use development.
Potential Environmental Effects of the Proposed Project:

The EIR will evaluate the following environmental resource issues in addition to the CEQA-mandated topics such as cumulative impacts, growth inducement, and project alternatives:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

The content of the EIR will be subject to input received during the NOP comment period.

Date: 5-11-16

Signature:

Attachments: Figure 1, Regional Location Figure 2, Project Site Figure 3, Conceptual Site Plan
RESIDENTIAL COMPONENT
600' X 378' (5.21 ACRES)

PUBLIC COMPONENT
(5.43 ACRES)
CITY OF COVINA EVENT CENTER, BUSINESS INCUBATOR, PROFESSIONAL OFFICE AND PUBLIC PLAZA / OPEN SPACE & Foothill Transit Park & Ride and Transit Center

SOURCE: City of Covina

FIGURE 3
Conceptual Site Plan

DUDEK
Covina Transit Oriented Mixed-Use Development Project