PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO EMAIL PLANNING@COVINACA.GOV PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER
A. Pledge of Allegiance.
B. Roll Call of Commissioners:
C. Amendments to the Agenda.

PUBLIC COMMENTS
Citizens wishing to address the Commission on any matter not on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. Please keep your comments to five minutes or less and try not to be repetitive. Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

In Person:
To address the Planning Commission please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Planner. Your name will be called when it is your turn to speak.

Remotely via zoom:
Access the meeting remotely via Zoom with one of the following devices:

Computer or Smart Device:
Link: https://us02web.zoom.us/j/89824738589?pwd=aEhuS3l3bXdI2VxQi8vWk55UGpWZz09

Telephone:
Dial: +1 669 900 6833
Meeting ID: 898 2473 8589
Passcode: *410443#

[continued on next page]
1. To request to speak during public comment, please click the “Raise Hand” button on the Zoom Toolbar “reactions” tab.

Note:

Computer / Smart Device Users: The “raise hand” feature is in the reactions tab.
Telephone Users: Press star-nine (*9) on your phone to raise your hand.

2. Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.

3. Please state your first and last name and city of residence at the beginning of your remarks for the record.

4. The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.

CONSENT CALENDAR
All matters listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

1. Approval of Minutes of Regular Meeting of March 22, 2022.

CONTINUED PUBLIC HEARING
None.

PUBLIC HEARING
None.

CONTINUED BUSINESS
None.

NEW BUSINESS

1. Study Session on the 6th Cycle (2021-2029) Housing Element

   **Staff Recommendation:** Staff recommends that the Planning Commission receive staff presentation and conduct study session. No action is required of the Planning Commission.

2. Resolution No. 2022-004PC; General Plan Conformity report and Resolution of the Planning Commission of the City of Covina finding that the least and disposition of approximately 20,000 square-feet of property located at 534 North Barranca Avenue and 611 East San Bernardino Road are in conformity with the Covina General Plan.

   **Staff Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2022-004PC, a Resolution of the Planning Commission of the City of Covina finding that the Lease and Disposition of approximately 20,000 square feet of
property located at 534 N Barranca Avenue and 611 East San Bernardino Road is in Conformity with the Covina General Plan.

3. **Site Plan Review (SPR) 22-62;** A request to approve a conceptual master plan for the Covina Recreation Village Project which is proposed to adaptably re-use/re-purpose an existing approximately 2.5—acre parcel containing two (2) existing concrete storage/packinghouse structures of approximately 18,196 square feet and approximately 13,530 square feet, and add various new site improvements/amenities located at 640-680 N. Citrus Avenue.

**Staff Recommendation:** Staff recommends that the Planning Commission approve, through minute action, Site Plan Review (SPR) 22-62; a request to approve a conceptual master plan for the Covina Recreation Village project which is proposed to adaptably re-use/re-purpose an existing approximately 2.5—acre parcel containing two (2) existing concrete storage/packinghouse structures of approximately 18,196 square feet and approximately 13,530 square feet, and add various new site improvements/amenities.

4. **Planning Commission Resolution No. 2022-005PC;** Finding that the proposed Fiscal Year 2023-2027 City of Covina Five-Year Capital Improvement Program (CIP) is Consistent with the Goals and Policies of the Covina General Plan.

**Staff Recommendation:** Adopt Resolution No. 2022-005PC finding that the proposed Fiscal Year 2023-2027 City of Covina Five-Year Capital Improvement Program is consistent with the goals and policies of the Covina General Plan.

**GENERAL MATTERS**
None.

**ADMINISTRATIVE ITEMS**
None.

**ADJOURNMENT**
Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on April 26, 2022 in the Council Chamber of Covina City Hall.

*I, Brian K. Lee, Director of Community Development for the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on February 3, 2022 near the front entrance of City Hall, 125 East College Street, Covina, and on the City’s official Internet Website, in accordance with Governmental Code Section 54954.2(a.)*

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.
MINUTES OF THE MARCH 22, 2022 REGULAR MEETING OF THE
COVINA PLANNING COMMISSION HELD IN THE COUNCIL CHAMBER
OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.

This meeting was conducted utilizing teleconference and electronic means consistent
with AB 361 and Government Code Section 54953(e), regarding the COVID-19
pandemic, with the option for members of the Planning Commission and the public to
meet in the Council Chamber of City Hall.

CALL TO ORDER
Chairman Connors called the Planning Commission to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE
Chairman Connors led the Pledge of Allegiance.

B. ROLL CALL
Commission Members Present: Hodapp, Zermeno, Manning, McMeekin, Connors
Commission Members Absent: None.

Staff Members Present: Director of Community Development, Senior Planner, Building
Official, Consultant Planner (Interwest), Assistant City Attorney.

PARTICIPANTS/ATTENDEES

ZOOM PARTICIPANTS/ATTENDEES
Lori Huntsman

C. AMENDMENTS TO THE AGENDA
None.

PUBLIC COMMENTS
None.

CONSENT CALENDAR
1. Approval of Minutes of the regular meeting of February 8, 2022.
Commissioner Hodapp made a motion and Commissioner Manning seconded to approved the minutes of February 8, 2022

The motion carried 4-0 as follows:

AYES: HODAPP, ZERMENO, MANNING, MCMEEKIN,
NOES: NONE
ABSTAIN: CONNORS
ABSENT: NONE

CONTINUED PUBLIC HEARINGS
None.

PUBLIC HEARINGS
1. **Zoning Code Amendment (ZCA) 22-002;** a request to amend the Chapter 17.69 (“Accessory Dwelling Units”) of Title 17 (Zoning) of the Covina Municipal Code Related to Accessory Dwelling Units subject to standards set forth under California State Law and find the proposed Zoning Code Amendment (ZCA) 22-002 to be Exempt from the Requirements of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15282(h).

**Staff Recommendation:** Staff recommends the Planning Commission adopt Resolution No. 2022-003 PC recommending approval of Zoning Code Amendment (ZCA) 2022-002 to the City Council.

Senior Planner Mercy Lugo read into the record minor revisions made to the staff report and Draft ADU Ordinance. In Section D on Page 5 of the staff report item 3 was removed and addressed under item 5 under the California Building Code & sequential numbering order was amended. Under Section S, ADU maximum size limit has been corrected to reflect the proposed new ADU size limit of 1,000 square feet, instead of 1,200 square feet. On page 3 of the draft ADU Ordinance, under definitions, item 3, the definition for building envelope has been removed. On Page 7, under section R, item number 3 was removed due to item 5 already addressing the California Building code requirements.

Assistant City Attorney Serita Young recommended a title change on the last page of the Resolution to reflect the title of the Draft Ordinance.

Senior Planner Mercy Lugo presented the staff report and answered the Commissioners questions.

The public hearing was opened.

Resident Lori Hunstman of 540 N Fifth Street, in Covina, commented on Letter E, in the Ordinance, requiring a 6-foot distance between an ADU and Garage and wanted clarification.

Senior Planner Mercy Lugo commented that the distance requirement is only for detached structures.
Community Development Director Brian Lee commented that the distance requirement is only for a detached ADU and is a fire and building code separation, and, if the ADU is proposed to be attached, there is no issue.

No other comments were received.

The public hearing was closed.

A motion was made by Commissioner Manning and seconded by Commissioner Zermeno to approve Resolution 2022-003PC.

AYES: HODAPP, ZERMENO, MANNING, MCMEEKIN, CONNORS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

10-day appeal period: Does not apply.

CONTINUES BUSINESS.
None.

NEW BUSINESS.
None.

GENERAL MATTERS
None.

ADMINISTRATIVE ITEMS
None.

ADJOURNMENT
Chairman Connors adjourned the Planning Commission Meeting at 7:29 P.M to the next Planning Commission Meeting scheduled for April 12, 2022 at 7:00 P.M in the Council Chambers of Covina City Hall.

__________________________
Secretary
TO:          Chairman and Members of the Planning Commission  
FROM:        Brian K. Lee, AICP, Director of Community Development  
SUBJECT:     Study Session on 6th Cycle (2021-2029) Housing Element  

BACKGROUND

On September 21, 2021, the City conducted a Joint Planning Commission and City Council Study Session for the Draft 6th Cycle Housing Element. The direction of the City Council was to proceed and submit the Draft 6th Cycle Housing Element to HCD. After further refinement to the document, our consultant submitted the Draft 6th Cycle Housing Element to HCD on November 29, 2021. On January 27, 2022, the City received a 12-page comments from HCD. See Attachment A. Based on the HCD’s comments, the scope of the revision to the Housing Element is daunting. The staff and consultant is working feverishly to revise the Housing Element and address HCD’s comments.  

RECOMMENDATION

Staff recommends that the Planning Commission receive staff presentation and conduct study session. No action is required of the Planning Commission.

Approved by:

[Signature]
Brian K. Lee, AICP  
Director of Community Development

Attachment A: HCD January 27, 2022 letter to City
January 27, 2022

Brian K. Lee, Director
Community Development Department
City of Covina
125 East College Street
Covina, CA 91723-2199

Dear Brian K. Lee:

RE: City of Covina’s 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the Covina’s (City) draft housing element received for review on November 30, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City’s 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City’s 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government’s housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that
represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD’s Affordable Housing and Sustainable Communities programs; and HCD’s Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor’s Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD is committed to assisting Covina in addressing all statutory requirements of Housing Element Law. If you have any questions or need additional technical assistance, please contact Fidel Herrera at fidel.herrera@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

Enclosure
APPENDIX
CITY OF COVINA

The following changes are necessary to bring the City’s housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD’s website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD’s latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the review of programs in the past cycle (Appendix A), the element must provide an evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)

Assessment of Fair Housing: The element, on page III-23, has some basic information on racial segregation and concentrated areas of poverty, and limited analysis on access to opportunity. However, the element generally does not address this requirement. The element, among other things, must include an analysis on fair housing enforcement and outreach, racial/ethnic concentrated areas of poverty, access to opportunity, integration and segregation, disproportionate housing needs and displacement risk, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.
Goals, Priorities, Metrics, and Milestones: Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. Currently, programs are not sufficient to facilitate meaningful change and address AFFH requirements. Based on the outcomes of a complete analysis, the element must be revised to add or modify goals and actions accordingly. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. For further guidance, please visit HCD’s Affirmatively Furthering Fair Housing in California webpage at https://www.hcd.ca.gov/community-development/affh/index.shtml.

2. Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Housing Conditions: While the element includes an estimate of units in need of repair, it should also evaluate the potential extent of those repair including units in need of substantial rehabilitation or replacement.

Housing Costs: While the element includes information on the median sales price, it must also include information on rent prices in the City based on current market conditions. Current market rents can be collected through a phone survey of properties within the jurisdictions, surveying rental magazines, or online searches for rent information, and/or through a survey of property management companies.

3. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

The City has a regional housing need allocation (RHNA) of 1,910 housing units, of which 882 are for lower-income households. To address this need, the element relies on vacant and nonvacant sites, including sites in the Affordable Housing Overlay (AHO). To demonstrate the adequacy of these sites and strategies to accommodate the City’s RHNA, the element must include a complete analysis, as follows:

Realistic Capacity: While the element provides assumptions of residential capacity for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls.
and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow 100 percent nonresidential uses. This analysis should consider the likelihood of nonresidential development, performance standards, and development trends supporting residential development.

**Nonvacant Sites:** While the element describes the methodology for identifying and prioritizing underutilized sites was based on factors such as location near high-quality transit, vacant buildings or lower value uses such as surface parking or storage, and structures more than 50 years old, it must list a description of these values in the sites inventory. This is particularly important since the sites inventory only generically describes existing uses such as “commercial” or “industrial”. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element must support the various factors utilized to demonstrate the potential for additional development or include additional factors or another method. Support should be based on market conditions, development trends and the City’s past experience with converting existing uses to higher density residential development and should related to existing uses on identified sites. Finally, the element must include analysis of the extent existing uses impede additional development and regulatory or other incentives or standards to encourage additional residential development on these sites. Analysis of existing uses should demonstrate the sites with existing uses will likely develop in the planning period and could include information on existing leases or contracts, age of structure, vacant properties, lack of improvements, past turnover in uses or other relevant factors.

Please be aware that if relying on nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

**Small Sites:** The element (Table B-3) identifies several sites smaller than a half-acre. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence demonstrating the suitability of smaller sites to accommodate housing for lower-income households. For sites expected to be aggregated, the element must describe circumstances leading to consolidation, such as common ownership, the City’s role or track record in facilitating small-lot
consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, specific examples of projects that were built for lower-income households on similarly sized sites, densities and affordability and relate those examples back to the sites inventory. Based on a complete analysis, the City should consider adding or revising programs to include incentives for facilitating development on small sites.

**Sites Identified in Prior Planning Periods:** Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, rezones sites to permit housing development by right pursuant to statutory requirements. The element must clarify if sites used to accommodate the housing need for lower income households were previously identified in prior planning periods and include programs as appropriate.

**Map of Sites:** The element must include a general map of identified sites.

**Electronic Sites Inventory:** For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD’s housing element webpage at [https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element](https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element) for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

**Zoning for a Variety of Housing Types:**

**Emergency Shelters:** Emergency Shelters parking requirements should be updated pursuant to AB 139 (Chapter 335, Statutes of 2019) which requires only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

**Accessory Dwelling Units (ADU):** After a cursory review of the City’s ordinance, HCD discovered several areas which do not comply with State ADU Law. HCD will provide a complete listing of ADU non-compliance issues under a separate cover. For more information, please consult HCD’s ADU Guidebook, published in December 2020, which provides detailed information on new ADU state requirements.

4. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, §
Processing and Permit Procedures: The element must describe and analyze the City's permit processing and approval procedures for single family and multifamily developments. The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing supply and affordability. For example, the analysis should consider processing and approval procedures and time for typical single- and multifamily developments, including type of permit, level of review, number of hearings, approval findings and any discretionary approvals.

Housing for Persons with Disabilities: While the element identifies how community care facilities serving six or fewer persons are permitted, it must describe and analyze how community care facilities serving seven or more persons are approved including any approval findings. The element should analyze the process for potential constraints on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes for seven or more persons objectively with approval certainty. In addition, the element briefly describes its reasonable accommodation procedures (p. V-7). However, the element should also describe the process and decision-making criteria such as approval findings and analyze any potential constraints on housing for persons with disabilities.

Finally, the City has a detailed definition of family which states "a traditional family or the functional equivalent of a traditional family, whose members are a non-transient interactive group of one or more persons, where if consisting of more than one person, such persons jointly occupy a single dwelling unit, jointly use common areas, share household activities and responsibilities (e.g., meals, chores, and expenses), and where, if the unit is rented, leased, or subleased, all adult members living on the premises jointly agree to occupy and be responsible for the entire premises of the dwelling unit under a single written rental agreement or lease and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager." This definition is replete with constraints on housing for persons with disabilities and the element must include a program to modify or replace the definition.

Building Codes and Their Enforcement: While the element states on page V-11 that the City has adopted the most recent building codes, it must also discuss the type (e.g., compliant based) and degree of enforcement.

5. An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the
construction of a locality's share of the regional housing need in accordance with Government Code section 65584. (Gov. Code, § 65583, subd. (a)(6).)

**Land Cost:** While the element included estimates for construction costs and available financing in the community, it did not include estimates for land costs. The element must include an estimate of the average cost or the range of costs per acre for single family and multifamily development.

**Requests for Lesser Densities and Approval Times:** The element must address requests to develop housing at densities below those anticipated in the sites inventory and the length of time between receiving approval for housing development and submittal of application for building permits. The analysis must address any hinderances on housing development and programs should be added as appropriate.

6. **Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)**

While the element quantifies the City's special needs populations, it must also analyze their special housing needs. The element does not include analysis of available resources nor draw any conclusions on housing need that would lead towards programs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (e.g., availability senior housing units, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

**C. Housing Programs**

1. **Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)**

Programs must be evaluated to demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives, definitive deadlines (month, year),
dates, or benchmarks for implementation. Deliverables should occur early in the planning period to ensure actual housing outcomes.

2. Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding B3, the element does not include a complete site analysis. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

Program 2.1 (Adequate Sites to Accommodate Housing Needs): Currently the element identifies a shortfall of adequate sites to accommodate the RHNA within the planning period. Program 2.1 appears to be intended to rezone sites to accommodate a shortfall of sites for the lower-income RHNA. This Program must be revised to meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i). For example, the Program must:
- Accommodate a minimum of 16 units per site.
- Require a minimum density of 20 units per acre; and
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
  - allow 100 percent residential use, and
  - require residential use occupy 50 percent of the total floor area of a mixed-use project.
- Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.

Lot Consolidation/Small Sites: As the element relies on consolidated small sites to accommodate the Regional Housing Needs Allocation (RHNA) for lower-income households, it should include a program(s) to facilitate lot consolidation and development of housing on small sites. For example, the program could commit to (1) granting density bonuses above state density bonus law. (Gov. Code, § 65915.); (2) deferring fees specifically for consolidation; (3) expediting permit processing; (4)
identifying and targeting specific financial resources; and (5) modifying development standards.

3. The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)

The element must include a program(s) with specific actions and timelines to assist in the development of affordable housing for low-income households including persons with special needs such as seniors, homeless, farmworkers, female-headed households and persons with disabilities including developmental. The element includes Program 2.4; however, it only provides incentives for extremely low-income households. The program(s) could commit the City to adopting priority processing, granting fee waivers or deferrals, modifying development standards, granting concessions and incentives for housing developments that include units affordable to extremely low, very low, low, and moderate-income households; assisting, supporting, or pursuing funding applications; and outreach and coordination with affordable housing developers.

4. Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in finding B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

As noted in Finding B1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability.
in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

6. The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)

Program 1.4 (Preservation of Assisted Housing): The program must be revised to include specific and proactive actions to preserve the at-risk units in addition to monitoring. In addition, the element should revise (c) tenant education, to include current State Preservation Notice Law (Gov. Code 65863.10, 65863.11, 65863.13) which requires owners to provide tenants and affected public entities (including the City) notices regarding expiring rental restrictions starting three years before expiration.

7. Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, “accessory dwelling units” has the same meaning as “accessory dwelling unit” as defined in paragraph (4) of subdivision (l) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)

The element is required to include a program that incentivizes or promotes ADU development for very low-, low-, and moderate-income households. The element includes Program 2.3 (p. VI-6); however, it does not include incentives to promote ADU’s. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(8).)
While the element includes a general summary of the public participation process (Appendix C), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. First, the element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. Second, the element should include when the draft was made available to the public. Finally, the element should also summarize the public comments and describe how they were considered and incorporated into the element.
TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT: Resolution No. 2022-004 PC – General Plan Conformity report and Resolution of the Planning Commission of the City of Covina finding that the lease and disposition of approximately 20,000 square-feet of property located at 534 North Barranca Avenue and 611 East San Bernardino Road are in conformity with the Covina General Plan

BACKGROUND

This City of Covina is considering the disposition of approximately 20,000 square-feet of City-owned real property located on the south-west corner of the combined parcels of 534 N. Barranca Avenue and 611 E. San Bernardino Road via a lease agreement with the Covina Housing Authority for the purpose of establishing a Navigation Center/interim housing. Pursuant to Government Code Section 65402, as part of any land disposition for a public purpose, the Covina Planning Commission must first report upon its conformity with the City’s General Plan. This item is to consider only whether the location, purpose and extent of the subject property disposition is consistent with the General Plan.

In 2021, the City became the owner of the Covina Trading Post property located at 611 E. San Bernardino Road. This parcel is adjacent to the City of Covina Public Works Yard, located at 534 North Barranca Avenue. There will be a lot line adjustment, creating an approximate 220,300 square-foot parcel. In November 2020, the City adopted Resolution CC 2020-100, which amended the Covina Municipal Code to create Chapter 17.33, allowing the City to comply with California Government Code Section 65583. (Ord. 20-10 § 11, 2020.). State Law required local agencies to identify within their Housing Element a zone where emergency shelters are allowed as a permitted use without discretionary approval. CMC 17.33 establishes the requirements for the establishment and operation of low barrier navigation centers and sets forth the requirements for the emergency shelter overlay district. The City subsequently adopted Ordinance 20-11, which added an Emergency Shelter Overlay District to properties located at 534 North Barranca Avenue and 601 Block East San Bernardino Road and approved Zone Change ZCH 20-003. The parcel described above falls within the adopted Emergency Shelter Overlay District and the proposed use is consistent with those allowed in the M-1 Zone pursuant to ZHC 20-003.

The City will consider a lease agreement between the City and the Covina Housing Authority for an approximate 20,000 square-foot portion of the above-mentioned merged parcel.
GENERAL PLAN CONSISTENCY

Staff has determined that the proposed disposition of the City’s real property for the above stated purpose is in conformity with the following policies of the Covina General Plan:

1. Housing Element
   - Policy 4. Mitigate potential constraints to housing for households of all economic levels and persons with disabilities.
   - Policy 5. Affirmatively further fair housing and equal housing opportunities for all persons.

2. Land Use Element
   - III. F. 1. q. Implement and monitor Housing Element efforts/programs to mitigate and/or deal with such issues including but not limited to, rising housing costs, lower-income household housing overpayment, deteriorating structures and/or areas, SCAG regional housing obligations, affordable housing insufficiency, overcrowding, and special senior citizens housing needs.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed disposition of real property is not a project under CEQA pursuant to the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (Section 15061(b)(3) Title 14 of the California Code of Regulations, State CEQA Guidelines). The proposed disposition of real property does not approve any development project nor does it either directly or indirectly disturb the physical environment. Therefore, it will not have a significant effect on the environment.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 2022-004 PC, a Resolution of the Planning Commission of the City of Covina Finding that the Lease and Disposition of Approximately 20,000 Square Feet of Property Located at 534 North Barranca Avenue and 611 East San Bernardino Road is in Conformity with the Covina General Plan.
EXHIBITS:

1. Map Showing Proposed Disposition of Approximately 20,000 Square-Feet of Real Property Located on the South-West Corner of the Combined Parcel of 534 N. Barranca Avenue and 611 E. San Bernardino Road
2. Resolution No. 2022-004 PC
1 inch = \frac{1}{12} \text{ ft.}
RESOLUTION NO. 2022-004 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA FINDING THAT THE LEASE AND DISPOSITION OF APPROXIMATELY 20,000 SQUARE FEET OF PROPERTY LOCATED AT 534 NORTH BARRANCA AVENUE AND 611 EAST SAN BERNARDINO ROAD ARE IN CONFORMITY WITH THE COVINA GENERAL PLAN

WHEREAS, the Covina Housing Authority (“Housing Authority”) has expressed interest in leasing approximately 20,000 square-feet of property, designated on the map attached hereto as Exhibit A and incorporated herein by reference, located at the south west corner of the combined parcels of 611 East San Bernardino Road and 534 North Barranca Avenue, from the City of Covina (“City”);

WHEREAS, Government Code Section 65402(c), if a general plan has been adopted, no real property may be disposed of until the location, purpose, and extent of such disposition has been submitted to and reported upon by the planning agency to the legislative body as to conformity with the adopted general plan;

WHEREAS, this Resolution serves as the report required under Government Code Section 65402(c);

WHEREAS, the Planning Commission considered all of the information presented by staff and public testimony presented in writing and at the meeting concerning the proposed disposition via an agreement prior to issuing this report; and

WHEREAS, the Planning Commission held a duly noticed public meeting on April 12, 2022, on the proposed disposition of approximately 20,000 square-feet of property located at the south west corner of the combined parcels of 611 East San Bernardino Road and 534 North Barranca (“Property”) for conformity with the Covina General Plan, at which time all persons interested in the proposed disposition had the opportunity and did address the Planning Commission on this matter.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.
SECTION 2. In accordance with Government Code Section 65402, the Planning Commission, after considering all the written and oral evidence offered including the staff report and all attachments finds and determines that the proposed disposition of Property is in conformity with the following policies of the Covina General Plan:

I. Housing Element

A. Housing Element Policy - 4. Mitigate potential constraints to housing for households of all economic levels and persons with disabilities.

B. Housing Element Policy - 5. Affirmatively further fair housing and equal housing opportunities for all persons.

II. Land Use Element

A. General Plan Land Use Policy – III. F. 1. q. Implement and monitor Housing Element efforts/programs to mitigate and/or deal with such issues including but not limited to, rising housing costs, lower-income household overpayment, deteriorating structures and/or areas, SCAG regional housing obligations, affordable housing insufficiency, overcrowding, and special senior citizens housing needs.

SECTION 3. The Planning Commission hereby directs the Director of Community Development to forward a copy of this Resolution containing the Commission’s report as to conformity to the City Council for their consideration within forty (40) days after the date of this Resolution.

SECTION 4. The Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by members of the Planning Commission of Covina on this 12th day of April, 2022.

______________________________
CHAIRMAN JOHN CONNORS
COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 12th day of April, 2022, by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSENT:
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY
TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT: Site Plan Review (SPR) 22-62 - A request to approve a Conceptual Master Plan for the Covina Recreation Village project which is proposed to adaptably Re-use/Re-purpose an existing approximately 2.5-acre parcel containing two (2) existing concrete storage/packinghouse structures of approximately 18,196 square feet and approximately 13,530 square feet, and add various new site improvements/amenities located at 640 – 680 N. Citrus Avenue.

SITE AND PROJECT INFORMATION

A. Project Information:

Request: Approve a Conceptual Master Plan for the Covina Recreation Village project which is proposed to adaptably Re-use/Re-purpose an existing approximately 2.5-acre parcel containing two (2) existing concrete storage/packinghouse structures of approximately 18,196 square feet and approximately 13,530 square feet, and add various new site improvements/amenities.

Applicant: City of Covina
Property Owner: City of Covina
Location: 640 – 680 N. Citrus Avenue
APN: Pending - New Assessor Parcel Numbers have not yet been assigned by Los Angeles County

B. Site and Surrounding Land Uses-Table 1:

<table>
<thead>
<tr>
<th>Site</th>
<th>General Plan</th>
<th>Zoning</th>
<th>Existing Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Covina Town Center Specific Plan F.A.I.R District and TOD/HDR Zone.</td>
<td>Town Center Specific Plan – F.A.I.R. District and TOD/HDR zone.</td>
<td>Railroad and Light Industrial</td>
</tr>
<tr>
<td>South</td>
<td>Covina Town Center Specific Plan F.A.I.R District and TOD/HDR Zone.</td>
<td>Town Center Specific Plan – F.A.I.R. District and TOD/HDR zone.</td>
<td>Railroad and Light Industrial</td>
</tr>
<tr>
<td>East</td>
<td>Covina Town Center Specific Plan F.A.I.R District and TOD/HDR Zone.</td>
<td>Town Center Specific Plan – F.A.I.R. District and TOD/HDR zone.</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>West</td>
<td>Covina Town Center Specific Plan F.A.I.R District and TOD/HDR Zone.</td>
<td>Town Center Specific Plan – F.A.I.R. District and TOD/HDR zone.</td>
<td>Metrolink Station and Parking Lot</td>
</tr>
</tbody>
</table>
C. **Site Characteristics:** The project site is an approximate 2.5-acre property that was formally owned/operated by the Vita Pakt company. The subject property is disconnected from the larger former Vita Pakt-owned property that is located to the northeast. Although the subject parcel and the larger former Vita Pakt property were separated by approximately 30 feet, there is an access easement that connects the two (2) former Vita Pakt-owned properties. The subject site was utilized for storage, on and offloading of Vita Pakt product from the adjoining railroad. There are two (2) existing concrete tilt-up storage/packinghouse style structures which are approximately 18,196 square feet and approximately 13,530 square feet in floor area. The balance of the site was paved with asphalt.

**BACKGROUND**

On September 1, 2020, the City Council approved a “Seller Put Option” Agreement for the Purchase and Sale (PSA) between Trumark Homes and the City of Covina for the acquisition by the City of Covina of approximately 2.5-acres of property located at 301 E. Front Street and 707 N. Barranca Avenue. (Note: the addresses of the properties have been subsequently changed to 640 – 680 N. Citrus Avenue.) The envisioned use for the approximate 2.5-acre property is the conversion of the existing concrete structures, in addition to new construction, that would result in the “Covina Recreation Village” civic complex. The property is located immediately east of the Covina Metrolink station.

**DISCUSSION**

The proposed project is envisioned to consist of the following major features:

- Repurpose the westerly-most approximately 18,196 square foot concrete packinghouse/storage building into an indoor gymnasium and Parks and Recreation Department administrative offices;
- Repurpose the easterly-most approximately 13,530 square foot concrete packinghouse/storage building into a library facility with community meeting rooms, classrooms, study spaces, and similar amenities;
- Rock-climbing amenity;
- Dog park;
- Entry plaza, botanical gardens;
- Historical Covina display area (various locations on the site);
- Relocated cellular antenna facility from the residential development site;
- Public art features;
- On-site parking; and,
- Infrastructure upgrades.
The project qualifies for a Class 32 (Infill Development) Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines because it is: (1) consistent with the General Plan designation and policies and zoning regulations; (2) is located within the City limits, surrounded by urban uses and is less than 5 acres in size; (3) has no value for endangered, rare or threatened species; (4) would not result in any significant effects related to traffic, noise, air quality or water quality; and (5) can be adequately served by all required utilities and public services. Additionally, this document demonstrates that the project and its circumstances would not result in any exceptions identified in CEQA Guidelines Section 15300.2.

RECOMMENDATION

The Department of Community Development recommends that the Planning Commission approve, through minute action, Site Plan Review (SPR) 22-62; a request to approve a Conceptual Master Plan for the Covina Recreation Village project which is proposed to adaptably Re-use/Re-purpose an existing approximately 2.5-acre parcel containing two (2) existing concrete storage/packinghouse structures of approximately 18,196 square feet and approximately 13,530 square feet, and add various new site improvements/amenities.

Prepared by:

[Signature]

Brian K. Lee, AICP
Director of Community Development

EXHIBITS

1. Covina Recreation Village CEQA Exemption Checklist
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E. Cultural Resources Assessment
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1 INTRODUCTION

The City of Covina is seeking approval of a site plan to develop a new recreation village with City Parks and Recreation Offices on a site currently developed with two vacant packinghouses. The City of Covina is the Lead Agency for the proposed project. The Lead Agency will utilize this document as evidence that the proposed project qualifies for the Class 32 Infill Exemption, which is further described below.

1.1 PURPOSE OF NOTICE OF EXEMPTION

Article 19 of the California Environmental Quality Act (CEQA) Guidelines includes, as required by Public Resources Code Section 21084, a list of classes of projects which have been determined not to have a significant effect on the environment. This document demonstrates that the proposed project qualifies for a CEQA Exemption as an Infill Development Project (Class 32 Exemption), consistent with the provisions of CEQA Guidelines Sections 15332 and 15300.2 and provides information for City decision-makers to find that the proposed project is exempt under CEQA.

Pursuant to CEQA Guidelines Section 15332, the project qualifies for a Class 32 Exemption because it is: (1) consistent with the General Plan designation and policies and zoning regulations; (2) is located within the City limits, surrounded by urban uses and is less than 5 acres in size; (3) has no value for endangered, rare or threatened species; (4) would not result in any significant effects related to traffic, noise, air quality or water quality; and (5) can be adequately served by all required utilities and public services. Additionally, this document demonstrates that the project and its circumstances would not result in any exceptions identified in CEQA Guidelines Section 15300.2.

Existing Plans, Programs, or Policies (PPPs) and Project Design Features (PDFs)

Throughout the analysis of this document, reference is made to requirements that are applied to all development on the basis of federal, state, or local law. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. The Project incorporates various measures that serve to reduce potentially significant impacts. These measures are referred to as Project Design Features (PDFs) and are listed below. Additionally, applicable Mitigation Measures from the Town Center Specific Plan (TCSP) EIR are included herein and will be incorporated into the Project. As shown throughout the analysis, the Project does not result in any new impacts and no additional mitigation measures are required. All references to mitigation measures relate only to those from the TCSP.

1.2 DOCUMENT ORGANIZATION

This Class 32 Exemption Checklist includes the following sections:

Section 1. Introduction

Provides information about CEQA, its requirements for environmental review, and explains the Exemption Checklist that evaluates the potential impacts of the proposed project to the physical environment.

Section 2. Project Setting

Provides information about the proposed Project’s location, the Project site, and background.

Section 3. Project Description

Includes a description of the proposed Project’s physical features and construction and operational characteristics.

Section 4. Discretionary Approvals
Describes anticipated approvals and permits needed for implementation of the proposed Project.

Section 5. Class 32 Infill Exemption Requirements

Includes the Exemption Checklist and evaluates the proposed Project’s potential to result in significant adverse effects to the physical environment.
2 PROJECT SETTING

2.1 PROJECT LOCATION

The proposed 2.5-acre Covina Recreation Village Project ("Project" or "proposed Project") is located within the central portion of the City of Covina. As depicted on Figure 1, Regional Location, the City of Covina is 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, as shown on Figure 2-1, Regional Location.

As depicted on Figure 2-2, Local Vicinity, the Project site is located at 707 N. Barranca Avenue, directly east of the Covina Metro Station on N. Citrus Avenue. Regional access is provided via Interstate 10 (I-10) located approximately 1.48 miles to the south, Interstate 210 (I-210), approximately 1.86 miles to the north, and State Route 39 (SR-39), approximately 1.43 miles to the west. Local access is provided by N. Citrus Avenue.

2.2 EXISTING PROJECT SITE

The Project site consists of four parcels totaling 2.5-acres (APN 8430-018-009, 8430-018-017, 8430-018-021, and 8430-018-013). The Project site is developed with two vacant warehouses that formerly functioned as a VitaPakt packing facility, as shown on Figure 2-3, Aerial, and Figure 2-4, Site Photos. The Project site is located directly adjacent and connected to the Covina Metro Link Station.

2.3 EXISTING LAND USES AND REGULATORY SETTING OF THE PROJECT SITE

The Project site is located within the Town Center Specific Plan and therefore currently has a General Plan land use designation of Town Center Specific Plan (TCSP). As shown on Figure 2-5, TCSP Designation, the Project site currently has a zoning designation of Food Arts Industrial Residential (F.A.I.R). According to the TCSP, the F.A.I.R Zone is a transitional, "maker's district" combining light industrial uses with creative uses such as artist studios and galleries, live/work units, restaurants, small-scale craft breweries, warehouses, incubator industrial uses, research and technology uses, and creative office activities. Stand-alone multifamily residential uses are permitted in new and adaptive reuse structures. Adaptive reuse of existing structures and the establishment of shared parking, open spaces for recreation and public gathering are prioritized.

2.4 SURROUNDING LAND USES

The Project site is located within a developed, residential area within the City of Covina as described below:

<table>
<thead>
<tr>
<th></th>
<th>Existing Land Use</th>
<th>General Plan Designation</th>
<th>Zoning Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single-Family Residences</td>
<td>Low Density Residential</td>
<td>Single-Family Residential (R-1-7500)</td>
</tr>
<tr>
<td>West</td>
<td>Covina Metro Link Station</td>
<td>Town Center Specific Plan</td>
<td>Rail</td>
</tr>
<tr>
<td>South</td>
<td>Commercial and warehouse buildings with storage lots</td>
<td>Town Center Specific Plan</td>
<td>Food Arts Industrial Residential (F.A.I.R)</td>
</tr>
<tr>
<td>East</td>
<td>Warehouse buildings</td>
<td>Town Center Specific Plan</td>
<td>Food Arts Industrial Residential (F.A.I.R)</td>
</tr>
</tbody>
</table>
Regional Location

Covina Recreation Village Exemption

Figure 2-1
Local Vicinity

Covina Recreation Village Exemption

Figure 2-2
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Views of western building.

Views of the eastern building.
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3 PROJECT DESCRIPTION

3.1 PROPOSED PROJECT

**Project Overview**
The Project proposes the adaptive reuse of the two existing warehouse buildings (west and east buildings) with a recreation village (“Project” or “proposed Project”), which would include interior and exterior improvements to site including, a dog park, pocket park, library, historical memorial, fitness center, rock climbing area, City Parks & Recreation offices, and an indoor recreation complex, as shown on Figure 3-1, Conceptual Site Plan. The Project would provide pedestrian pathways and drive aisle connections to the Metro Link Station and adjacent Vita Pakt residential development.

**Indoor Recreation Improvements**

**Library**
The Project would construct interior improvements on the west building to develop an approximately 10,216 square foot (SF) public library. The library would include a 5,578 SF open area with computers, seating, and book stacks. It would also include a 787 SF office/workroom/storage space, a 514 SF computer lab, two restrooms, three multipurpose rooms, and three meeting rooms, as shown on Figure 3-2, Conceptual Library Floor Plan.

**Indoor Fitness Center**
The Project would construct interior improvements on the west building to develop an approximately 7,980 SF fitness center. The fitness center would include a reception/lobby area, yoga studio, two fitness studios of. The center would also include an open fitness area, two all-gender restrooms with showers, and male and female restrooms, as shown on Figure 3-3, Conceptual Indoor Fitness Center Floor Plan.

**Parks & Recreation Offices**
The Project would construct an approximately 3,830 SF addition to the east building to provide a new City Parks & Recreation office space. The office space would include a lobby, open office area, five staff offices, two restrooms, a conference room, break room, and two storage rooms, Figure 3-4, Conceptual Parks & Recreation Offices Floor Plan.

**Gymnasium**
The proposed Project would construct interior improvements on the east building to develop an approximately 14,643 SF gymnasium with two basketball/volleyball courts. The gymnasium would include male and female restrooms and an all-gender restroom with a shower, as shown on Figure 3-5, Conceptual Gymnasium Floor Plan.

**Outdoor Recreation Improvements**

**Pocket Park**
The proposed Project would construct an entry plaza with a 2,858 SF pocket park that would include native plants and shrubs at the site’s western property line, as shown on Figure 3-1, Conceptual Site Plan.

**Dog Park**
Additionally, the Project would develop an 8,165 SF dog park. The dog park would include a 7,105 SF dog agility center and park with dog agility equipment, grass area and fencing. It would also include a 971 SF outdoor, covered dog training structure, as shown on Figure 3-1, Conceptual Site Plan. A Plexiglas or glass wall would separate the dog park area from the train tracks.

**Outdoor Library Seating & Coffee Kiosk**
The Project would include a 410 SF coffee kiosk adjacent to the proposed library and dog park. It would also include a covered outdoor seating area for use by library and coffee kiosk patrons, as shown on Figure 3-6, West Building Rendering. The southern exterior library building wall would feature a Covina historical
walk with multiple mural displays showing moments from Covina’s history, as shown on Figure 3-1, Conceptual Site Plan. A Plexiglas or glass wall would separate the historical walk from the train tracks.

**Rock Climbing**

The Project would construct an approximately 3,381 SF rock climbing area with an approximately 40-foot tall climbing tower that is fenced, as well as lockers to the east of Building 1, as shown on Figure 3-1, Conceptual Site Plan, and Figure 3-7, East Building Rendering.

**Outdoor Fitness Area**

The Project would include a 1,589 SF outdoor fitness area that would be attached to the proposed gym within the west building, as shown on Figure 3-1, Conceptual Site Plan. A Plexiglas or glass wall would separate the outdoor historical walk from the train tracks.

**Access and Parking**

Primary access to the site would be provided via a driveway connecting to the Metro Link Station parking lot on N. Citrus Avenue. Secondary emergency access and maintenance access would be provided via a gated entrance in the northeast corner of the site. The Project would provide approximately 42 parking spaces.

**Landscaping & Fencing**

The project would install new drought tolerant ornamental landscaping throughout the Project site, which would include 15 gallon and 24-inch box trees. In addition, a variety of ornamental shrubs, vines, and groundcovers would be installed.

The Project would include a 6-foot high Plexiglas or glass wall along the southern property line in order to screen the proposed outdoor seating areas from the Metro Link line. The at least 6-foot high Plexiglas or glass wall would start at the eastern edge of the western building and proceed to the western property line where it would proceed for approximately 10 feet in a L-shape, as shown on Figure 3-1, Conceptual Site Plan.

**Lighting**

The proposed Project would install new exterior lighting onsite for security, to accent the landscaping, and to light signage, walkways, and parking areas. The new lighting would be focused on the site, shield off-site areas, and be in compliance with lighting regulations in Municipal Code, Section 17.28.430.

**Infrastructure Improvements**

**Water**

The Project would utilize the existing onsite water lines that connect to the water main in N. Citrus Avenue.

**Sewer**

The Project would utilize the existing onsite sewer system comprised of 6-inch and 8-inch gravity sewer lines that connect to the existing sewer system in N. Citrus Avenue.

**Drainage**

In the developed condition, stormwater and surface water onsite be conveyed as surface flow to the Project’s backbone storm drain system and conveyed westerly and then southerly to the southwestern corner of the Project site. The southwestern corner of the Project site would include an infiltration basin.

### 3.2 CONSTRUCTION

Construction activities would last approximately 18 months and would include the following: (1) construction of building additions (2) interior retrofitting; and (3) paving and application of architectural coatings. Interior
retrofitting would include asbestos abatement by a Cal/OSHA licensed asbestos abatement contractor in accordance with Title 8 of California Code of Regulations (CCR) 1529 and South Coast Air Quality Management District (SCAQMD) Rule 1403. Additionally, any necessary lead stabilization activities would be performed by a California Department of Public Heath licensed abatement contractors. Construction activities would be limited to the hours between 7:00 am to 8:00 pm, Monday through Saturday, excluding federal holidays, which would be consistent with the City’s Noise Ordinance (Municipal Code Section 9.40.110(A)).

4 DISCRETIONARY APPROVALS

The following discretionary approval and permits are anticipated to be necessary for implementation of the proposed Project:

- Lot Merger Approval
- Site Plan Approval
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6-foot high plexiglass wall
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Conceptual Library Floor Plan

Figure 3-2
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Conceptual Indoor Fitness Center Floor Plan

Covina Recreation Village Exemption

Figure 3-3
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Conceptual Parks and Recreation Offices Floor Plan

Covina Recreation Village Exemption

Figure 3-4
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Conceptual Gymnasium Floor Plan

Figure 3-5

Covina Recreation Village Exemption
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East Building Rendering
5 CLASS 32 INFILL EXEMPTION REQUIREMENTS

Article 19 of the California Environmental Quality Act (CEQA Guidelines Sections 15300 to 15333), includes a list of classes of projects that have been determined to not have a significant effect on the environment and as a result, are exempt from review under CEQA.

Class 32 Infill Exemption
One of the classes of projects exempt from CEQA review are projects that are specified as urban infill development. CEQA Guidelines Section 15332 defines the Class 32 Infill Exemption as a project that meets the following five requirements:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
c) The project site has no value as habitat for endangered, rare or threatened species.
d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e) The site can be adequately served by all required utilities and public services.

Exceptions
In addition to meeting the five requirements stated above, the CEQA Guidelines Section 15300.2 provides specific instances where exceptions apply to a project that would otherwise meet the requirements for an exemption. These exceptions are:

a) Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located — a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
b) Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
c) Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
d) Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
e) Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.
f) Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resources.
5.1 PROPOSED PROJECT CEQA EXEMPTION

The analysis below provides substantial evidence that the Project properly qualifies for an exemption under CEQA Guidelines Section 15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment. Additionally, the analysis shows there are no exceptions to qualifying for the categorical exemption, as identified in CEQA Guidelines Section 15300.2.

a. Criterion Section 15332(a): General Plan and Zoning Consistency: The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The City of Covina General Plan land use designation for the Project site is Town Center Specific Plan (TCSP), and the existing zoning designation of the site is Food Arts Industrial Residential (F.A.I.R). Per the TCSP, the F.A.I.R zone is a transitional, “maker’s district” combining light industrial uses with creative uses such as artist studios and galleries, live/work units, restaurants, small-scale craft breweries, warehouses, incubator industrial uses, research and technology uses, and creative office activities. Stand-alone multifamily residential uses are permitted in new and adaptive reuse structures. Adaptive reuse of existing structures and the establishment of shared parking, open spaces for recreation and public gathering are prioritized.

Table 1 shows the Project’s consistency with F.A.I.R Development Standards. As shown, the proposed Project would meet all of the requisite development standards, including lot size, setback, landscaping, and parking requirements. Therefore, the Project would be consistent with the applicable zoning regulations.

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Residential Building Intensity (FAR) for sites 0.51 acre or more</td>
<td>Stand-Alone Industrial: 0.75</td>
<td>0.33</td>
</tr>
<tr>
<td></td>
<td>Stand-Alone Commercial: 1.0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mixed Use: 2.0</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>3 stories, 35’</td>
<td>1 story, 35’</td>
</tr>
<tr>
<td>Ground Floor Height</td>
<td>14’ minimum</td>
<td>35’</td>
</tr>
<tr>
<td>Front Setback</td>
<td>No minimum, 5’ maximum if used for landscaping or pedestrian amenities</td>
<td></td>
</tr>
<tr>
<td>Side Setback- Adjacent to Nonresidential Use or Zoning District other than R-1</td>
<td>No minimum</td>
<td>N/A</td>
</tr>
<tr>
<td>Side Setback- Adjacent to Existing Residential, School, or Park Use</td>
<td>10’ minimum</td>
<td>26 feet</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>No requirement</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear Setback- Adjacent to R-1 or R-2 Zoning Districts</td>
<td>Where a building is adjacent to an existing R-1 zone along its side and/or rear property lines, the first 2 stories of a structure shall be set back a minimum of 10’ from the side and/or rear property line. The building shall step back a minimum of 30’ from the adjacent side and/or rear</td>
<td>N/A</td>
</tr>
</tbody>
</table>
**b. Criterion Section 15332(b): Project Location, Size, and Context:** The proposed development occurs within City limits on a Project site of no more than five acres substantially surrounded by urban uses.

The Project is within the city limits of the City of Covina, on a 2.5-acre site, directly to the east of the Covina Metro Station on N. Citrus Avenue. As shown on Figure 2-2 and detailed in Section 2.3, the site is surrounded by single-family residences on the north side, a multi-family residential development to the east, the Metro Line followed by warehouses to the south, and the Covina Metro station to the east. As the Project site is less than five acres and substantially surrounded by urban uses, it meets the criteria of CEQA Guidelines Section 15332(b).

**c. Criterion Section 15332(c): Endangered, Rare, or Threatened Species:** The Project site was determined to have no value as habitat for endangered, rare or threatened species.

The 2.5-acre Project site is vacant, but completely developed with two warehouse buildings and paving. As such, the whole Project site has been disturbed by previous development and does not contain any endangered, rare or threatened species. In addition, as a standard condition of approval, the Applicant is required to comply with Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). Compliance with the California Fish and Game Code and MBTA would ensure that impacts to nesting birds and raptors, which may use vegetation, including existing scattered non-native trees, on or near the Project site for nesting, during construction would not occur.

Furthermore, the Project would be required to implement TCSP EIR Mitigation Measure BIO-1, as described below, which would require nesting bird surveys pursuant to the MBTA and California Fish and Game Code.

**Applicable TCSP EIR Mitigation Measures**

The following mitigation measures were included in the TCSP FEIR and are required to be implemented by projects within the TCSP Area to reduce impacts related to biological resources within implementing projects:

**Mitigation Measure BIO-1:** If vegetation removal is scheduled during the nesting season (typically February 1 to September 1), then a focused survey for active nests shall be conducted by a qualified biologist (as determined by a combination of academic training and professional experience in biological sciences and related resource management activities) no more than five (5) days prior to the beginning of project-related activities (including but not limited to equipment mobilization and staging, clearing, grubbing, vegetation removal, and grading).

Surveys shall be conducted in proposed work areas, staging and storage areas, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall be conducted within a 250-foot radius surrounding the work area (in areas where access is feasible). For larger raptors, such as those from the genus Buteo, the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of possible nests and shall concentrate on areas of suitable habitat.

If a lapse in project-related work of five (5) days or longer occurs, an additional nest survey shall be required before work can be reinitiated. If nests are encountered during any preconstruction survey, a qualified biologist shall determine if it may be feasible for construction to continue as planned without impacting the success of the nest, depending on conditions specific to each nest and the relative location and rate of construction activities. If the qualified biologist determines construction activities have potential to adversely
affect a nest, the biologist shall immediately inform the construction manager to halt construction activities within minimum exclusion buffer of 50 feet for songbird nests, and 200 to 500 feet for raptor nests, depending on species and location. Active nest(s) within the Project Site shall be monitored by a qualified biologist during construction if work is occurring directly adjacent to the established no-work buffer. Construction activities within the no-work buffer may proceed after a qualified biologist determines the nest is no longer active due to natural causes (e.g., young have fledged, predation, or other non-anthropogenic nest failure).

For the reasons described above, the proposed Project site has no value as habitat for endangered, rare or threatened species and meets the criteria of CEQA Guidelines Section 15332(c).

d. Criterion Section 15332(d): Significant Effects: Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

TRAFFIC

The Project proposes the construction of a warehouse and associated office space on the previously undeveloped site. The Project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition (2021).

As shown in Table 2, the operation of the proposed Project would generate 1,693 daily trips including 74 trips during the a.m. peak hour and 159 trips during the p.m. peak hour as calculated using trip rates from the Institute of Transportation Engineers (ITE).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Units</th>
<th>Daily</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td><strong>Trip Rates</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Park¹</td>
<td>Acres</td>
<td>290.673</td>
<td>0.012</td>
<td>0.008</td>
</tr>
<tr>
<td>Library²</td>
<td>TSF</td>
<td>70.553</td>
<td>0.268</td>
<td>0.109</td>
</tr>
<tr>
<td>Recreational Community Center³</td>
<td>TSF</td>
<td>28.553</td>
<td>1.261</td>
<td>0.649</td>
</tr>
<tr>
<td><strong>Project Trip Generation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks and Memorial</td>
<td>0.305 Acres</td>
<td>89</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Library</td>
<td>10.626 TSF</td>
<td>750</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Rec Community Center</td>
<td>30.310 TSF</td>
<td>865</td>
<td>38</td>
<td>20</td>
</tr>
<tr>
<td><strong>Total Trip Generation</strong></td>
<td></td>
<td>1704</td>
<td>41</td>
<td>21</td>
</tr>
</tbody>
</table>

TSF = Thousand Square Feet


Source: Trip Generation and VMT Screening Analysis, Appendix A

The City of Covina Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment states impact thresholds and screening thresholds to determine if projects would require a vehicle-miles traveled (VMT) analysis. The City’s Guidelines provide criteria for projects that would be considered to have a less-than significant impact on VMT and therefore could be screened out from further analysis. If a project meets one of the following criteria, then the VMT impact of the project is considered less-than significant and no further analysis of VMT would be required:
1. The project is located within a Transit Priority Area (TPA).
2. The project is located in a low VMT generating area.
3. The project is locally serving or generates less than 110 daily vehicle trips.

The applicability of each criterion to the proposed Project is discussed below.

**Screening Criteria 1 - Transit Priority Area Screening:** According to the City’s guidelines, projects located in a TPA may be presumed to have a less than significant impact. The project is located in a TPA as shown in Figure 2 however, the proposed Project has an FAR of less than 0.75. Therefore, Screening Criteria 1 cannot be applied to screen the Project from requiring a VMT analysis.

**Screening Criteria 2 - Low VMT Area Screening:** According to the City’s guidelines, employment-related and mixed-use land use projects may be presumed to have a less than significant impact if the projects can be reasonably expected to generate VMT per resident, per worker, or per service population that is similar to existing land uses in the low VMT area. The SGVCOG VMT Evaluation Tool was used to determine if the proposed project lies in a low VMT area. As shown in the Trip Generation and VMT Screening Analysis, the Project site is located in a low VMT area. Therefore, the Project will screen from requiring a VMT analysis as per Screening Criteria 2.

**Screening Criteria 3 – Local Serving Land Use or Trip Generation Screening:** According to the City’s guidelines, projects that serve the local community and have the potential to reduce VMT would not be required to complete a VMT assessment. These types of projects include K-12 schools, local serving retail, day care centers, student housing and other community institutions. The Project proposes a recreational center inclusive of library, gym and a fitness center and therefore would be considered a local serving land use. Therefore, the Project is a locally serving land use and lies in a low VMT generating area would therefore satisfy Screening Criteria 2 and Screening Criteria 3. As such, VMT impacts would be considered less than significant.

The Project vicinity contains sidewalks and a Class II bike lane along N. Citrus Avenue. During Project construction, the existing sidewalk portion and bike lane would remain available. The proposed Project would improve pedestrian and bicycle circulation by providing access between the Covina Metro Link station and the nearby VitaPakt multi-family development.

Public transit in the Project vicinity is provided by Metro, which operates a commuter rail line with eastbound and westbound service at the Covina Station, located directly to the west of the Project site, every 19 to 37 minutes Monday to Friday, with peak hourly weekday activity occurring during the AM and PM commuter periods. The proposed Project would not result in any interruptions to Metro Link services, and Project employees and visitors could utilize the station for public transit.

The proposed Project would not result in any significant effects relating to traffic; therefore, the proposed Project meets the traffic related criteria of CEQA Guidelines Section 15332(d).

**NOISE**

**Noise Terminology**

Various noise descriptors are utilized in this noise analysis, and are summarized as follows:

- **Leq:** The equivalent sound level, which is used to describe noise over a specified period of time, typically 1-hour, in terms of a single numerical value. The Leq of a time-varying signal and that of a steady signal are the same if they deliver the same acoustic energy over a given time. The Leq may also be referred to as the average sound level.

- **Lmax:** The instantaneous maximum noise level experienced during a given period of time.
Lmin: The instantaneous minimum noise level experienced during a given period of time.

CNEL: The Community Noise Equivalent Level, which, similar to the Ldn, is the average A-weighted noise level during a 24-hour day that is obtained after an addition of 5 dBA to measured noise levels between the hours of 7:00 pm to 10:00 pm and after an addition of 10 dBA to noise levels between the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the evening and nighttime, respectively.

Ambient Noise: The “ambient noise level” is the background noise level associated with a given environment at a specified time and is usually a composite of sound from many sources from many directions.

Applicable TCSP EIR Mitigation Measures

The following mitigation measures were included in the TCSP FEIR and are required to be implemented by projects within the TCSP Area to reduce impacts related to noise and vibration within implementing projects:

MM NOI-1: Confirm Compliance with Applicable Noise Standards Requirements.

Prior to the issuance of a building permit for any development in the Planning Area, the City shall review and approve an acoustical analysis, prepared by or on behalf of the project Applicant, and based on the final project design that:

1. For residential development:
   a. Identifies exterior noise levels at all exterior building façade locations and exterior recreation areas, including open space area, patios, and roof decks; and
   b. Identifies the final site and building design features that would:
      i. Reduce daytime, exterior noise levels at open space areas, patios, and roof deck areas to less than 55 dBA and 60 dBA Leq (1-hour) for low-density residential and medium- to high-density residential, respectively, consistent with the standards identified in City Municipal Code Section 9.40.0401; and
      ii. Attenuate exterior building façade noise levels so interior levels do not exceed 45 dBA DNL in habitable rooms, 45 dBA Leq (1-hour) during the daytime, and 35 dBA Leq (1-hour) during the nighttime, consistent with the standards identified in City Municipal Code Section 9.40.060. Potential noise insulation site and building design features capable of achieving this requirement may include, but are not limited to:
         • Sound barriers
         • Enhanced exterior wall construction/noise insulation design
         • Use of enhanced window, door, and roof assemblies with above average sound transmission class (STC) or outdoor/indoor transmission class (OITC) values
         • Use of mechanical, forced air ventilation systems to permit a windows closed condition in residential units.

2. For non-residential development:
   a. Identifies exterior noise levels at all exterior building façade locations, and
   b. For projects that have an exterior wall exposed to noise levels of 65 dBA Leq (1-hour) or more, comply with Section 5.507.4 of the California Green Building Standards Code. Per Section 5.507.4 of the California Green Building Standards Code, non-residential projects exposed to an exterior noise level of 65 dBA Leq (1-hour) shall be required to have wall and roof-ceiling assemblies with a composite sound insulation rating of STC 50 or higher, exterior windows that have a minimum STC of 40, or assemblies that reduce interior levels to 50 dBA Leq (1-hour) or lower.

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1 Based on Municipal Code Section 9.40.040, the allowable noise level or sound level shall be the higher of the following: A. Actual measured ambient level; or B. 60 dBA Leq for daytime and 55 dBA Leq for nighttime.
Plan Requirements and Timing: An acoustical report shall be submitted to City Planning for review and approval prior to final sign off on construction, documenting that actual interior and exterior noise level at the locations indicated in this measure meet City and State standards. Monitoring: City Planning staff shall approve the acoustical analysis prior to sign off of final construction.

MM NOI-2: Confirm Compliance with Applicable Vibration Standards.
Prior to the issuance of a building permit for any institutional buildings within 60 feet of the Metrolink rail corridor or structures containing dwelling unit(s) within 40 feet of the Metrolink rail corridor, the City shall review and approve a vibration report, prepared by or on behalf of the project Applicant, and based on the final project design that:
1. Demonstrates vibration noise levels from the Metrolink would be below the appropriate (e.g., residential, commercial) FTA impact criteria at the proposed structure(s), as they are applicable to the proposed land use; or
2. Identifies the final site and building design features that would reduce groundborne vibration from Metrolink operation, such that receptors would not be exposed to vibration levels in excess of applicable FTA impact criteria.

Plan Requirements and Timing: A vibration report shall be submitted to City Planning for review and approval prior to final sign off on construction, documenting vibration at proposed structures would be below applicable FTA impact criteria, or documentation prepared by a qualified engineer that demonstrates building design would reduce interior groundborne vibration to below FTA impact criteria. Monitoring: City Planning staff shall approve the vibration analysis prior to sign off of final construction.

Noise Regulations

City of Covina Municipal Code


<table>
<thead>
<tr>
<th>Land Use</th>
<th>7:00 a.m. – 10:00 p.m.</th>
<th>10:00 p.m. – 7:00 a.m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Estate or Agricultural</td>
<td>50 dBA</td>
<td>40 dBA</td>
</tr>
<tr>
<td>Residential Low Density</td>
<td>55 dBA</td>
<td>45 dBA</td>
</tr>
<tr>
<td>Residential Medium and High Density</td>
<td>60 dBA</td>
<td>50 dBA</td>
</tr>
<tr>
<td>Commercial</td>
<td>65 dBA</td>
<td>55 dBA</td>
</tr>
<tr>
<td>Industrial</td>
<td>70 dBA</td>
<td>60 dBA</td>
</tr>
</tbody>
</table>

Source: Municipal Code Section 9.40.040

Municipal Code Section 9.40.060, Interior Noise Level Limits: Table 4 provides the Municipal Code interior noise level limits for residential dwellings that apply to a windows closed condition.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>7:00 a.m. – 10:00 p.m.</th>
<th>10:00 p.m. – 7:00 a.m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (All Densities)</td>
<td>45 dBA Leq (1-hr)</td>
<td>35 dBA Leq (1-hr)</td>
</tr>
</tbody>
</table>

Source: Municipal Code Section 9.40.060

Municipal Code Section 9.40.060 further specifies that the above standards shall not be exceeded by 5 dBA Leq for a cumulative period of more than one minute or more in any hour, or 10 dBA or the maximum measured ambient for any period of time. Subsection F states all newly constructed residential dwellings
located in areas that are exposed to ambient noise levels in excess of 60 dBA DNL be designed and built so all habitable rooms comply with these standards.

**Municipal Code Section 9.40.090, Controlled Hours of Operation:** It is unlawful for any period to operate, permit, use, or cause to operate any of the following other than between the hours of 7:00 AM and 8:00 PM of any one day:

- Powered model vehicles;
- Loading and unloading vehicles such as garbage trucks, forklifts, or cranes in a residential area or within 500 feet of a residence;
- Domestic power tools;
- Law equipment, including, but not limited to: lawn mowers, edgers, cultivators, chainsaws, and leaf blowers in any residential area or within 500 feet of any residence;
- Equipment associated with the repair and maintenance of any real property.

**Municipal Code Section 9.40.110, Construction:** It is unlawful to operate equipment or perform outside construction or repair work within 500 feet of a residential land use between the hours of 8:00 PM of any one day and 7:00 AM of the next day, or on Sundays or public holidays such that a reasonable person of normal sensitivity residing in the area is caused discomfort or annoyance, unless a permit has been obtained in advance.

**Municipal Code Section 9.40.120, Loud and Unusual Noises.** Prohibits the operation of any device that creates a vibration that is above the vibration perception threshold of an average individual at or beyond the property boundary of the source if on a private property or at 150 feet from the source if on a public space or public right-of-way. Per Section 9.40.020(30) the threshold of perception is considered by the City to be 0.01 in/sec.

**Construction.** To evaluate whether the Project would generate potentially significant construction noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction-related noise level threshold starts at 85 dBA for more than 8 hours per day, and for every 3 dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than 4 hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day. For the purposes of this analysis, the lowest, most conservative construction noise level threshold of 85 dBA Leq over a period of 8 hours or more is used to evaluate the potential Project-related construction noise impacts at nearby sensitive receptors.

**Construction Noise:** Municipal Code Section 9.40.110 states that construction noise is exempt from noise standards with the following measures:

a. When within 500 feet of a residential land use, the noise generating activity does not take place between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a public holiday.

The Project would comply with the City’s construction hours regulations, as required by standard City Conditions of Approval. To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations a Noise Assessment was prepared for the Project, included herein as Appendix B. The Noise Assessment utilized a construction-related NIOSH noise level threshold of 80 dBA Leq is used. For the purpose of the Noise Assessment, the nearest sensitive receptor is located at the residents directly adjacent to the north boundary of the Project site.
Noise generated by construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that, when combined, can reach high levels. Construction is expected to occur in the following stages: excavation and grading, building construction, architectural coating, and paving. Noise levels generated by heavy construction equipment can range from approximately 74 dBA to 84 dBA when measured at 50 feet, as shown on Table 5.

Table 5: Construction Equipment Noise Levels

<table>
<thead>
<tr>
<th>Construction Equipment</th>
<th>Noise Level at 25 Feet (dBA, Leq)</th>
<th>Noise Level at 50 Feet (dBA, Leq)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chain Saw</td>
<td>82.7</td>
<td>76.7</td>
</tr>
<tr>
<td>Compactor (Ground)</td>
<td>82.2</td>
<td>76.2</td>
</tr>
<tr>
<td>Concrete Pump Truck</td>
<td>81.4</td>
<td>74.4</td>
</tr>
<tr>
<td>Dozer</td>
<td>83.7</td>
<td>77.7</td>
</tr>
<tr>
<td>Dump Truck</td>
<td>78.5</td>
<td>72.5</td>
</tr>
<tr>
<td>Excavator</td>
<td>82.7</td>
<td>76.7</td>
</tr>
<tr>
<td>Front End Loader</td>
<td>81.1</td>
<td>75.1</td>
</tr>
<tr>
<td>Generator</td>
<td>83.6</td>
<td>77.6</td>
</tr>
<tr>
<td>Grader</td>
<td>87.0</td>
<td>81.0</td>
</tr>
<tr>
<td>Jackhammer</td>
<td>87.9</td>
<td>81.9</td>
</tr>
<tr>
<td>Paver</td>
<td>80.2</td>
<td>74.2</td>
</tr>
<tr>
<td>Pumps</td>
<td>83.9</td>
<td>77.9</td>
</tr>
<tr>
<td>Scraper</td>
<td>85.6</td>
<td>79.6</td>
</tr>
<tr>
<td>Tractor</td>
<td>86.0</td>
<td>80.0</td>
</tr>
</tbody>
</table>


Construction noise would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings. Noise levels would be loudest during the grading phase, which would be limited as the site does not require extensive grading. Construction is anticipated to occur during the permissible hours according to the City’s Municipal Code Section 9.40.110 and would be considered significant if construction activities are taken outside the allowable times. Paving operations are expected to be in close proximity to the northern property line adjacent to the existing residential uses. The amount of equipment utilized would be limited due to alignment and work area constraints. Noise levels from paving activities are linear and the equipment would be moving along the property line at an average distance or 20 feet from the existing residences. Based on noise measurements taken at a similar development, the roadway paving operations are anticipated to move along the property line in 200- to 300-foot increments. The average hourly construction noise levels were found to be approximately 72 dBA Leq or lower at 50 feet. At a distance of 20 feet, the noise levels of approximately 76 to 80 dBA may be experienced at local residences at any specific location. There is an existing 6-foot high block wall at the residences that would reduce the noise levels approximately 5 decibels to below an average 75 decibels during an 8-hour period. Therefore, impacts related to construction noise would be less than significant.

Operational Noise: The nearest noise sensitive residential land uses are located adjacent to the Project site along the northern property line. The performance standards found in Section 9.40.040 limit the exterior noise level to the higher of the actual measured ambient noise level or 55 dBA Leq during the daytime hours, and 45 dBA Leq during the nighttime hours at the boundary of residential properties. Additionally, since the measurement location is on the boundary between two zones, the noise level limit of the lower category plus five decibels shall apply. Therefore, the threshold of 60 dBA Leq during the daytime and 50 dBA Leq during the nighttime shall apply.
Primary noise sources during Project operation include the dog park, rock climbing facility, and mechanical ventilation (HVAC) system. The recreational amenities, including the dog park and rock climbing facility, would only operate during daytime hours and would not result in noise during nighttime hours. The worst-case onsite operational predictions would still fall below the 60 dBA threshold as shown in Table 6: Predicted Operational Noise Levels (dBA). Therefore, noise generated from operation of the proposed project would not exceed noise standards and would be less than significant.

<table>
<thead>
<tr>
<th>Source</th>
<th>Reference Noise Level (dBA)</th>
<th>Reference Distance (Feet)</th>
<th>Minimum Distance to Property Line (Feet)</th>
<th>Noise Reduction due to distance (dBA)</th>
<th>Barrier Reductions (dBA)</th>
<th>Resultant Cumulative Noise Level (dBA Leq)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dog Park</td>
<td>64.7</td>
<td>35</td>
<td>65</td>
<td>-5.4</td>
<td>-6.6</td>
<td>52.7</td>
</tr>
<tr>
<td>Rock Climbing</td>
<td>81.0</td>
<td>3</td>
<td>60</td>
<td>-26.0</td>
<td>-6.6</td>
<td>48.4</td>
</tr>
<tr>
<td>Transformer</td>
<td>58.0</td>
<td>5</td>
<td>40</td>
<td>-18.1</td>
<td>-6.7</td>
<td>33.2</td>
</tr>
<tr>
<td>HVAC</td>
<td>65.9</td>
<td>6</td>
<td>70</td>
<td>-21.3</td>
<td>-11.4</td>
<td>42.2</td>
</tr>
<tr>
<td><strong>CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>54.4</strong></td>
</tr>
</tbody>
</table>

**Daytime City Standard**: 60

**Complies with City Standards**: Yes

**Railway Noise & Vibration.** To determine the future noise environment and impact potential from the existing Metro Link San Bernardino Line to the south of the Project site, the results from the long-term noise measurements detailed in the Noise Assessment were used to plot the future noise contours through the project site as shown in Figure N-1, Noise Contours. Based on the ambient noise measurements, the 70 dBA contour is located beyond the Project limits without any shielding in the western portion of the Project site. Therefore, the noise sensitive uses including the dog park, outdoor library seating, outdoor fitness area, and the outdoor rock climbing area could experience noise levels that exceed the City noise threshold of 70 dBA for libraries and recreational uses.
Figure N-1: Noise Contours
The Project is proposing a glass barrier along the southern property line, south of the west building which would reduce the noise levels in these outdoor library seating area and coffee kiosk to below the 70 dBA CNEL threshold. A minimum 6-foot Plexiglas wall or similar barrier would be included along the southern and for approximately 10 feet of the western Project boundary along the dog park, which would attenuate noise from the adjacent rail line, and which results in noise levels at the dog park and outdoor library area of approximately 67 dBA, which is well below the 70 dBA CNEL threshold. The proposed wall shall extend from the glass barrier located south of the west building to the western property line. The proposed Plexiglas walls are included as PDF-1, and the proposed location of the walls is demonstrated on Figure 3-1, Conceptual Site Plan.

The City of Covina, as part of its noise guidelines, also states, consistent with Title 24 of the California Code of Regulations (CCR), a project is required to perform an interior assessment on the portions of a project site where building façade noise levels are above 60 dBA CNEL in order to ensure a 50 dBA CNEL interior noise level. Therefore, in line with the City of Covina noise regulations and TCSP EIR MM N-1, an interior noise assessment is required prior to the issuance of the first building permit. This final report would identify the interior noise requirements to meet the City’s established interior noise limit of 50 dBA CNEL. Therefore, with inclusion of PDF N-1 and adherence to TCSP EIR MM N-1, impacts related to railway noise to the Project site would be less than significant.

As required by TCSP EIR MM N-2, a vibration analysis was prepared to demonstrate vibration noise levels from the Metrolink would be below the appropriate FTA impact criteria for the proposed recreational and office uses. As discussed in the Noise Study, the Metro Link is estimated to generate groundborne vibration levels of approximately 78 VdB (0.0083 in/sec PPV) at 40 feet from the rail centerline, the distance from the rail’s centerline to the nearest Project boundary. Due to the close proximity to the Covina Station, the calculation accounted for the trains traveling at a slower speed which would reduce the vibration levels. Therefore, groundborne vibration levels would be below the FTA impact criteria. Additionally, the vibration would not cause damage to any new or existing structures along the rail corridor as the vibration of 0.0083 in/sec PPV is below Caltrans vibration threshold of in/sec PPV for extremely fragile buildings.

**Aircraft Noise.** The proposed Project is not located within an airport land use plan and is not located within two miles of a private or public use airport. The nearest airport is Brackett Field, located approximately 5.2 miles east of the Project site. Therefore, the proposed Project would not result in impacts related to airport-related noise.

**Ground-borne Vibration.** Ground-borne vibration can be generated from construction activities such as blasting, pile driving, and operating heavy earthmoving equipment. Construction of the proposed Project would involve grading, site preparation, and construction activities but would not involve the use of construction equipment that would result in substantial ground-borne vibration or ground-borne noise on properties adjacent to the Project site. No pile driving or blasting are proposed, and the site is relatively level, so substantial grading activities are not required. As discussed in the Noise Assessment, at the adjacent single-family residences, a large bulldozer would yield a worst-case 0.0315 peak particle velocity (in/sec), which is below any risk of damage and likely imperceptible. Thus, construction of the Project would not generate significant effects relating to construction vibration. In addition, operation of the recreational uses and offices does not include any activities or equipment that would generate substantial ground-borne noise and vibration. Therefore, the Project would not result in the exposure of persons to or generation of excessive ground-borne noise and vibration.

Overall, the proposed recreational facility would not result in any significant effects relating to noise or vibration; therefore, the proposed Project meets the noise related criteria of CEQA Guidelines Section 15332(d).

**Noise Project Design Features**
PDF N-1: A Plexiglas or glass barrier with a minimum height of 6-feet and approximately 8 dBA of sound attenuation shall be included extending from the eastern edge of the western building property line with the railroad to the western property line. The glass barrier shall be included from the southwestern property corner and proceed approximately 10 feet along the western property line.

AIR QUALITY

Applicable TCSP EIR Mitigation Measures

The following mitigation measures were included in the TCSP FEIR and are required to be implemented by projects within the TCSP Area to reduce impacts related to noise and vibration within implementing projects:

Mitigation Measure AIR-2A: Residential Electric Vehicle and Bicycle Parking Requirements
The following Residential and Non-Residential Voluntary Measures from the CalGreen Code (Appendix A4) shall apply to new residential (or residential mixed use) development projects located in the Covina Town Center Specific Plan:

- New one and two-family dwellings and townhomes shall include electric vehicle infrastructure consistent with Section A4.106.8.1 of the CalGreen Code.
- New multi-family dwellings with 17 or more units shall provide electric vehicle charging spaces capable of supporting electric vehicle supply equipment pursuant to Section A4.106.8.2.
- New multi-family dwelling units shall provide bicycle parking pursuant to Section A4.106.9.2.

Mitigation Measure AIR-2B: Non-Residential Electric Vehicle and Bicycle Parking Requirements
The following Non-Residential Voluntary Measures from the CalGreen Code (Appendix A5) shall apply to new non-residential (or mixed use) development projects located in the Covina Town Center Specific Plan:

- New non-residential development with more than 10 tenant-occupants shall provide changing/shower facilities for tenant-occupants in accordance with Table A5.106.4.3 of the CalGreen code.
- New non-residential development shall provide designated parking for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles pursuant to the Tier 1 requirements of Table A5.106.5.1.1 of the CalGreen code. Such parking spaces shall be marked pursuant to Section A5.106.5.1.3 of the CalGreen code.
- New non-residential development shall provide electric vehicle charging spaces capable of supporting electric vehicle supply equipment pursuant to the Tier 1 requirements of Section A5.106.5.3.1 of the CalGreen code. Such spaces shall be marked pursuant to Section A5.106.5.3.3 of the CalGreen code.

Mitigation Measure AIR-2C: Non-Residential Travel Demand Management
The following travel demand management provisions shall apply to new non-residential development in the Specific Plan area:

- New commercial and industrial projects greater than 25,000 square feet in size shall incorporate travel demand management TDM strategies that achieve a 10% reduction in trip generation rates below the standard rate published in the latest Institute of Transportation Engineers (ITE) Trip Generation Manual (10th edition), or other reputable source. This trip reduction level may be achieved through site design, transit, bicycle, shuttle, parking restriction, carpooling, or other TDM measures. All TDM plans shall have a designated coordinator who will track the effectiveness of the TDM Program over time.
- New commercial and industrial projects that employ 250 or more employees at a work site, on a full or part-time basis, shall implement an Employee Commute Reduction Program pursuant to South Coast Air Quality Management District Rule 2202, OnRoad Motor Vehicle Mitigation Option.

Air Quality Management Plan. The Project site is located in the South Coast Air Basin (SCAB), which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD
and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the SCAB. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a project’s density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD’s attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As discussed previously, the proposed Project would be consistent with the existing TCSP and zoning designations. Furthermore, as discussed below, the project would not result in emissions that exceed SCAQMD thresholds and, as such, would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. As a result, the proposed project would also be consistent with the assumptions in the AQMP and would not conflict with SCAQMD’s attainment plans.

Construction Emissions. Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling.

Construction emissions associated with the proposed Project were modeled using CalEEMod, as further discussed in the CalEEMod Emission Summary, included herein as Appendix C. As discussed in the CalEEMod Emission Summary, the CalEEMod model generates an estimate of construction emissions based on a default set of construction activities (demolition, site preparation, grading, building construction, paving, and architectural coating), the length in time of each activity, and an associated inventory of construction equipment for each activity. The estimate of the Project’s construction emissions applied the CalEEMod default assumptions. However, the use of the default assumptions results in an over-estimate of the Project’s construction emissions. As noted above, the Project demolition is expected to be minimal; however, the model lists several large pieces of construction equipment to carry out the demolition. Further, the model assumes that the site preparation and grading activities will affect the entire site when only a small portion of the Project would be prepared and graded (only the non-building area). The model also assumes that new buildings would be constructed for the offices, indoor sports recreation complex, library, and fitness center. However, the Project proposes to renovate the existing buildings to accommodate the new uses and not construct new buildings. Nonetheless, the default CalEEMod construction schedule and construction equipment inventory were used to conservatively estimate the Project’s construction emissions. As shown in Table 7 the construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds.

**Table 7: Regional Construction Emissions Estimates**
Therefore, construction activities would result in a less than significant impact.

Operational Emissions. Implementation of the proposed recreational facilities and office space would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, operational vehicular emissions, would generate the majority of emissions generated from the Project.

Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table 8. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD’s applicable thresholds. Therefore, the Project’s operational emissions would not result in a significant effect related to regional emissions.

<table>
<thead>
<tr>
<th>Operational Activity</th>
<th>Maximum Daily Regional Emissions (pounds/day)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ROG</td>
</tr>
<tr>
<td>Area</td>
<td>0.9</td>
</tr>
<tr>
<td>Energy</td>
<td>&lt;0.1</td>
</tr>
<tr>
<td>Mobile</td>
<td>4.4</td>
</tr>
</tbody>
</table>
Local Emissions. In addition, the SCAQMD recommends the evaluation of localized NO\textsubscript{x}, CO, PM\textsubscript{10}, and PM\textsubscript{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD’s Final Localized Significance Threshold Methodology (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO\textsubscript{x}, CO, PM\textsubscript{10}, and PM\textsubscript{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project site is located in SRA 9, East San Gabriel Valley.

As shown in Table 9, with implementation of SCAQMD Rule 403, the maximum daily construction emissions from the proposed Project would not exceed any of the applicable SCAQMD LST thresholds. Therefore, the Project’s construction emissions would not result in a significant effect related to localized emissions.

### Table 9: Localized Construction Emissions Summary (lbs/day)

<table>
<thead>
<tr>
<th>Construction Activity</th>
<th>NO\textsubscript{x}</th>
<th>CO</th>
<th>PM\textsubscript{10}</th>
<th>PM\textsubscript{2.5}</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2022</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td>25.7</td>
<td>20.6</td>
<td>1.2</td>
<td>1.2</td>
</tr>
<tr>
<td>Site Preparation</td>
<td>33.1</td>
<td>19.7</td>
<td>9.3</td>
<td>5.4</td>
</tr>
<tr>
<td>Grading</td>
<td>38.8</td>
<td>29.0</td>
<td>5.2</td>
<td>2.9</td>
</tr>
<tr>
<td>Building Construction</td>
<td>16.1</td>
<td>17.5</td>
<td>0.8</td>
<td>0.8</td>
</tr>
<tr>
<td>Maximum Daily Emission</td>
<td>38.8</td>
<td>29.0</td>
<td>9.3</td>
<td>5.4</td>
</tr>
<tr>
<td><strong>2023</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Construction</td>
<td>14.4</td>
<td>16.2</td>
<td>0.7</td>
<td>0.7</td>
</tr>
<tr>
<td>Paving</td>
<td>10.2</td>
<td>14.6</td>
<td>0.5</td>
<td>0.5</td>
</tr>
<tr>
<td>Architectural Coating</td>
<td>1.3</td>
<td>1.8</td>
<td>0.1</td>
<td>0.1</td>
</tr>
<tr>
<td>Maximum Daily Emission</td>
<td>14.4</td>
<td>16.2</td>
<td>0.7</td>
<td>0.7</td>
</tr>
<tr>
<td><strong>2022 to 2023</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Daily Emissions</td>
<td>38.8</td>
<td>29.0</td>
<td>9.3</td>
<td>5.4</td>
</tr>
<tr>
<td>SCAQMD Significance Thresholds</td>
<td>178</td>
<td>1,473</td>
<td>12.0</td>
<td>7.0</td>
</tr>
<tr>
<td>Emissions Exceed Thresholds?</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and
Greenhouse Gas Emissions: The analysis methodologies from SCAQMD are used in evaluating potential impacts related to greenhouse gas (GHG) emissions from implementation of the proposed project. SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts, which includes:

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA
- Tier 2: determine whether the project is consistent with a greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions.
- Tier 3: determine if the project would be below screening values; if a project's GHG emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 MTCO2e per year
  - Residential: 3,500 MTCO2e per year
  - Commercial: 1,400 MTCO2e per year
  - Mixed use: 3,000 MTCO2e per year

In addition, SCAQMD methodology for project’s construction GHG emissions are to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above.

Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed Project would result in area and indirect sources of operational GHG emissions primarily from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed Project are shown in Table 10. Additionally, in accordance with SCAQMD recommendation, the Project's amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the Project’s total annual GHG emissions.

### Table 10: Greenhouse Gas Emissions

<table>
<thead>
<tr>
<th>Emission Source</th>
<th>Annual GHG Emissions&lt;sup&gt;(1)&lt;/sup&gt; (MTCO2e)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>&lt;1</td>
</tr>
<tr>
<td>Energy</td>
<td>119</td>
</tr>
<tr>
<td>Mobile</td>
<td>1,392</td>
</tr>
<tr>
<td>Waste</td>
<td>5</td>
</tr>
<tr>
<td>Water</td>
<td>53</td>
</tr>
<tr>
<td>Total Project Operational Emissions</td>
<td>1,569</td>
</tr>
<tr>
<td>Total Project Construction Emissions</td>
<td>20</td>
</tr>
<tr>
<td>Total Project Construction and Operation Emissions</td>
<td>1,589</td>
</tr>
</tbody>
</table>
Covina Recreation Village  
Class 32 CEQA Exemption Checklist

<table>
<thead>
<tr>
<th>Significance Threshold</th>
<th>3,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Exceeds Threshold?</td>
<td>NO</td>
</tr>
</tbody>
</table>

Note: 
(1) The CalEEMod model provides GHG estimates for three pollutants: carbon dioxide, methane, and nitrous oxide. Carbon dioxide contributes over 97 percent of the total GHG emissions. 
Source: CalEEMod Emission Summary, Appendix C

As shown on Table 10, the Project would result in approximately 1,589 MTCO2e per year which would not exceed the screening threshold of 3,000 MTCO2e per year (Vince Mirabella, 2021). Therefore, GHG emissions from the Project would not result in a significant effect. Furthermore, the Project would comply with the California Title 24, California Energy Code, and the CALGreen Code, which would provide for efficient energy and water consumption. Therefore, the proposed Project would not result in a conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

Overall, the proposed recreational facility and offices would not result in any significant effects relating to air quality or greenhouse gas emissions; therefore, the proposed Project meets the air quality related criteria of CEQA Guidelines Section 15332(d).

WATER QUALITY

The Project site is within the Los Angeles River watershed and under the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB), which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Los Angeles RWQCB are documented in its Basin Plan, and the regulatory program of the Los Angeles RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

Construction. Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would use heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a stormwater pollution prevention plan (SWPPP). Construction of the Project would disturb more than one acre of soil; therefore, the proposed Project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction Best Management Practices (BMPs) such as:

- Prompt revegetation of proposed landscaped areas;
- Perimeter gravel bags or silt fences to prevent off-site transport of sediment;
- Storm drain inlet protection (filter fabric gravel bags and straw wattles), with gravel bag check dams within paved roadways;
• Regular sprinkling of exposed soils to control dust during construction and soil binders for forecasted wind storms;
• Specifications for construction waste handling and disposal;
• Contained equipment wash-out and vehicle maintenance areas;
• Erosion control measures including soil binders, hydro mulch, geotextiles, and hydro seeding of disturbed areas ahead of forecasted storms;
• Construction of stabilized construction entry/exits to prevent trucks from tracking sediment on City roadways;
• Construction timing to minimize soil exposure to storm events; and
• Training of subcontractors on general site housekeeping.

Adherence to the existing requirements and implementation of the appropriate BMPs as ensured through the City’s construction permitting process would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

**Operations.** The proposed Project would operate a recreational facility and offices on the Project site, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. The proposed Project area runoff will be directed to an onsite underground infiltration system that would be located on the northwestern corner of the site. Once the design capture volume is reached, the system would then begin to discharge to the storm drain in N. Citrus Avenue. However, in accordance with RWQCB Order No. R8-2010-0036 and the City’s Municipal Code, the proposed project would be required to incorporate a Water Quality Management Plan (WQMP) with post-construction (or permanent) site design, source control, and treatment control BMPs.

A Preliminary WQMP will be prepared for the Project and include source control and treatment control BMPs and site design. The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed Project would install an onsite system to treat stormwater, which remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The site design would minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

With implementation of the operational source and treatment control BMPs that will be outlined in the Preliminary WQMP and required by the City during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible. Plans for grading, drainage, erosion control and water quality would be reviewed by the City’s Engineering Department prior to issuance of grading permits to ensure that the applicable and required LID BMPs are constructed during implementation of the Project. Adherence to the existing requirements would ensure that activities associated with operation of the proposed Project would not result in any significant effects relating to water quality.

Overall, the proposed recreational facility would not result in any significant effects relating to water quality; therefore, the proposed Project meets the water quality related criteria of CEQA Guidelines Section 15332(d).

e. Criterion Section 15332(e): Utilities: The site can be adequately served by all required utilities and public services.

The utilities necessary to construct and operate the proposed Project (electric, natural gas, trash, water, and sewage) would be adequately provided by existing utility service systems. The Project site is located in an urbanized and developed area. The proposed Project would connect to existing utility service lines within the Project site. Trash collection services would be arranged prior to the issuance of building permits. All
service confirmations would be addressed prior to occupancy. School public services will not be impacted by the Project since it is a recreational facility with no residential uses. Given the Project size and its location within an area that is currently served by utilities, the site can be adequately served by all required utilities and public services. Therefore, the proposed Project meets the criteria of CEQA Guidelines Section 15332(e).

5.2 EXCEPTIONS FOR EXEMPTIONS

In addition to investigating the applicability of CEQA Guidelines Section 15332 (Class 32), this CEQA document also assesses whether any of the exceptions to qualifying for the Class 32 categorical exemption for an Infill Project are present. The following analysis compares the criteria of CEQA Guidelines Section 15300.2 (Exceptions) to the Project.

a. Criterion 15300.2(a): Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project does not qualify for an exemption under Classes 3, 4, 5, 6 or 11. The Project is located within an urban developed area and is not located within a sensitive environment. In addition, the Project would not result in any impacts on an environmental resource of hazardous or critical concern. Therefore, the exception under criterion 15300.2(a) is not applicable.

b. Criterion 15300.2(b): Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The effects of the proposed Project would generally be beneficial, as the proposed Project would create a space for recreation in the City of Covina on an underutilized parcel of land. The proposed Project would develop a vacant packinghouse facility that is surrounded by industrial and residential uses and is already served by utilities and public services, as well as transportation. Any construction effects would be temporary, confined to the Project vicinity, and reduced to a less than significant level by implementing existing applicable regulatory requirements. No successive projects of the same type in the same place are known or expected to occur over time that would result in cumulatively considerable impacts. Therefore, the exception under CEQA Guidelines Section 15300.2 (b) does not apply to the Project.

c. Criterion 15300.2(c): Significant Effects: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no known unusual circumstances that are applicable to the Project, and which may result in a significant effect on the environment. The proposed Project consists of the adaptive reuse of two vacant warehouses for creation of recreational facilities and office space within a developed area that is served by utilities and transportation. The Project site would be consistent with the City’s General Plan and the TCSP. The provision of a recreational space and office uses would not introduce a new activity to the area that could result in a significant effect on the environment. Therefore, the exception under CEQA Guidelines Section 15300.2(c) does not apply to the Project.

d. Criterion 15300.2(d): Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
The Project site is not located along an officially designated scenic highway corridor. The nearest officially designated state scenic highway, SR-2, is located more than 14 miles north of the proposed Project site in the San Gabriel Mountains and is not visible from the site. Therefore, the exception under CEQA Guidelines Section 15300.2(d) does not apply to the Project.

e. Criterion 15300.2(e): Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The Project site currently consists of two vacant warehouses. The Project site is not listed on the State Water Resources Control Board’s Geotracker or Department of Toxic Substance Control’s Envirostor. As such, the site is not on any list pursuant to Section 65962.5 of the Government Code or any other list compiled for purposes related to identifying the prior release of hazardous materials. Therefore, the exception under CEQA Guidelines Section 15300.2(e) does not apply to the Project.

f. Criterion 15300.2(f): Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resources.

The Project site is currently developed with two industrial warehouse buildings. The western building was constructed in 1988 and the eastern building was constructed by 1964, and therefore, are of historic age. As such, a historical resource assessment was conducted and is included herein as Appendix F. The historical resource assessment determined that the property is not eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or for local designation under Covina Municipal Code Chapter 17.81. Therefore, the Project would not destroy, demolish, or alter known historic resources. All construction would be confined to the Project site. Project construction would not impair the significance of any historic structures. Therefore, the exception under CEQA Guidelines Section 15300.2(e) does not apply to the Project.

On the basis of the evidence provided above, the Project is eligible for a Class 32 Categorical Exemption in accordance with Section 15332, Infill Development Projects, of the CEQA Guidelines. Because the proposed Project meets the criteria for categorically exempt infill development projects listed in CEQA Guidelines Section 15332 and it would not have a significant effect on the environment, this analysis finds that a Notice of Exemption may be prepared for the Project.
5 REFERENCES


TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, Director of Community Development

SUBJECT: Planning Commission Resolution No.2022-005PC– Finding that the Proposed Fiscal Year 2023-2027 City of Covina Five-Year Capital Improvement Program (CIP) is Consistent with the Goals and Policies of the Covina General Plan.

BACKGROUND

The proposed City of Covina Capital Improvement Program (CIP) is a five-year program adjusted annually that identifies anticipated public improvements and projects, including the estimated expenditures required to construct improvements. The proposed CIP is for the 2023-2027 time period and will be presented to the City Council as a component of the proposed FY 2022-2023 City Budget.

DISCUSSION

The CIP is essentially a City “wish list” of public projects and improvements that are forecasted over a five-year time period. The CIP is a forecasting tool to assist the City in prioritizing future public infrastructure projects. The projects included in the CIP range from the update of the Covina Town Center Specific Plan, to the Banna Park construction, improvements to City streets, purchase of significant equipment, water system improvements, sewer system improvements and similar projects.

Those CIP projects proposed for the upcoming Fiscal Year have identified funding sources; however, future CIP projects do not have identified funding sources. As each future project comes “on line” that fiscal year’s budget, the necessary funding sources would be identified. If there is not sufficient funding, then the particular project will have to be delayed or removed from the CIP. In addition to identifying the funding source(s) for each CIP project, each project will also require a CEQA assessment as a feature of the individual project at time of its consideration. Because each individual project requires a CEQA assessment, the overall CIP does not require a CEQA assessment.

The other valuable feature of the CIP is it is a tool for future grant applications for the projects identified in the CIP. Many times, grant applications ask if the project that is the subject of the grant application has been identified as part of the municipality’s CIP. Because grants are so competitive, any positive aspect of the grant application could assist in a favorable outcome.
Once the CIP is adopted, that does not mean that it cannot be amended. Projects can be added or deleted in the CIP during the tenure of the CIP’s five-year time period.

Pursuant to the provisions of the California Government Code Section 65401; prior to consideration by the City Council, it is required that the Planning Commission to make a determination that the CIP is in conformance with the General Plan.

**ENVIRONMENTAL DETERMINATION**

General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 in that the General Plan conformance findings as required by State law is not a project as defined under CEQA.

**STAFF RECOMMENDATION**

Adopt Resolution No. 2022-005PC finding that the proposed Fiscal Year 2023-2027 City of Covina Five-Year Capital Improvement Program is consistent with the goals and policies of the Covina General Plan.

Prepared by:

Brian K. Lee  
Director of Community Development

**EXHIBITS**

1. Resolution No. 2022-005PC  
   Attachment A: Proposed FY 2023-2027 CIP
RESOLUTION NO. 2022-005PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA FINDING THAT THE PROPOSED FISCAL YEAR 2023-2027 CITY OF COVINA FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COVINA GENERAL PLAN

WHEREAS, the City of Covina Capital Improvement Program (CIP) is a five-year program adjusted annually that outlines public improvements and estimated expenditures to construct improvements; and

WHEREAS, the proposed CIP is for Fiscal Years 2023-2027 for City Council review and consideration (Attachment A); and

WHEREAS, California Government Code Section 65401 requires the City’s Planning Commission to make a determination that the City’s annual CIP is in conformance with the City’s General Plan; and

WHEREAS, the Planning Commission held a duly noticed public meeting on April 12, 2022, on the proposed CIP for consistency with the Covina General Plan, at which time all persons interested in the proposed CIP had the opportunity and did address the Planning Commission on this matter.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. The Community Development Department completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA). The CIP was reviewed for conformance with the CEQA and the California Public Resource Code, Division 13. Since the CIP is a public improvement and transportation planning document which identifies areas for possible improvements based on the availability of funding, the approval of the CIP is exempt from the CEQA and the CEQA Guidelines pursuant to CEQA Guidelines Section 15738(b)(4) because the proposed CIP is not a “project” as defined by CEQA but involves the

EXHIBIT 1
creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. Should a specific improvement identified in the CIP be undertaken, a full environmental analysis of that improvement will be performed in accordance with the requirements of CEQA. The Planning Commission recommends that the City Council of the City of Covina determine based on its own independent judgment, that the proposed CIP for Fiscal Year 2023-2027 is exempt from CEQA.

**SECTION 3.** The Planning Commission, after considering all the written and oral evidence offered including the staff report and all attachments, further finds and determines that the proposed CIP is consistent with the following goals and policies of the Covina General Plan pursuant to Government Code Section 65103 and 65402:

I. **Land Use Element**

A. General Land Use Policy C.1.a.2(b)(c)(e)(f)(g). Ensure that major land use change proposals, particularly those regarding vacant schools, utility sites, and other institutional surplus properties, carefully consider many factors, including, but not limited to:

- Street capacity, public facilities, and other infrastructure impacts.
- Effects on the local circulation, public transportation, and regional circulation/transportation networks.
- The provision of services and utilities.
- All relevant environmental and physical constraints and resources.
- Covina’s image and character.

B. General Land Use Policy C.1.a.4. Accommodate growth that adequately serves existing and future residents, workers, shoppers, and others while protecting their health, safety, and welfare.

C. General Land Use Policy C.1.a.5. Accommodate growth that is consistent with current general land use patterns, that maintains existing relative land use quantities, and that respects physical and environmental resources and constraints.

D. General Land Use Policy C.1.a.9. Provide for the continuation of existing and development of new or expanded public streets and facilities, storm drains and other infrastructure, parking amenities, and utilities to support the City’s land uses and meet all needs.
E. General Land Use Policy C.1.a.15. Monitor land use, traffic, and circulation pressures associated with the Metrolink Commuter Train Station near the downtown and best capitalize on potentially beneficial impacts by adopting strategies such as an “urban village” or livable cities concept, incorporating mixed uses, sufficient businesses, and attractive and functional public and private improvements.

F. General Land Use Policy C.1.a.17. Maintain consistency between the Land Use Element and implementation mechanisms including, but not limited to, the Zoning and Subdivision Ordinances, the Design Guidelines, and the Capital Improvement Program.

G. General Land Use Policy C.1.a.22. Capture all potential benefits resulting from the Metrolink Commuter Train Station, downtown revitalization, Azusa Avenue beautification, and other major programs/efforts.

H. General Land Use Policy C.1.a.27. Address its park/open space deficiency and attempt to mitigate the problem to the greatest extent possible.

I. General Land Use Policy C.2.a.6. Ensure that the overall amount, locations, and timing of development reflect community desires and needs as well as physical and environmental constraints and will not inhibit the City’s ability to meet street capacities and to provide other infrastructure, utilities, and adequate community services.

J. General Land Use Policy C.3.a.9. Encourage that medium to high-density complexes be developed in appropriately designated areas and replace old, deteriorating residential structures.

K. General Land Use Policy C.4.a.3. Consider developing additional parks of all types and sizes at various areas, with an emphasis placed on locating new facilities in the eastern and western portions of the City and in neighborhoods in and around medium-to high-density developments.

L. General Land Use Policy D.1.a.4. Maintain an adequate amount of and distribution of public and quasi-public facilities.

M. General Land Use Policy D.1.a.5 (b)(c)(e)(g). Ensure that major land use change proposals, particularly those regarding vacant schools, utility sites, and other institutional surplus properties, carefully consider many factors, including, but not limited to:

- Street capacity, public facilities, and other infrastructure impacts.
• Effects on the local circulation, public transportation, and regional circulation/transportation networks.
• The provision of services and utilities.
• All relevant environmental and physical constraints and resources.
• Covina’s image and character.

N. General Land Use Policy D.1.a.7. Provide for the continuation of existing and development of new or expanded public streets and facilities, storm drains and other infrastructure, parking amenities, and utilities to support the City’s land uses and meet all needs.

O. General Land Use Policy D.3.a.9. Pay particular attention to the special needs and character of the downtown and continue appropriate economic revitalization and physical enhancement activities.

P. General Land Use Policy E.1.n. Maintain the downtown area’s pedestrian friendly atmosphere as a means of enhancing its social and economic vitality.

Q. General Land Use Policy E.1.q. Attempt to maintain the attractiveness and condition of all streets and public landscaping, particularly major ones and those at key City entry points, public improvements, and public facilities, so that Covina evokes a positive perception by residents, workers, shoppers, passer-by, and others.

R. General Land Use Policy E.1.w. Preserve existing parklands and open space resources and consider developing additional parks of all types and sizes at various areas.

S. General Land Use Policy F.1.i. Ensure that the circulation network and major street widths adequately serve all current and planned residential, commercial, industrial, and institutional uses – or that all future developments not overburden streets and other infrastructure or local services.

T. General Land Use Policy G.1.c. Achieve an adequately designed and functional street system and other infrastructure, including utility and storm drainage systems plus an adequate distribution of public and quasi-public facilities, in accommodating future growth to best maintain the community’s visual, economic, and spiritual vitality.

II. Circulation Element

A. General Circulation Policy C.3. Maintain and, where administratively and financially possible, improve the physical condition, structural integrity, design capacity,
utilization, appearance, and/or cleanliness of Covina’s public right-of-way and facilities, including, but not limited to, streets, alleys, sidewalks, medians, landscaping, parking areas, and miscellaneous infrastructure.

B. General Circulation Policy C.4. Where necessary and feasible, conduct traffic circulation improvements and congestion mitigation measures, including, but not limited to, traffic signal installation, synchronization, or upgrade, lane restriping or modification, and/or speed limit, stop sign, or street light installation.

C. General Circulation Policy C.6. Handle needed street and related infrastructure and transportation improvements on a realistic, viable, prioritized, systematic, consistent, and cost effective basis and, if possible, from the standpoint of benefiting the greatest number of Covina residents and businesses.

D. General Circulation Policy C.7. Accommodate, where financially, administratively, and technically feasible, needed street and related infrastructure and transportation improvements, among other reasons, to minimize traffic conflicts and hazards as well as liability, to improve vehicular and pedestrian safety, to bolster ongoing code enforcement efforts, and to enhance community appearance, image, and character, social, economic, and recreational vitality, and overall quality of life.

E. General Circulation Policy C.11. Reconcile the need to resolve remaining, major road and infrastructure deficiencies with the need to maintain the maturing community’s aging street and circulation networks.

F. General Circulation Policy C.16. Monitor and, where administratively and financially possible, consider expanding the City’s bikeways and related facilities in appropriate areas, such as near or linking schools, parks, and major commercial activities and employment centers, for functional as well as recreational uses, in a manner that best meets local conditions and needs.

G. General Circulation Policy C.23. Continue encouraging, where administratively and financially feasible, public transportation-and pedestrian-accommodating enhancements to the infrastructure, including, but not limited to, bus pads and sidewalk and wheelchair ramps.

H. General Circulation Policy D.6. Monitor and attempt to best maintain the functional and design adequacy and parking capacity of the Covina Metrolink Commuter Rail
Station and, where desired and feasible, improve and/or expand the Station and/or related parking to meet local and regional needs.

I. General Circulation Policy D.7. Accommodate the linking of the Covina Metrolink Commuter Rail Station and other public transit depots to feeder transportation, to the greatest extent feasible.

J. General Circulation Policy E.1. Maintain and, where necessary and feasible, consider enhancements to downtown traffic, circulation, parking and overall infrastructure, including, but not limited to, better synchronizing traffic signals, constructing more off-street parking in deficient areas, improving parking lot security/lighting, and better, more clearly linking off-street parking to district businesses through sufficient signage and other strategies.

K. General Circulation Policy E.4. Where appropriate, consider infrastructure and related enhancements to facilitate downtown pedestrian circulation, taking into account safety, lighting, pleasantness, adequacy, and accessibility for the disabled.

L. General Circulation Policy F.1. Ensure, to the greatest extent feasible, through direct or liaison efforts, the continued maintenance and adequacy and, where necessary, improvement of Covina’s sewers and sewage disposal systems system to prevent contamination of groundwater and receiving water quality and to accommodate long-term growth and revitalization.

M. General Circulation Policy F.3. Ensure, to the greatest extent feasible, through direct or liaison efforts, the continued maintenance and adequacy and, where necessary, improvements of Covina’s storm drain and storm drainage system to prevent or minimize flooding and soil erosion and to accommodate future growth and revitalization.

N. General Circulation Policy F.5. Ensure, to the greatest extent feasible, through direct or liaison efforts, the continued maintenance and adequacy and, where necessary, improvement of Covina’s water supply facilities and water distribution system as well as the ability of the water network to meet future growth and revitalization.

O. General Circulation Policy F.6. Ensure, to the greatest extent feasible, through direct or liaison efforts, that all current and future peak period water demands are met and that water pressure and fire flow rates in all areas are adequate.

P. General Circulation Policy G.13. Continue accommodating pedestrian circulation, to the greatest degree possible, in terms of adequately-sized, conveniently located, safe, functional,
unobstructed, and disabled-accessible major-and small-street public sidewalks, public crosswalks, private walkways and access routes, private walkways/access route linkages to public sidewalks, and sufficient connections between public sidewalk and crosswalks.

III. **Natural Resources and Open Space Element**

A. General Natural Resources and Open Space Policy B.2.h. Provide for landscape improvements to the City’s sidewalks, streets, civic properties, and related public spaces and facilities, in accordance with all applicable standards and provisions, for aesthetic and ecological reasons, to the greatest extent possible.

B. General Natural Resources and Open Space Policy B.2.i. Provide for needed landscape improvements to the City’s parks and recreational facilities, as described in the Covina Park System Master Plan and other sources, in accordance with all applicable standards and provisions, for aesthetic and ecological reasons, to the greatest extent possible.

C. General Natural Resources and Open Space Policy B.2.j. Encourage the preservation of existing mature street and other public trees in conjunction with all public works projects, except where infeasible and/or unsafe.

D. General Natural Resources and Open Space Policy C.1.i. Whenever possible and feasible, attempt to acquire and improve land for park and recreational uses.

E. General Natural Resources and Open Space Policy C.1.o. Continue to upgrade, enhance, redesign, and/or replace existing parks and recreational areas and appurtenant facilities and amenities to improve overall park use, safety, and/or appearance as well as to maintain community image and vitality, whenever possible.

F. General Natural Resources and Open Space Policy C.5.a. Continue providing for adequate maintenance of the physical condition, operation, cleanliness, and appearance of all parks and recreational facilities and appurtenant amenities, following reasonable, applicable procedures and standards.

IV. **Safety Element**

A. General Safety Policy B.3.k. Maintain sufficient personnel, equipment, facilities, and resources in the Fire and Police Departments to handle fire incidents.

SECTION 4. Based upon the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in this Resolution,
the Planning Commission hereby recommends that the City Council adopt the Fiscal Year 2023-2027 City of Covina Five-Year Capital Improvement Program (CIP).

**SECTION 5.** The Planning Commission hereby directs the Community Development Director to forward a copy of this Resolution to the City Council for their consideration at the next available regular City Council meeting.

**SECTION 6.** The Secretary shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by members of the Planning Commission of Covina on this 12th day of April, 2022.

JOHN CONNORS, CHAIRMAN  
COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 12th day of April, 2022, by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY
ATTACHMENT A

City of Covina

FY 2023-2027 Capital Improvement Program
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<tr>
<th>ITEM</th>
<th>ITEM DESCRIPTION</th>
<th>SB-1</th>
<th>PROP C</th>
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<th>MEASURE M</th>
<th>PROP A</th>
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**ENGINEERING**

**FACILITIES**

**SEWER**

**ENVIRONMENTAL**