



CITY OF COVINA NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Covina is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of State of California Environmental Quality Act (CEQA) guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **INITIAL STUDY** which supports the proposed findings are on file at the City of Covina.

DATE OF NOTICE: February 15, 2024

PROJECT TITLE: 1270 Garvey Street Digital Billboard Project

PROJECT APPLICANT: Bulletin Displays

PROJECT LOCATION: The proposed project site is located at 1270 East Garvey Street, Covina, California 91724, and is within the City of Covina (City), in Los Angeles County. The project site consists of Assessor Parcel Number 8447-031-052, which is bound by East Garvey Street to the north and east, East Holt Avenue to the south, and the Interstate 10 (I-10) to the west. The project site is fully developed with a two-story office building and associated improvements including a paved parking lot and landscaping. The project site is located within the Village Oaks Office Park, which is a Planned Community Development (PCD) in the southeastern corner of the City.

PROJECT DESCRIPTION: The 1270 Garvey Street Digital Billboard Project (Project or proposed Project) consists of the construction and operation of a two-sided, V-shaped billboard at the western corner of the property located at 1270 East Garvey Street in the City. The new billboard would consist of two digital sign faces that would be oriented toward the adjacent I-10 freeway. One side of the billboard would face west while the other would face east, and each billboard face would be 14 feet in height and 48 feet in width. The billboard faces would be supported by a standalone pole structure, and the height of the billboard structure would be 83 feet. The billboard would primarily display off-site advertising; however, the City would require a certain percentage of content to consist of City advertising (e.g., announcements for civic events). The billboard faces would be illuminated by clusters of light-emitting diodes (LEDs). Once installed, the billboard would generally be illuminated and in operation 24 hours per day, 7 days per week. The Project would require the removal of 1 to 2 existing eucalyptus trees along the southern portion of the Project site. The Project would not include any changes to the on-site office building or the on-site parking lot. The digital billboard would be designed and constructed in accordance with an Outdoor Advertising Display Permit from the California Department of Transportation (Caltrans). Development of the Project would also require the following discretionary permits and approvals from the City: a PCD amendment to allow for an off-site sign in the Village Oaks Office Park, Zoning Code Amendments, a Conditional Use Permit, a Precise/Site Plan Review, and a Development Agreement between the City and Project applicant.

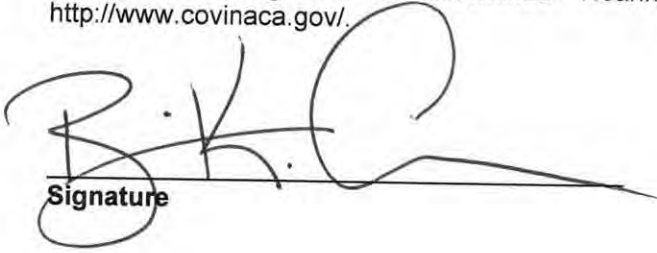
CEQA DETERMINATION: In accordance with CEQA, the City of Covina has completed an Initial Study to determine whether the Project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the City, concludes that the Project will not have a significant effect on the environment. The City has therefore prepared a Mitigated Negative Declaration, to be considered by the Planning Commission and City Council. Pursuant to Section 15072 of the State CEQA Guidelines, the Project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

PUBLIC REVIEW: The public review and comment period for the Initial Study/Mitigated Negative Declaration is from February 15, 2024, to March 18, 2024 (comment letters must be received by 5:00 pm on March 18, 2024). The Mitigated Negative Declaration and Initial Study will be available for public review at the City of Covina Planning Division – 125 E. College Street, Covina, California 91723 and at <https://covinaca.gov/city-departments/community-development/public-notice/>

PUBLIC COMMENTS: All comments must be addressed to *Brian K. Lee, Director of Community Development, City of Covina Planning Division, 125 E. College Street, Covina, California 91723* or sent via

email to blee@covinaca.gov. If you have any questions or would like any additional information, please contact Brian K. Lee of the City of Covina at (626) 384-5450 or blee@covinaca.gov.

PUBLIC HEARING: The project will require Public Hearings before the City of Covina Planning Commission and City Council. An additional notice will be sent to advise of the date, place, and time of each public hearing, when the hearing date is determined. Hearing dates will be posted on the City's webpage at <http://www.covinaca.gov/>.



Signature

2/7/2024
Date

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: 1270 Garvey Street Digital Billboard ProjectLead Agency: City of CovinaContact Person: Brian Lee, AICPMailing Address: 125 East College StreetPhone: (626) 384-5450City: CovinaZip: 91723County: Los Angeles**Project Location:** County: Los Angeles City/Nearest Community: CovinaCross Streets: East Garvey Street to the north and east, East Holt Avenue to the south, I-10 to the west Zip Code: 91724Longitude/Latitude (degrees, minutes and seconds): 34 ° 4 ' 15.02" N / 117 ° 51 ' 49.31" W Total Acres: 0.85Assessor's Parcel No.: 8447-031-052Section: 07Twp.: 1 SouthRange: 9 West

Base: _____

Within 2 Miles: State Hwy #: Interstate 10Waterways: Walnut Creek, Charter Oak CreekAirports: NoneRailways: Southern Pacific RailroadSchools: numerous**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: DA, Zoning Code Amendment**Development Type:** Residential: Units _____ Acres _____

 Office: Sq.ft. _____

Acres _____

Employees _____

 Transportation: Type _____ Commercial: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Industrial: Sq.ft. _____

Acres _____

Employees _____

 Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____

MGD _____

 Other: billboard**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse gases**Present Land Use/Zoning/General Plan Designation:**

General Commercial designation, C-P zone with a Planned Community Development (PCD) overlay

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

The 1270 Garvey Street Digital Billboard Project consists of the construction and operation of a two-sided, V-shaped billboard at the western corner of the property located at 1270 East Garvey Street in the City of Covina. The new billboard would consist of two digital sign faces that would be oriented toward the adjacent Interstate 10 freeway. One side would face west and the other side would face east, and each billboard face would be 14 feet in height and 48 feet in width. The billboard faces would be supported by a standalone pole structure, and the height of the billboard structure would be 83 feet. The billboard would primarily display off-site advertising; however, the City would require a certain percentage of content to consist of City advertising (e.g., announcements for civic events).

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

Reviewing Agencies Checklist

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

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

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

Starting Date February 15, 2024 Ending Date March 18, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Bulletin Displays</u>
Address: <u>225 South Lake Avenue Suite 225-M210</u>	Address: <u>3127 E. South Street, Ste. B</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Long Beach, CA 90805</u>
Contact: <u>Michele Finneyrock</u>	Phone: <u>(310) 285-5384</u>
Phone: <u>(626) 204-9823</u>	

Signature of Lead Agency Representative: _____


Date: 2.7.24

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

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

2.7.24
Date