

COVINA BOWL

INITIAL STUDY



Lead Agency:

City of Covina
125 E. College Street
Covina, CA 91723

Project Sponsor:

Trumark Homes, LLC

January 23, 2020

E | P | D SOLUTIONS, INC.

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1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.) as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed Covina Bowl Specific Plan. As required by State CEQA Guidelines (“Guidelines”) Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Covina, in consultation with other jurisdictional agencies, to determine if a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required.

This Initial Study informs City of Covina decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the proposed Specific Plan. A “significant effect” or “significant impact” on the environment means “a *substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*” (Guidelines Section 15382).

Given the proposed Specific Plan's broad scope and level of detail, combined with previous analyses and current information about the site and environs, the City's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Public Resources Code Section 21003.1)
- Encourage the applicant to incorporate environmental considerations into conceptualization, design, and planning at the earliest feasible time. (Guidelines Section 15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City and Applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (Guidelines Section 15126.4)

1.2 DOCUMENT ORGANIZATION

The Initial Study, in its entirety, comprises the following components:

Section 1.0 Introduction and Purpose. Discusses the document's purpose, format and content, California Environmental Quality Act (CEQA) requirements, the planning context under which the document was prepared, the Initial Study findings, a summary of the public review and processing of the document, and a list of the technical reports used to prepare the document.

Section 2.0 Project Description. Provides a detailed description of the Specific Plan area and the discretionary actions required to implement the project.

Section 3.0 Environmental Checklist. Provides the completed Initial Study and its associated analyses and mitigation measures documenting the reasons to support the findings and conclusions of the Initial Study.

Section 4.0 References. Lists all plans, policies, regulatory requirements, and other documentation that are incorporated by reference in this document pursuant to CEQA Guidelines Section 15150.

Section 5.0 Preparers. Lists all the persons who were involved in the preparation of the IS.

1.3 INITIAL STUDY FINDINGS

Section 3.0 of this document contains the Environmental Checklist that was prepared for the proposed Specific Plan pursuant to CEQA requirements. The Environmental Checklist indicates that the proposed Specific Plan would result in no impacts or less than significant environmental effects under the issue areas of agriculture and forestry resources, biological resources, mineral resources, and wildfire.

The Environmental Checklist indicates that the proposed Specific Plan would potentially result in significant environmental effects under the issue areas of aesthetics, air quality, cultural resources, greenhouse gas emissions, land use and planning, noise, public services, traffic/transportation, tribal cultural resources, and utilities and service systems. Therefore, these subjects are recommended for further evaluation in an Environmental Impact Report.

2 ENVIRONMENTAL SETTING

The project involves implementation of the Covina Bowl Specific Plan, which would establish a land use, development, and implementation framework to allow for the enhancement and redevelopment of a currently developed 7.5-acre site within the western portion of the City of Covina. In compliance with the California Environmental Quality Act (CEQA), the City of Covina, as Lead Agency, is preparing the environmental documentation for the proposed Specific Plan to determine if approval of the discretionary actions requested and subsequent development by the Project Applicant, Trumark Homes, LLC would have a significant impact on the environment. As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) would be appropriate for providing the necessary environmental documentation and clearance for the proposed Specific Plan.

2.1 PROJECT LOCATION

The proposed 7.5-acre Covina Bowl Specific Plan (“Specific Plan” or “Specific Plan area”) is located within the western portion of the City of Covina. As depicted in Figure 3-1, *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 depicted on Figure 3-2, *Local Vicinity*, the Specific Plan is bounded by N Rimsdale Avenue to the east, W San Bernardino Road to the north, and W Badillo Street to the south. Regional access is provided via Interstate 10 (I-10) located approximately 1 mile to the south and State Route 39 (SR-39), approximately 0.20 miles to the east. Local access is provided by W San Bernardino Road, W Badillo Street, and N Rimsdale Avenue.

2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

Existing Onsite Land Uses

The Specific Plan area is developed and consists of various structures and site improvements associated with the existing commercial and residential uses. Existing onsite and surrounding land uses are shown in Figure 3-3, *Existing Onsite Land Uses*.

The Specific Plan area contains approximately 89,225 square feet of residential and non-residential uses. Table 3-1, *Existing Onsite Land Uses*, summarizes the characteristics of the existing land uses and parcels associated with the Specific Plan area.

Table 3-1: Existing Land Uses within the Specific Plan Area

Parcel #	Address	APN	Acres	Building SF	Land Use
1	1118 W San Bernardino	8434-017-007	1.71	32,589	Restaurant, Residential
2	1060 W San Bernardino	8434-018-020	4.28	47,821	Vacant Bowling (former Covina Bowl)
3	1103 W Badillo Street	8434-017-008	.56	2,994	Vacant Day Care
4	1111 W Badillo Street	8434-017-009	.58	1,646	Church
5	1085 W Badillo Street	8434-018-021	.35	4,175	Office

Specifically, the Specific Plan area is occupied by the former single-story Covina Bowl building (further discussed below), vacant single-story retail uses, a day care, and a church, as well as a two-story residential apartment complex (Continental Garden Apartments), and a detached single-story restaurant (Mar Y Tierra). Site improvements associated with the former Covina Bowl building and the adjacent commercial and residential buildings include asphalt-paved parking areas and vehicle circulation drives.

Building exteriors are distinguished by detailing around the entrances that include steel framed or wood framed doorways. Chain-link fencing currently surrounds the vacant day care that is located on the southwestern portion of the Specific Plan area, as well as an existing concrete block wall that is located in the central portion of the Specific Plan area, which separates the parking areas for the vacant bowling center (former Covina Bowl) from adjacent land uses to the west. Lighting is present in parking areas and on the exterior of the buildings, which is mainly focused on entrances and exits. Landscaping improvements throughout the Specific Plan area include lawn areas, shrubs, and trees internal along the site boundaries.

Historic Covina Bowl

The Covina Bowl building was constructed in 1955, and a major addition was constructed in 1962. It consists of a sprawling Egyptian-themed bowling center with a flat roof and steel frame construction with tilt-up precast concrete walls. Its Egyptian theme is expressed via a prominent pyramid shaped entrance and soaring reverse triangular neon sign designed for the building's postwar suburban auto-oriented setting (Los Angeles Conservancy). The most architecturally significant portions of the former Covina Bowl building would be preserved as part of the proposed project, as discussed in further detail below.

Surrounding Land Uses

The Specific Plan area is located in a portion of City of Covina that is developed and developing, with commercial and retail uses to the north; multi-family and retail uses to the west; office and retail uses to the south; and single-family residential uses to the south, as depicted in Figure 3-4, *Surrounding Land Uses*. The Specific Plan area is bound by W San Bernardino Road, which is a 4-lane secondary arterial roadway to the north; N Rimsdale Avenue, a 2-lane collector roadway to the south; and W Badillo Street, a 4-lane primary arterial roadway to the south. The existing street parkways include sidewalks, with some portions containing trees and other landscaping.

2.3 EXISTING LAND USE DESIGNATIONS

General Plan Designations

As depicted on Figure 3-5, *Existing General Plan Land Use Designations*, the existing land use designations within the Specific Plan area includes a mix of commercial and residential land uses. As shown in Table 3-2, *General Plan Land Use Designations*, the General Commercial land use designation applies to 77 percent of the Specific Plan area and the High Density Residential land use designation applies to 23 percent of the Specific Plan area.

Table 3-2: Existing General Plan Land Use Designations

<i>Land Use</i>	<i>Acres</i>	<i>Percentage of the Specific Plan area</i>
General Commercial	5.83	77%
High Density Residential	1.71	23%
Total	7.54	100%

The General Commercial designation has a maximum Floor Area Ratio (FAR) of 1.5. The designation is characterized by an array of uses and building types including retail, office, and services, and is generally along major streets or at primary street intersections. The specific types of uses include, but are not limited to, institutional uses, such as churches, group homes, nursing homes, and hospitals; utility and transportation facilities; automotive sales; automotive repair shops; gas stations; self-storage outlets; animal hospitals; and parking lots¹.

The High Density designation has a maximum non-residential FAR of 0.5 and a residential density of 14.1 to 22 dwelling units per acre, which include apartments (two-unit structures and up), condominiums, townhouses, mobile homes. Also permitted are single-family detached houses on individual lots and State-defined granny flat units and group homes, and institutional uses, such as churches, large group houses, convalescent hospitals, meeting halls/lodges, and nursery schools plus governmental and utility facilities.

Zoning Districts

As shown in Figure 3-6, *Existing Zoning* and Table 3-3, *Existing Zoning Districts*, the Specific Plan area is zoned Regional or Community Shopping Center (C-3A, Multiple Family (RD-1500), and Administrative and Professional Office (C-P). The Regional or Community Shopping Center (C-3A) zones apply to 77 percent of the Specific Plan area. Exhibit 3-5, *Existing Zoning Districts*, depicts the zoning designations for properties within the Specific Plan area.

Table 3-3: Existing Zoning Districts

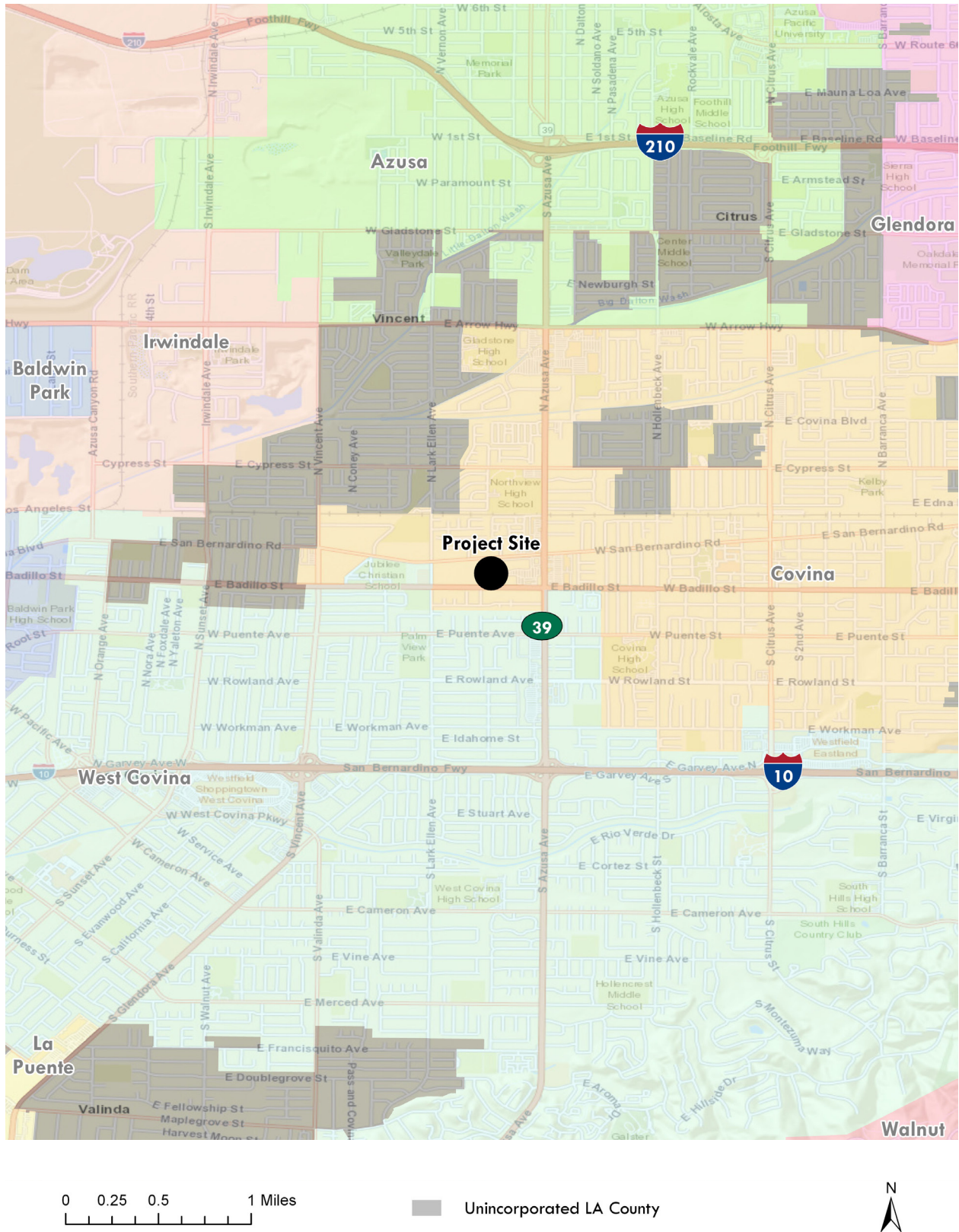
Land Use	Acres	Percentage of the Specific Plan area
Regional or Community Shopping Center (C-3A)	5.48	73%
Multiple Family (RD)	1.71	23%
Administrative and Professional Office (C-P)	.35	4%
Total	7.54	100%

Government Code Section 65455 requires that the adoption or amendment of a zoning ordinance be consistent with any applicable specific plan covering the same area. Adoption of the Covina Bowl Specific Plan requires a zoning amendment to change the existing zoning designations. The provisions contained in the Covina Bowl Specific Plan would constitute the primary land use and development standards for the project including procedures for the review and allocation of new residential development. The regulations would be applied in addition to the provisions set forth in the Covina City Code. Where the Specific Plan is silent, the provisions of the Covina City Code would prevail.

¹ General Plan Land Use Element, page A-31

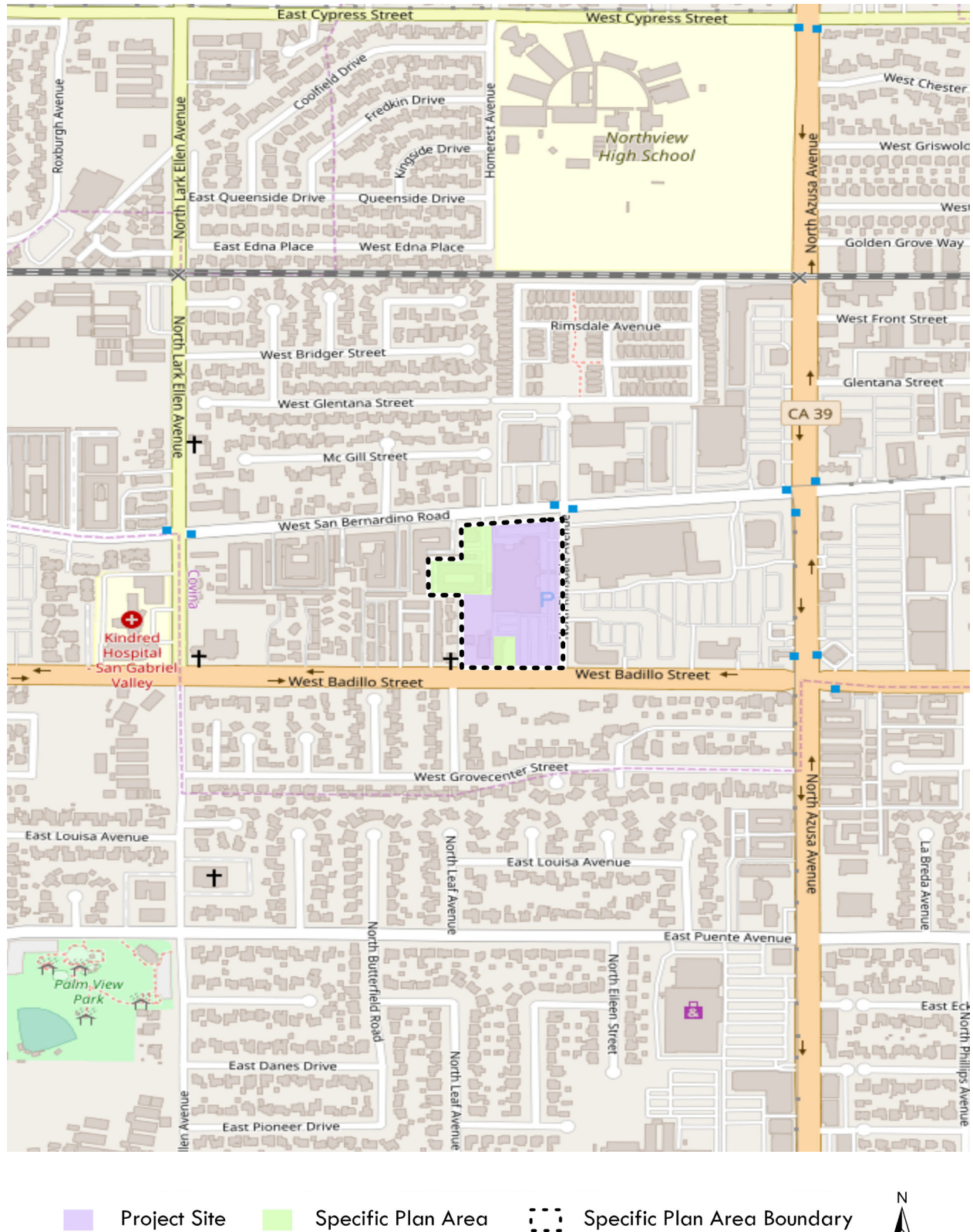
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Regional Location



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Local Vicinity



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Existing Onsite Land Uses

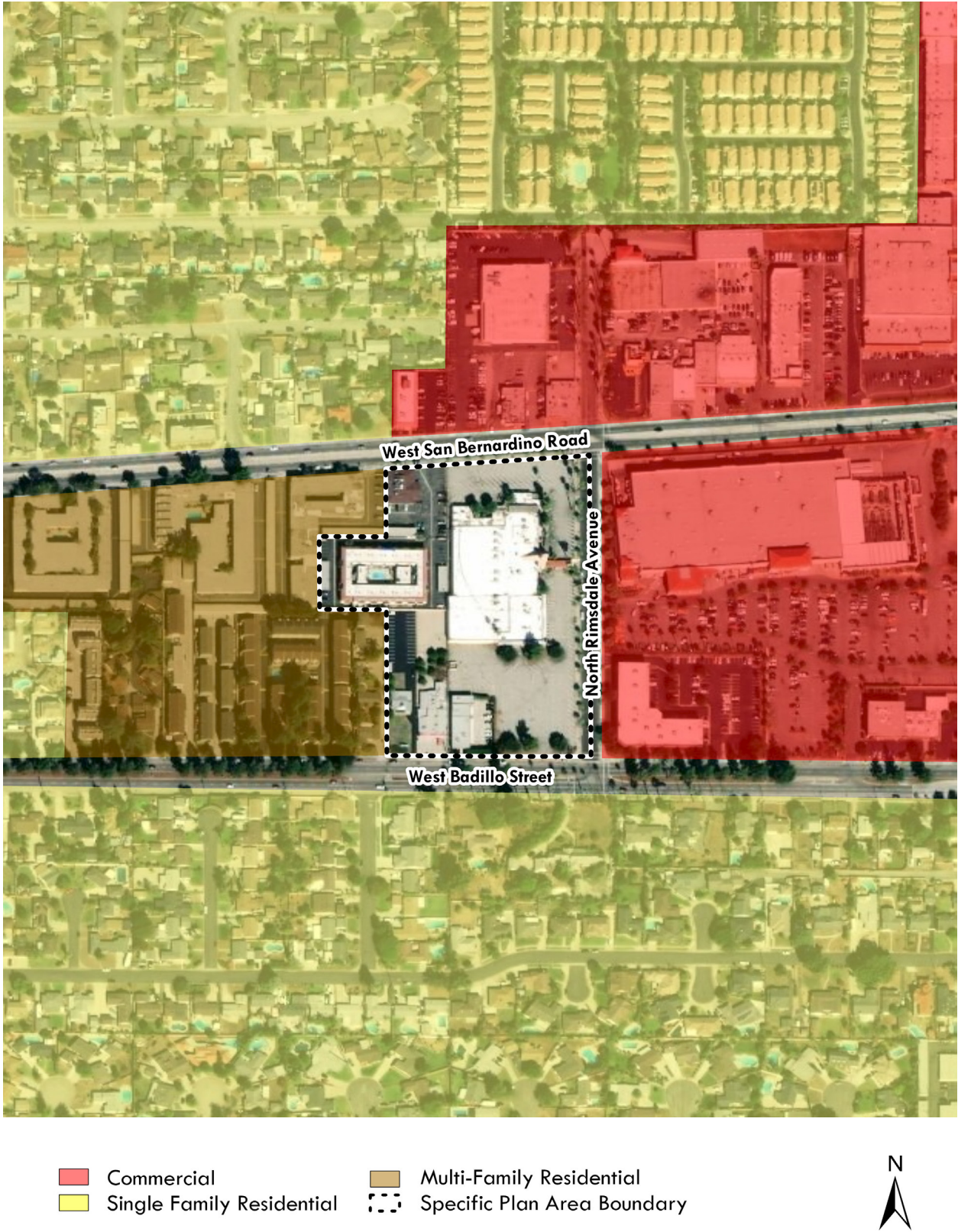


- | | | |
|--|--|---|
| Restaurant, Residential | Vacant Day Care | Specific Plan Area Boundary |
| Church | Commercial | Vacant Bowling Alley |



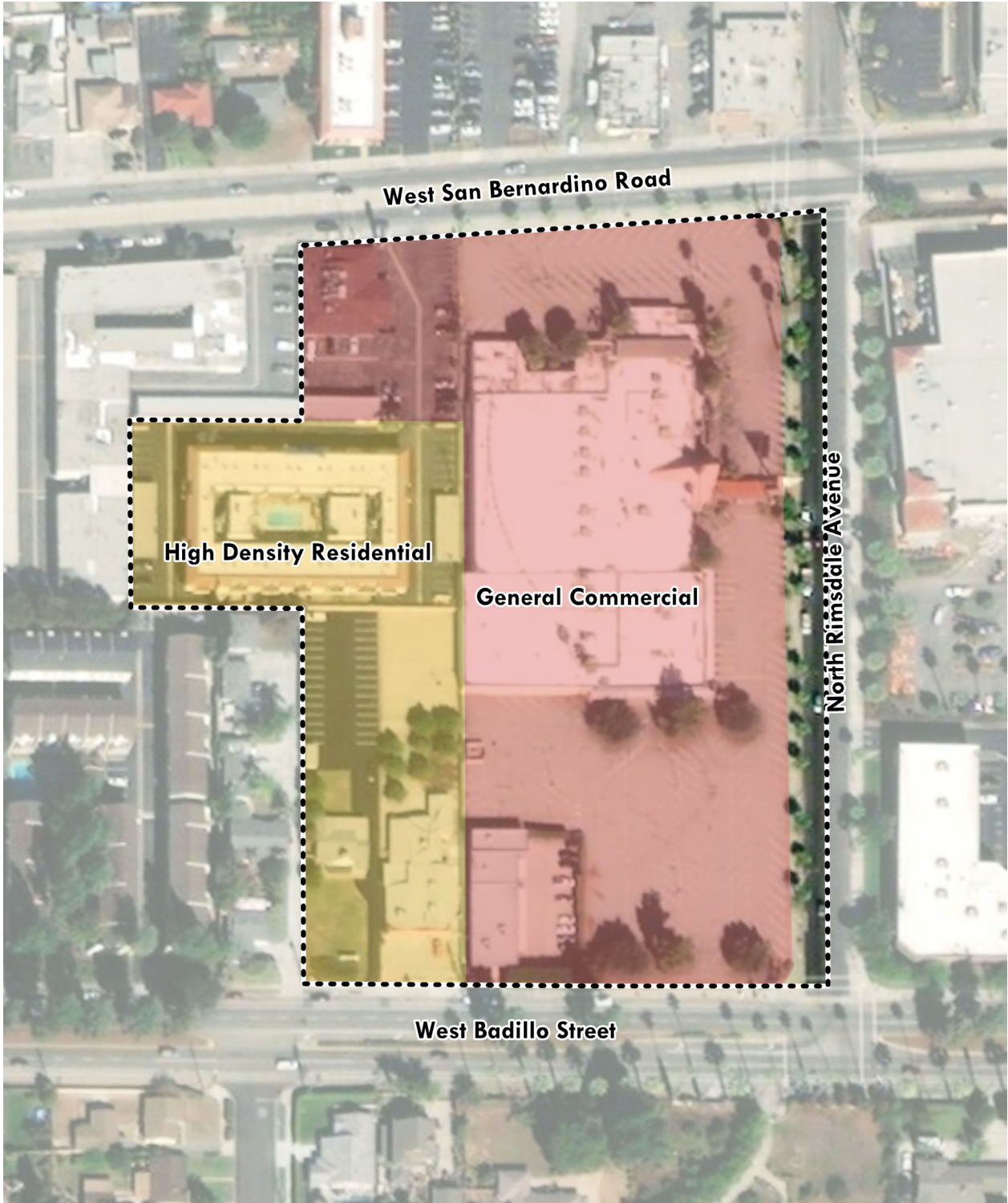
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Surrounding Land Uses



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Existing General Plan Land Use



Specific Plan Area Boundary



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Existing Zoning



--- Specific Plan Area Boundary



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Source: Urban Arena

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Project Planning Areas



- Planning Area Boundary
- ⋯ Specific Plan Area Boundary



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Proposed General Plan Land Use



--- Specific Plan Area Boundary



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Proposed Land Uses



--- Specific Plan Area Boundary



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2.4 PROPOSED PROJECT

2.4.1 PROPOSED SPECIFIC PLAN

In accordance with the provisions of Chapter 17.02 of the City's Municipal Code, the project includes a Specific Plan for enhancement and redevelopment of the project site. The Specific Plan would establish a land use plan, development standards and guidelines for redevelopment site in accordance with the vision, goals, and policies of the Covina General Plan.

Planning Areas

The proposed Specific Plan divides the 7.5-acre project site into four planning areas, as shown in Figure 3-8, *Project Planning Areas* and listed in Table 3-5.

Table 3-5: Planning Areas

Planning Area 1				
Address	APN	Acres	Existing Land Use	Proposed Land Use
1060 W San Bernardino	8434-018-020	0.96	Vacant Bowling (Covina Bowl)	Office/Commercial
Planning Area 2				
Address	APN	Acres	Land Use	Proposed Land Use
1060 W San Bernardino	8434-018-020	4.54	Vacant Bowling (former Covina Bowl)	Residential
1103 W Badillo Street	8434-017-008		Vacant Day Care	
1111 W Badillo Street	8434-017-009		Church	
Planning Area 3				
Address	APN	Acres	Land Use	Proposed Land Use
1085 W Badillo Street	8434-018-021	0.35	Office	Office/Commercial/Residential
Planning Area 4				
Address	APN	Acres	Land Use	Proposed Land Use
1118 W San Bernardino	8434-017-007	1.71	Restaurant, Residential	Restaurant/Residential

The proposed Specific Plan would accommodate a range of commercial and residential uses that are permitted by the Regional or Community Shopping Center (C-3A) and Multiple Family (RD-1500) zoning districts. The proposed land use designations and proposed zoning districts are depicted in Figure 3-9, *Proposed General Plan Land Use* and Figure 3-10, *Proposed Zoning*.

Planning Area 1

Planning Area 1 is 0.96 acres and is designed for a variety of uses, which include but are not limited to administrative offices, retail, coffee/bakery and other uses commonly found in neighborhood commercial zones. Vehicular ingress and egress to Planning Area 1 would be from driveways along N Rimsdale Avenue. Planning Area 1 would have a maximum FAR of 1.5, similar to the existing General Commercial land use designation. Planning Area 1 includes the adaptive office reuse of the Covina Bowl building, which would provide approximately 12,000 square feet of commercial space, as well as parking and landscaping improvements.

Planning Area 2

Planning Area 2 is 4.54 acres and is designated for the development of multi-family residential uses at a maximum density of 30 dwelling units per acre. The existing vacant commercial buildings onsite would be demolished to provide for the proposed residential uses. Vehicular ingress and egress to Planning Area 2 would be from driveways on W San Bernardino Road, N Rimsdale Avenue, and W Badillo Street.

Planning Area 3

Planning Area 3 comprises 0.35 acres designated for development of a range of office, commercial, residential, and retail uses similar to Planning Area 4. The existing commercial uses within Planning Area 3 would remain in place and no changes to them would occur.

Planning Area 4

Planning Area 4 comprises 1.71 acres designated for the development of a range of residential, retail, and commercial uses. Potential uses include, but are not limited to, food/restaurants/eating establishments, and residential. The existing residential apartments, restaurant, and associated site improvements would remain, and no changes would occur. The proposed Specific Plan would allow for a maximum of density of 30 dwelling units per acre.

2.4.2 PROPOSED DEVELOPMENT OF PLANNING AREAS 1 AND 2

The Specific Plan includes implementation of a mixed-use development within Planning Areas 1 and 2. The proposed mixed-use development includes adaptive reuse of the Covina Bowl building to provide 12,000 square feet commercial uses within Planning Area 1, and development of 132 for sale residential units within Planning Area 2 (See Figure 3-7, *Conceptual Site Plan*).

The proposed residential units would consist of a range of 1-3 bedroom, 3.5-bath configurations within the attached condominiums. The Covina Bowl building would be redeveloped to provide approximately 12,000 square feet of commercial space for administrative offices, retail, coffee/bakery, and other uses commonly found in neighborhood commercial zones. As proposed, the residential buildings would be three stories with a height of approximately 38' to the top of the roof.

Parking

Parking spaces would be provided at a rate of approximately 2.12 spaces per residential unit and approximately 5 spaces per 1,000 square feet of commercial space. Thus, the project would provide a total of 280 parking spaces: 240 residential parking spaces within attached 1-car and 2-car garages and 40 parking spaces for the commercial uses. The project also proposes modifications to the N Rimsdale Avenue right-of-way to create angled parking along the project frontage.

Open Space, Recreation, and Other Amenities

Residential units would include between 125 sf to 150 sf (15,820 sf total) of private open space. In addition, common residential area of the project would provide recreational amenities for residents, which include open space courtyards, a playground, a fitness park area with exercise equipment, an outdoor dining BBQ area, and an outdoor lawn bowl area inspired by the historical use and architecture of the Covina Bowl building. Overall, the proposed project would provide

approximately 5,000 square feet of common open space area. The project would provide a total of approximately 20,820 square feet or 10 percent of usable open space (including common and private open space).

Access and Circulation

Vehicular access to the project site would be provided via seven driveways: one driveway on W San Bernardino Road, five driveways on N Rimsdale Avenue, and one driveway on W Badillo Street. In addition, the project proposes partial encroachment on N Rimsdale Avenue along the easterly property frontage for the addition of angled on-street parking spaces. The project also includes pedestrian paths to provide for non-vehicular onsite circulation for connection to existing sidewalks and bike lanes adjacent to the proposed project.

Landscaping

The project would provide new ornamental landscaping throughout the Specific plan area that would include a variety of trees, shrubs, and ground covers. Proposed landscaping would be concentrated within common open space areas located along project walkways and parking areas.

The project will also include the following landscape elements:

- Lighted, regulation size lawn bowling amenity
- Terrazzo paving around amenities/ concourse areas
- Cantilevered overhead trellis inspired by the folded canopy walkway
- Patio cover inspired by concourse entry canopy
- Paseo entry features inspired by pyramid
- Reuse of existing Bouquet Canyon Rock
- Reuse of existing accents boulders throughout
- Reuse of path lights from existing site lights
- Bowling ball inspired mosaic sphere at entry
- Period appropriate vegetation (new and existing preservation)

New plant species would be drought-tolerant, non-invasive, and compliant with the City of Covina's landscaping requirements. Likewise, the new irrigation installed onsite would meet the City's requirements for water efficiency (Covina Municipal Code Section 17.82.060; Landscape water use standards).

Lighting

The proposed project would be illuminated with lighting from multiple sources. New exterior lighting onsite would be provided for security and to accent the landscaping, signage, light walkways, and parking areas. The new lighting would be focused on the project site, shield offsite areas, and would be compliant with the City's lighting regulations (Covina Municipal Code, Section 17.28.430 related to lighting in Multiple Family Zones and Chapter 17.74 related to Signs in Commercial Zones).

Infrastructure

The project would construct new private streets, curb, gutter, sidewalk, and storm drain improvements, wet and dry utilities, and related infrastructure improvements. The project would connect to the existing water, sewer, and drainage infrastructure in the W Badillo Street and N Rimsdale Avenue right-of-ways.

Drainage Infrastructure: As part of development of the project, a new onsite stormwater drainage system would be installed to convey runoff to an existing storm drain system in W Badillo Street.

Water Infrastructure: The project would install new water infrastructure on the site that would connect to the existing 8-inch water pipeline in N Rimsdale Avenue. The new onsite water system would be compliant with the California Plumbing Code (Title 24) for efficient use of water.

Wastewater Infrastructure: The project would install a new onsite sewer system that connects to the existing sewer lines in N Rimsdale Avenue.

2.5 PROPOSED LAND USE DESIGNATIONS

General Plan Amendment

A General Plan Amendment (GPA) is proposed to change the site's land use designations from General Commercial and High Density Residential to Specific Plan (SP), as shown in Figure 3-9, *Proposed General Plan Land Use*.

Zoning Code Amendment

The project site is currently zoned Regional or Community Shopping Center (C-3A), Multiple Family (RD), and Administrative and Professional Office (C-P). The proposed project would change the Regional or Community Shopping Center (C-3A), Multiple Family (RD), and Administrative and Professional Office (C-P) zones to Specific Plan (SP), as shown in Figure 3-10, *Proposed Zoning*.

Vesting Tentative Tract Map

Implementation of a Vesting Tentative Tract Map is proposed concurrently with the GPA, Specific Plan, Zoning Code Amendment, and Major Site Plan Review. The Vesting Tentative Tract Map would be required to merge the four existing parcels into one parcel within the Specific Plan.

2.6 DISCRETIONARY APPROVALS AND PERMITS

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the City is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The discretionary actions to be considered by the City as part of the proposed project include:

- Specific Plan
- General Plan Amendment
- Zone Change
- Major Site Plan Review
- Vesting Tentative Tract Map
- Development Agreement
- Annexation into the City's Community Facilities District (CFD)

In addition, project development will require ministerial approvals that include, but are not limited to, the following:

- Issuance of grading permits

- Issuance of building permits
- ROW encroachment permits

3 ENVIRONMENTAL CHECKLIST

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the proposed project. The checklist form identifies potential Project effects as follows: 1) Potentially Significant Impact; 2) Less Than Significant with Mitigation Incorporated; 3) Less Than Significant Impact; and, 4) No Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the proposed Project.

3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (☑) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

Environmental Factors Potentially Affected

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forest Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology/Soils	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Public Services
<input checked="" type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

3.2 DETERMINATION

(To be completed by the Lead Agency) on the basis of this initial evaluation

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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 EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is

appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

3.3 ENVIRONMENTAL CHECKLIST QUESTIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099 would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

No Impact. Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.

The City’s General Plan Natural Resources and Open Space Element does not designate any scenic vistas within the City². However, the City is located near the foot of the San Gabriel Mountains, which are considered a prominent visual resource. Intermittent long-range views of the mountains can be seen across the project area in between existing buildings, fencing, and trees from the surrounding roadways, but the majority of these views are obstructed due to existing structures and the flat topography of the area.

² City of Covina General Plan Natural Resources and Open Space Element. 2000. Website: https://covina.ca.gov/sites/default/files/fileattachments/planning_commission/page/1073/natural_resources_and_open_space.pdf

The proposed Specific Plan includes development standards and design standards that provide guidance for development consistent with applicable general plan policies and standards that reduce impacts on scenic vistas to less than significant.

The proposed project includes the construction of a mixed-use development and associated improvements that would replace the existing commercial uses on the project site. The proposed project would be consistent in height, size, and scale to the commercial and residential buildings in the surrounding area. Therefore, intermittent long-range views of the mountains would not change from redevelopment of the site.

Consequently, the proposed project would not have impacts on scenic vistas or panoramas due to its design or location. Therefore, the proposed project would not result in a substantial adverse effect on a scenic vista, and this topic will not be analyzed in the EIR.

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The proposed project is not located within view of a state scenic highway, as there are no designated scenic highways within the vicinity. The proposed project would not result in impacts to trees, rock outcroppings, or historic buildings within a state scenic highway. The nearest officially designated state scenic highway, SR-2, is located more than 14 miles north of the proposed project area in the San Gabriel Mountains and would not be visible to motorists³. Therefore, no impacts to scenic resources would occur and this topic will not be analyzed in the EIR.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. The project site is located in an urbanized area of the City of Covina that is predominantly developed with commercial and residential uses. The proposed project would redevelop a portion of the project site with approximately 132 residential units, 12,000 square feet of commercial uses, and associated improvements.

The project site is currently designated by the City's General Plan as General Commercial and High Density Residential. The proposed project would alter the visual character and/or quality of the project from the existing commercial character to a high density mixed-use development with new architecture, landscaping, open space, and recreational areas. The project would also redevelop the existing historic Covina Bowl building for commercial uses, which could result in impacts to visual character. The EIR will evaluate whether the proposed project would conflict with zoning or other regulations governing visual character and scenic quality.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The project would remove and replace some sources of existing lighting at the project site, including lighting from existing commercial uses and outdoor lighting.

³ California Department of Transportation (Caltrans). 2017. California Scenic Highway Mapping System. Last Updated February 25, 2017. Website: <https://www.arcgis.com/home/item.html?id=f0259b1ad0fe4093a5604c9b838a486a> (accessed November 11, 2019).

Generally, impacts resulting from lighting can occur either through interior lighting emanating from windows or from exterior sources. Unwanted light may also spill over into adjacent areas, causing adverse effects on occupants, landowners, and travelers along roadways.

Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

The project site is located within an urbanized area of the City of Covina that is predominantly developed with commercial and residential uses. Existing sources of light in the on the project site include streetlights, parking lot lighting, building illumination, security lighting, landscape lighting, and lighting from building interiors that pass through windows. The proposed project would include the provision of nighttime lighting for security purposes, streetlights, and interior lights shining through building windows. In addition, the additional residential uses that would be introduced by the proposed project would generate more nighttime activity and exterior lighting from vehicles than generated by the existing commercial uses, which may result in glare from automobile headlights. As such, the EIR will evaluate the proposed project's potential to produce substantial amounts of light and/or glare during construction and operation and will evaluate its impact on the existing sensitive receptors (such as residences) surrounding the project site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. AGRICULTURE AND FORESTRY

RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The City's General Plan Natural Resources and Open Space Element notes that the City is approximately 99 percent built out and does not contain noteworthy, usable agricultural soils, important agricultural areas, and does not contain forest lands⁴. The project site is located in an urbanized area of the City that is predominantly developed with commercial and residential uses and has a zoning designation of Regional or Community Shopping Center (C-3A) and Multiple Family (RD-1500). The project site has not been and is not currently used for agriculture, and is also not designated as Prime, Unique, or Farmland of Statewide Importance⁵. Therefore, the proposed project would not have impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use and this topic will not be analyzed in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments. The project site is not under an active Williamson Act contract. Therefore, development of the proposed project would not result in impacts related to a Williamson Act contract would not occur and this topic will not be analyzed in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site contains a limited number of trees and does not include forestland or timberland. Additionally, the project site is not zoned as forestland. The project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. Thus, no impact would occur this topic will not be analyzed in the EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As discussed in Response 3.2(c), the proposed project would not result in the loss of forestland or the conversion of forestland to non-forest use. The project site is predominantly developed and within an urbanized area of the City of Covina. It is not and has not historically been used as forestland. Thus, no impact would occur this topic will not be analyzed in the EIR.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

⁴ City of Covina General Plan Natural Resources and Open Space Element. 2000. Website: https://covinaca.gov/sites/default/files/fileattachments/planning_commission/page/1073/natural_resources_and_open_space.pdf
⁵ California Department of Conservation. 2017. California Important Farmland Finder. Website: <https://maps.conservation.ca.gov/DLRP/CIFF/> (accessed November 21, 2019)

No Impact. As discussed in Response 3.2(a), the project site has no agricultural or forest resources and is not designated as Prime, Unique, or Farmland of Statewide Importance⁶. Therefore, the proposed project would not convert Farmland to non-agricultural uses or forestland to non-forest use. Thus, no impact would occur this topic will not be analyzed in the EIR.

⁶ California Department of Conservation. 2017. California Important Farmland Finder. Website: <https://maps.conservation.ca.gov/DLRP/CIFF/> (accessed November 21, 2019)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The City of Covina is located within the South Coast Air Basin (Basin). The Basin includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB). Standards for air quality within the Basin are documented in the SCAQMD's Air Quality Management Plan (AQMP).⁷ The main purpose of an AQMP is to describe air pollution control strategies to be taken by a city, county, or region classified as a nonattainment area in order to bring the area into compliance with federal and State air quality standards. SCAQMD's 2016 AQMP is based on regional growth forecasts for the Southern California Association of Governments region. Whether the project would exceed the growth assumptions in the AQMP is, in part, based on projections from local general plans. The Covina General Plan designates the project site as General Commercial and High Density Residential. The proposed project would be consistent with the General Plan with redevelopment of the site for the new residential uses and commercial space. Therefore, the project would be consistent with the AQMP regional growth forecasts for the Southern California Association of Governments region.

A project is consistent with the regional AQMP if it does not create new violations of clean air standards, exacerbate any existing violations, or delay a timely attainment of such standards. Implementation of the proposed project would generate pollutant emissions during both construction

⁷ South Coast Air Quality Management District (SCAQMD). 2016. Air Quality Management Plan (March 2017), Website: <https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp>.

and operation of the development. During construction, sources of pollutant emissions include heavy off-road equipment as well as on-road motor vehicles and workers' commutes to and from the site. Construction activities would result in emissions of particulate matter, as well as nitrous oxides (NO_x) and volatile organic compounds (VOCs) which are precursors to ozone formation. During operations, the project would generate long-term regional emissions of criteria pollutants and ozone precursors associated with mobile sources and area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. Compared to the existing onsite uses, a net increase of air pollutant emissions could occur from project implementation that may result in significant impacts to air quality. Overall, the net pollutant emissions associated with the proposed project could result in potentially significant impacts to air quality in the area and could potentially conflict with SCAQMD's AQMP. Thus, the potential for implementation of the project to conflict with or obstruct implementation of the AQMP will be evaluated in the EIR. Mitigation measures will be recommended as needed.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. As discussed in Response 3(a), the Basin is currently under both federal and state non-attainment status in ozone (O₃), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), and nitrogen oxides (NO_x).

Implementation of the proposed project would result in pollutant emissions generated from the construction and operation of the new mixed-use development within the project site. Construction of the developments would involve activities such as demolition of existing structures and pavement, site preparation, grading, and building construction, which would result in fugitive dust and equipment exhaust emissions. Construction worker and delivery vehicle trips would also generate temporary pollutant emissions. These construction-related emissions could adversely affect the regional ambient air quality in the Basin and locally within the project site. Additionally, operation of the residential and commercial uses may result in increased emissions of air pollutants from new stationary sources and from an increase in vehicle trips. Thus, the pollutant emissions generated from implementation of the project may violate an air quality standard or contribute to an existing or projected air quality violation. Therefore, this impact is considered to be potentially significant and will be analyzed in the EIR. Mitigation measures will be recommended as needed.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors are locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). Examples of land uses that can be classified as sensitive receptors include residences, schools, daycare centers, parks, recreational areas, medical facilities, rest homes, and convalescent care facilities. Existing sensitive receptors in the vicinity of the project include the adjacent residential uses to the north, south, and west of the project site. The EIR will evaluate the potential for construction and operation of the proposed project to expose sensitive receptors to substantial pollutant concentrations. Mitigation measures will be recommended as needed.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The proposed project would not emit other emissions, such as those generating objectionable odors, that would affect a substantial number of people. The threshold for odor is identified by SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to result in other emissions, such as objectionable odors, include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Odors generated by the operation of the proposed residential and commercial uses are not expected to be significant or highly objectionable and would be required to be in compliance with SCAQMD Rule 402, which would prevent nuisances to sensitive land uses.

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary and are not expected to affect a substantial number of people.

During operations, all project-generated solid waste would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations and would not generate objectionable odors. Therefore, impacts relating to both operational and construction activity odors would be less than significant, and odors will not be evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>4. BIOLOGICAL RESOURCES.</u>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				

No Impact. The project site is urban and developed with commercial and residential uses. In its existing condition, the project site contains a variety of ornamental trees and other landscaping evenly dispersed throughout the project site, as well as adjacent to property boundaries. As part of the project, existing ornamental trees would be removed and replaced with new ornamental trees and other landscaping.

No endangered, rare, threatened, or special status plant species (or associated habitats) or wildlife species designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or California Native Plant Society (CNPS) are known to occur on or adjacent to the site. The proposed project contains no natural nesting or foraging habitat for special-status birds. Because the site is in an urbanized area, once new landscaping is established, urban-adapted birds are expected to utilize the new landscaping and ornamental trees similar to pre-project conditions.

Overall, project implementation would not result in a substantial adverse effect, either directly or through habitat modifications, on any sensitive species, and impacts would not occur. Therefore, this topic will not be analyzed in the EIR.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact. Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. As described above, the project site is developed and does not contain any natural habitats, including riparian. Additionally, the project is located within an urban area that is bound by development. No riparian habitat or other sensitive natural communities occur adjacent to the project site. The project site is not included in any local or regional plans, policies, and regulations that identify riparian habitat or other sensitive natural community. Therefore, no impact would occur, and this topic will not be analyzed in the EIR.

c) Have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal, pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. According to the National Wetlands Inventory managed by the USFWS, the project site is developed and does not contain natural wetlands⁸. Therefore, the project would not result in impacts to wetlands, and this topic will not be analyzed in the EIR.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. As previously discussed, the project site is developed and surrounded by urban development on all four sides; therefore, the area does not function as a wildlife movement corridor. The site contains some ornamental trees; however, they exist in small groupings lining the roadway, project boundary, or in parking lots and do not provide substantial suitable nesting habitat for migratory birds. In addition, any species that may inhabit the project site are either able to fly in or navigate on the ground through long stretches of urban development. Further, no portion of the

⁸ <https://www.fws.gov/wetlands/data/mapper.html>

project site contains an open body of water that serves as natural habitat in which fish could exist. Project implementation would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, no impacts would occur and this topic will not be analyzed in the EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project site is urban and developed. However, in its existing condition, the project area contains a variety of ornamental trees and landscaping, which would be removed and replaced with implementation of the proposed project. Public trees in Covina area protection under Chapter 17.83, *Tree Preservation* of the Municipal Code, which was established to preserve, protect, and maintain healthy heritage trees. The proposed project would be required to comply with the Municipal Code requirements as part of the City permitting process, which would ensure that the project does not conflict with local policies or ordinances protecting trees. As a result, there would be no impact and this topic will not be analyzed in the EIR.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. As previously discussed, the project site is urban and developed. The site is not within the study area of an adopted Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, implementation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This topic will not be analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Potentially Significant Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered “historically significant” if it meets one of the following criteria:

- i. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii. Is associated with the lives of persons important in our past;
- iii. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv. Has yielded, or may be likely to yield, information important in prehistory or history.

A portion of the project site is currently improved with a bowling center building (Covina Bowl), which was completed in 1955 with a major addition in 1962 and was previously the largest recreation center of its type in the United States according to the Los Angeles Conservancy⁹. The facility is proposed for listing on the National Register of Historic Places.

The project proposes to preserve the portions of the Covina Bowl building that hold the most cultural and architectural significance and provide interior renovation of the building for commercial uses. Due to the historically significant nature of the Covina Bowl building, there are potential significant impacts from implementation of the proposed project. Therefore, a historic resources study will be prepared to evaluate the proposed project’s potential to cause a substantial adverse change in the significance of a historical resource. This topic will be evaluated in the EIR and mitigation measures will be identified as necessary.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

⁹ <https://www.laconservancy.org/locations/covina-bowl>

Potentially Significant Impact. As discussed previously, the site exists within a highly developed area and the project area has been completely disturbed and graded. Although the soils within the project area have been previously disturbed by development activities, ground-disturbing activities of the project have the potential to uncover previously undiscovered archaeological resources. Therefore, significant impacts may occur. An archaeological resources assessment will be prepared as part of the EIR and will include a literature review and records search. This topic will be evaluated in the EIR and mitigation measures will be identified if necessary.

c) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. There are no known human remains on the project site. The project site is not part of a formal cemetery and is not known to have been used for disposal of human remains. In addition, the ground has been previously disturbed by construction of existing land uses. Thus, human remains are not expected to be encountered during construction of the proposed project. In addition, existing state regulations (California Health and Safety Code Section 7050.5) requires that in the unanticipated event of discovery or recognition of any human remains, there shall be no further excavation until the coroner has made recommendations concerning the treatment and disposition of the human remains to the person responsible. If the coroner determines that the remains are not subject to his or her authority and has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission within 24 hours. Implementation of the proposed project would comply with provisions of state law regarding discovery of human remains, and impacts relating to the disturbance of human remains would be less than significant. This topic will not be evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. During construction of the proposed project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment within the project area, construction worker travel to and from the project, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Once operational, the commercial and residential uses would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of buildings, water heating, operation of electrical systems and plug-in appliances within buildings, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. Therefore, significant impacts may occur.

The EIR will quantify the amount of energy that would be used by both construction and operation of the proposed project to identify if wasteful, inefficient, or unnecessary consumption of energy resources would occur from implementation of the project. Mitigation measures will be included, as necessary.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Assembly Bill (AB) 1007 (Pavley 2007), Title 24 Energy Efficiency Standards, and the California Green Building Standards. The proposed project would result in an increase in energy use. Therefore, significant impacts may occur. The EIR will further evaluate the energy use by the proposed project and evaluate its consistency with the applicable plans and policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**

No Impact. In 1972, the Alquist-Priolo Special Studies Zones Act was signed into law and renamed the Alquist-Priolo Earthquake Fault Zoning Act (A-P Act) in 1994. The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy access the trace of an active fault. The A-P Act requires the State Geologist (Chief of the California Geology Survey) to delineate “Earthquake Fault Zones” along with faults that are “sufficiently active” and “well-defined.” The boundary of an “Earthquake Fault Zone” is generally about 500 feet from major active faults and 200 to 300 feet from well-defined minor faults. The A-P Act dictates that cities and counties withhold development permits for sites within an Alquist-Priolo Earthquake Zone until geologic investigations demonstrate that the site zones are not threatened by surface displacements from future faulting.

According to the City’s Safety Element of the General Plan, there are no major earthquake faults in the City and there are no faults near the project site¹⁰. However, according to the Technical Appendix of the General Plan Safety Element, there are two potentially active earthquake faults that pass through Covina. The two faults are: 1) the Indian Hill Fault, which runs through a portion of the northeastern section of the City approximately 1 mile to the east of the project site; and 2) the Walnut Creek Fault, which traverses southeastern Covina along Walnut Creek approximately 2 miles southeast of the project site (USGS 2020). Since no known faults exist within a mile of the site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone, impacts related to rupture of a known earthquake fault would not occur. This topic will not be analyzed in the EIR.

ii. **Strong seismic ground shaking?**

Potentially Significant Impact. The project site is located within a seismically active region of Southern California. As described previously, there are here are two potentially active earthquake faults that pass through the City. Thus, moderate to strong ground shaking can be expected at the site. The amount of motion can vary depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, especially those that consist of poorly consolidated material such as alluvium, and in response to an earthquake of great magnitude.

Therefore, the project site could experience ground shaking and ground lurching hazards from movement along active faults. As a result, a geotechnical investigation will be prepared for the project and potential impacts will further be discussed in the EIR. Mitigation measures will be recommended, as appropriate.

iii. **Seismic-related ground failure, including liquefaction?**

Potentially Significant Impact. Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires “mobility” sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and

¹⁰ City of Covina General Plan Safety Element. 2000. Website:
https://covina.ca.gov/sites/default/files/fileattachments/planning_commission/page/1073/safety_element.pdf

consistency, along with historical depths to ground water are used to identify, characterize, and correlate liquefaction susceptible soils.

Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

The project site soils consist of very fine to coarse sand, which are potentially liquefiable. Thus, a geotechnical investigation will be prepared for the project and potential impacts will further be discussed in the EIR. Mitigation measures will be recommended, as appropriate.

iv. Landslides?

No Impact. Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.

As described above, the project is located in a seismically active region subject to strong ground shaking. However, the project is located in a flat developed urban area that does not contain large slopes. Furthermore, the proposed project would not generate large slopes. As a result, implementation of the project would not expose people or structures to substantial adverse effects involving landslides, and impacts related to landslides would not occur and will not be analyzed further in the EIR.

b) Result in soil erosion or the loss of topsoil?

Potentially Significant Impact. The proposed project would involve excavation, grading, stockpiling of soil. These grading activities increases the potential for erosion by removing the protective vegetation, changing the natural drainage patterns, and constructing slopes. As a result, the EIR will evaluate the potential of soil erosion or the loss of topsoil to occur during implementation of the project.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. As stated above, the project site is located in an area that does not contain or is adjacent to large slopes, and impacts related to landslides would not occur. However, liquefaction has the potential to occur and result in lateral spreading or collapse. Thus, a geotechnical investigation will be prepared to further analyze the potential of geologic impacts related to implementation of the project, and this topic will further be analyzed in the EIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact. Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture. The project site soils could contain clay; and therefore, could be

expansive. A geotechnical investigation will be prepared to analyze the potential of impacts related to expansive soils, and this topic will further be analyzed in the EIR.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The project would not use septic tanks or alternative methods for disposal of wastewater into subsurface soils. Furthermore, the proposed project would connect to existing public wastewater infrastructure. Therefore, the project would not result in any impacts related to septic tanks or alternative wastewater disposal methods and this topic will not be analyzed in the EIR.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The project vicinity is underlain by alluvial deposits that have the potential to contain paleontological resources. Therefore, as part of preparation of the EIR, a paleontological resources assessment will be prepared to evaluate the potential of the site to contain fossils or other resources. The site-specific investigation will include detailed geologic conditions, the potential for paleontological resources to exist, and mitigation measures, as necessary, will be recommended.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. GREENHOUSE GAS EMISSIONS.

Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Global climate change is not confined to a particular project area. A typical project does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Implementation of the proposed project would generate GHG emissions during both construction and operation of the development. During construction, sources of GHG emissions include construction equipment and workers' commutes to and from the site. During operations, the project would generate GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. The project has the potential to generate a substantial increase in GHG emissions. Therefore, this topic will be evaluated in the EIR and mitigation measures will be identified if necessary.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The State of California, through its Governors and Legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill (AB) 32 (2006), Senate Bill (SB) 375 (2008), Executive Order S-3-05 (2005), Executive Order B-30-15 (2015), and SB 32 (2016), which address GHG emissions on a statewide, cumulative basis. The proposed project would result in an increase in GHG emissions. Therefore, the EIR will further evaluate the level of GHG emissions produced by the proposed project and evaluate its consistency with the applicable plans and policies. Mitigation measures will be identified if necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>9. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				

Potentially Significant Impact. A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that regulatory agencies believe would be injurious to the health and safety of persons or harmful to the environment if released into the home, workplace, or environment. Hazardous

wastes require special handling and disposal because of their potential to damage public health and the environment.

Construction

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by county, state and federal regulations, which the project construction activities are required to strictly adhere to.

However, the project site was historically used for agricultural uses and herbicides and pesticides may have been stored and used on the site. In addition, the site includes aged structures that may contain hazardous materials such as lead based paint and asbestos. In addition, project grading and excavation could unearth contaminants that may be present in soils from previous uses on the site. Therefore, impacts associated with the disposal of hazardous materials and the potential release of hazardous materials into the environment will be analyzed in the EIR.

Operation

The project involves construction of a new mixed-use development that includes approximately 132 residential units and 12,000 square feet of commercial uses. Residential and commercial uses typically do not present a hazard associated with the accidental release of hazardous substances into the environment because residents are not anticipated to use, store, dispose, or transport large volumes of hazardous materials. Hazardous substances associated with residential uses are typically limited in both amount and use. Project operation would involve the use of potentially hazardous materials (e.g., solvents, cleaning agents, paints, fertilizers, and pesticides) typical of residential uses that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to people in the vicinity of the project site.

No manufacturing, industrial, or other uses utilizing large amounts of hazardous materials would occur with implementation of the proposed project. Typical use of household hazardous materials (e.g., pesticides, fertilizer, solvents, cleaning products, and paints) would not generally result in the transport, disposal, or release of hazardous materials in an amount that would create a significant hazard to the public or environment. Therefore, operational impacts associated with the disposal of hazardous materials and/or the potential release of hazardous materials would be less than significant and will not be analyzed further in the EIR.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. As described previously, the project site was historically used for agricultural uses and may contain herbicides and pesticides. Also, aged structures onsite may contain hazardous materials such as lead based paint and asbestos. Thus, a Phase I Environmental Site Assessment will be prepared to analyze the potential for previously used chemicals and other hazardous materials to be released into the environment with implementation of the project. This topic will be further evaluated in the forthcoming EIR.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The proposed project would not produce hazardous emissions or handle acutely hazardous materials, substances, or wastes. The nearest school to the project area is Grovescenter Elementary School, located at 775 N Lark Ellen Avenue (approximately 0.25 mi southwest of the project area). As noted in Response 4.9(a), the proposed project is not anticipated to release hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes in significant quantities. Construction activities associated with the proposed project would use a limited amount of hazardous and flammable substances/oils during heavy equipment operation for site excavation, grading, and construction. The amount of hazardous chemicals present during construction is limited and would be contained in compliance with existing government regulations. The proposed residential and commercial uses would not require the use, storage, disposal, or transport of large volumes of hazardous materials that could cause serious environmental damage in the event of an accident. Although limited amounts of hazardous substances would be present and utilized at the residences and commercial uses, such substances are generally present now in the existing development, are typically utilized in small quantities, and are regulated by existing state and federal laws. Therefore, impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or wastes within 0.25 mi of an existing or proposed school would be less than significant. This topic will not be analyzed further in the EIR.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. According to the California Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not located on a federal Superfund site, State response site, voluntary cleanup site, school cleanup site, corrective action site, or tiered permit site¹¹. Therefore, the proposed project would not be located on a hazardous materials site pursuant to Government Code Section 65965.5. Thus, impacts related to being located on a known hazardous materials site pursuant to Government Code Section 65965.5 will not be analyzed in the EIR.

e) For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The proposed project is not within an airport land use plan and is located approximately 7 miles to the east of the closest public airport or public use airport (San Gabriel Airport). Additionally, the mixed-use development would be a maximum of 3-stories (38-feet high) and would not be of a sufficient height to require modifications to the existing air traffic patterns at the airport and, therefore, would not affect aviation traffic levels or otherwise result in substantial aviation-related safety risks. Hence, the proposed project would not result in impacts to an airport land use plan, or where such a plan has not been adopted, and would not result in a safety hazard or excessive noise for people residing or working in the project site. This topic will not be analyzed in the EIR.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

¹¹ California Department of Toxic Substances Control (DTSC). 2019. Website: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True> (accessed November 7, 2019)

Less Than Significant Impact. The proposed project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Direct access to the project site is provided from W San Bernardino Road, N Rimsdale Avenue, and W Badillo Street, which are directly adjacent to the project site. Construction activities would occur within the project site and would not restrict access of emergency vehicles to the project or adjacent areas. In addition, travel along surrounding roadways would remain open and would not interfere with emergency access in the site vicinity. The project is required to design and construct internal access, and size and location of fire suppression facilities (e.g., hydrants and sprinklers) to conform to Los Angeles County Fire Department standards. The Los Angeles County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. This topic will not be analyzed further in the EIR.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The project site is within an urbanized area of the City of Covina. The site is not adjacent to any wildland areas. According to the CAL FIRE Fire Hazard Severity Zone map, the project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (VHFHSZ)¹². As a result, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts related to exposing people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires and this topic will not be analyzed in the EIR.

¹² CAL FIRE Fire Hazard Severity Zone Map. 2019. Website: <https://osfm.fire.ca.gov/media/5813/covina.pdf> (accessed November 7, 2019)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>10. HYDROLOGY AND WATER QUALITY.</u> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. The proposed project involves the redevelopment of the project site with a new mixed-use development that includes 132 residential units and approximately 12,000 square feet of commercial uses. Construction and operation of the project could result in soil erosion and urban pollutants entering drainages, potentially degrading downstream water quality and/or

violating applicable water quality standards or waste discharge requirements. Therefore, the potential of the project to result in impacts to water quality will be evaluated in the EIR.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. The project site is largely impervious, as it is generally covered by pavement or the building structure. Small areas of landscaping exist; however, the project site does not currently provide for groundwater recharge.

The proposed project would redevelop the site for residential and commercial uses, which would include areas of landscaping that would surround the proposed structures and be located along the site boundary, similar to the areas of landscaping that currently exist. Thus, the project is not anticipated to result in a substantial increase in impervious surfaces, such that groundwater recharge would be affected.

In addition, groundwater within the project region is adjudicated, which manages groundwater pumping such that substantial depletion of groundwater supplies would not occur. Thus, impacts related to the groundwater recharge would be less than significant and will not be evaluated in the EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in substantial erosion or siltation on- or off-site;

Potentially Significant Impact. The project site does not include a stream or river. project implementation has the potential to alter the drainage pattern onsite. As previously described, the proposed project would require grading onsite and development of new drainage infrastructure. These changes could generate erosion or siltation during construction activities. Therefore, potential impacts related to erosion and siltation will be analyzed in the EIR.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Potentially Significant Impact. The project site is largely impervious, as it is generally covered by pavement or the building structure. The project would redevelop the existing impervious surface areas. However, implementation of the project could have the potential to alter the existing drainage pattern on the project site and result in on- and offsite flooding. Therefore, potential impacts related to change in surface runoff and the potential for on and offsite flooding will be analyzed in the EIR.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Potentially Significant Impact. Construction of the proposed project has the potential to introduce pollutants to the storm drainage system from erosion, siltation, and accidental spills. These activities have the potential to result in additional runoff and pollutants. Thus, potential impacts will be analyzed in the EIR, and mitigation measures will be provided as necessary.

iv. impede or redirect flood flows?

No Impact. According to the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA) (06037C1700F)¹³, the project site is located in Zone X, which is an area located outside of the 100-year and 500-year flood plains. Therefore, the project would not impede or redirect flood flows and impacts will not be analyzed further in the EIR.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. As discussed in Response 4.10(c)(iv), the project is not within a flood hazard area. As such, the project is not at risk of inundation during a storm event. Therefore, the project would not risk release of pollutants within a flood hazard area. No impacts would occur.

Tsunamis are generated ocean wave trains generally caused by tectonic displacement of the sea floor associated with shallow earthquakes, sea floor landslides, rock falls, and exploding volcanic islands. The project is approximately 1.4 miles from the nearest ocean shoreline. Based on the inland location of the site, the project is not at risk of inundation from tsunami. Therefore, the proposed project would not risk release of pollutants from inundation from a tsunami.

Seiching is a phenomenon that occurs when seismic ground shaking induces standing waves (seiches) inside water retention facilities (e.g., reservoirs and lakes). Such waves can cause retention structures to fail and flood downstream properties. The project site is not located adjacent to any water retention facilities. For this reason, the project is not at risk of inundation from seiche waves. Therefore, the proposed project would not risk release of pollutants from inundation from seiche and impacts will not be analyzed further in the EIR.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. As described previously, the project's activities have the potential to result in additional runoff and pollutants. Thus, potential impacts will be analyzed in the EIR, and mitigation measures will be provided as necessary.

However, groundwater within the project region is adjudicated, which manages groundwater pumping such that obstruction of a sustainable groundwater management plan would not occur. Thus, impacts related to groundwater management would be less than significant and will not be evaluated in the EIR.

¹³ Available at <https://msc.fema.gov/portal/home>.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. LAND USE AND PLANNING. Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a) Physically divide an established community?

No Impact. The project site is bounded by N Rimsdale Avenue to the east, W San Bernardino Road to the north, and W Badillo Street to the south and encompasses a total of five parcels. Implementation of the proposed project would change the current land uses located within the project site from commercial uses including the Covina Bowl, a vacant day care, office, and church into a mixed-use development with 132 residential units and 12,000 square feet of commercial uses.

The project site is currently surrounded by commercial and retail uses to the north; multi-family and retail uses to the west; office and retail uses to the south; and single-family residential uses to the south. The proposed project would replace existing commercial uses with residential and commercial uses and would not physically divide an established community. The new residential uses would add to and complement the existing community. The land uses proposed for the site are consistent with the land uses designated by Covina General Plan, as well as consistent with residential and commercial land uses in the immediate project vicinity. Therefore, no impact would occur. This topic will not be evaluated in the EIR.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The project includes a General Plan Amendment (GPA) to change the site's land use designations from General Commercial and High Density Residential to Specific Plan (SP). In addition, the proposed project would change the Regional or Community Shopping Center (C-3A), Multiple Family (RD), and Administrative and Professional Office (C-P) zones to Specific Plan (SP). Thus, the project may have the potential to interfere with an applicable plan, policy, or regulation related to avoidance or mitigation of an environmental effect. Therefore, the Project's consistency with General Plan, zoning code, and other environmentally mitigating policies, and/or regulations will be analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA), which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs): MRZ-1: An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence; MRZ-2: An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence; MRZ-3: An area containing mineral deposits, the significance of which cannot be evaluated; and MRZ-4: An area where available information is inadequate for assignment to any other MRZ zone.

The proposed project is not within an MRZ zone, as shown in Mineral Land Classification Map from the California Department of Conservation (DOC)¹⁴ and would not convert any regionally important mineral extractions sites to any other uses or affect the ability mine regionally important minerals. Therefore, the proposed project is not anticipated to result in the loss of availability of a valuable known mineral resource. This topic will not be analyzed in the EIR.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?

No Impact. As discussed in Response 4.1 2(a), no known valuable mineral resources exist on or near the project site, and no mineral resource extraction activities occur on the site. In addition, the project site is fully developed with educational uses and does not involve any activities involving mineral resource recovery. Furthermore, the proposed residential development would not cause loss of potential resources. Therefore, no impacts related to the loss of availability of a locally important mineral resource recovery site, as delineated on a local general plan, specific plan, or other land use plan, would occur as a result of project implementation. This topic will not be analyzed in the EIR.

¹⁴ <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. NOISE. Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Noise levels generated by construction and operation of the proposed residential and commercial uses could result in the exposure of persons to or generation of noise levels in excess of standards established in the City of Covina's General Plan Noise Element and Noise Ordinance. Noise-sensitive land uses that are currently located on the project site include the multi-family residential uses located to the west. During project construction, this sensitive receptor location would be exposed to temporary increases in ambient noise levels. Section 9.40.110 of the City's Municipal Code specifically prohibits noise sources associated with construction between the hours of 8:00 p.m. to 7:00 a.m. on weekdays and Saturdays¹⁵. Once developed, operational noise levels generated by the new residential and commercial uses would include stationary sources (e.g., heating, ventilation, and air conditioning equipment) as well as mobile sources (e.g., traffic noise) on the project site. As construction and operational noise levels associated with the proposed project could potentially exceed or violate City noise standards and/or regulations, a noise study will be prepared, and potential impacts will be evaluated in the EIR.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. During construction activities, sensitive noise receptors within and adjacent to the project site may be exposed to excessive groundborne vibration or groundborne noise levels from the operation of heavy equipment. These impacts would generally only occur for

¹⁵ City of Covina Municipal Code Section 9.40.110. Website:
<https://www.codepublishing.com/CA/Covina/#!/Covina09/Covina0940.html#9.40.110>

a short duration. However, because existing and future sensitive receptors may be subject to disturbance and/or annoyance by groundborne noise or vibration, potential impacts could occur, and this topic will be evaluated in the EIR.

The proposed project would develop commercial and residential uses within the project site. These land uses that do not involve the types of uses that would involve any major sources (mobile or stationary) of vibration, which are more typical of large industrial facilities. Thus, once developed, operation of the new residential and commercial land uses is not anticipated to generate vibration levels that would adversely affect existing or future sensitive receptors. As a result, operational vibration impacts associated with the proposed project would be less than significant and would not require further analysis in the EIR.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. 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 project is located approximately 7 miles east of the San Gabriel Airport. Therefore, implementation of the proposed project would not expose people residing or working on the project site to excessive noise levels, and no impacts would occur. Thus, further analysis of this issue in the EIR is not necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. POPULATION AND HOUSING.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

Less Than Significant Impact. The project is proposed to include a mix of commercial and residential uses and is surrounded by well-established neighborhoods on all sides. Implementation of the proposed project is anticipated to result in an increase of approximately 12,000 square feet of commercial uses and 132 additional residential units on the project site.

The Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy's (2016-2040 RTP/SCS) population and household growth forecast from 2012 through 2040 envisions a population of 11,514,800 within Los Angeles County in 2040, yielding an approximately 16 percent growth rate. The City of Covina is anticipated to have a population of 51,600 in 2040, yielding an approximately 7.1 percent growth rate. In addition, SCAG also develops socioeconomic estimates and growth projections for households. According to the 2016-2040 RTP/SCS household growth forecast, the City of Covina is anticipated to grow to 17,200 households by 2040¹⁶.

Additionally, the Housing Element of the City's General Plan establishes a comprehensive policy and program framework for addressing existing and future housing related issues. The primary focus of the Housing Element is to protect the existing residential neighborhoods in Covina while, at the same time, ensuring that opportunities for new residential development are provided. Using a 3.03 persons per housing unit multiplier, as noted in the City's General Plan, the new residential units as part of the proposed project would result in an estimated increase in population of approximately 400 new residents¹⁷. The proposed project would represent approximately 0.006 percent of the City's forecasted population in 2040 and approximately 0.006 percent of the City's forecasted household growth in 2040. Thus, the proposed increase in housing units and population as a result of the proposed project is within SCAG's 2016-2040 RTP/SCS growth forecast.

¹⁶ 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. Website:
https://www.scag.ca.gov/Documents/2016_2040RTPSCS_FinalGrowthForecastbyJurisdiction.pdf

¹⁷ City of Covina General Plan Housing Element. 2010. Website:
https://covina.ca.gov/sites/default/files/fileattachments/planning_commission/page/1073/final_housing_element_section_i_december_7_2010_.pdf

Furthermore, the proposed project is in an urbanized residential area of the City of Covina and is surrounded by commercial and residential uses. The proposed project does not propose to expand surrounding utility infrastructure (e.g., water, electricity, cell tower, gas, sanitary sewer, and stormwater drains). All on-site systems would be provided and maintained by the property owner, as well as connect to existing infrastructure within adjacent roadways. Vehicular access would be provided by the existing roadways surrounding the project. Because the project proposes development in an already built-out neighborhood, it would not indirectly induce population growth through the extension of roads or other infrastructure.

Therefore, the population and housing increase anticipated with implementation of the proposed project is consistent and would not exceed the growth anticipated in the 2016-2040 RTP/SCS. Thus, the project would result in a less than significant impact related to inducement of substantial unplanned population growth, and this topic will not be analyzed further in the EIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. As described above, the project would involve the demolition of existing commercial uses and development of approximately 12,000 square feet of commercial uses and 132 additional residential units. The existing commercial uses within the project site do not provide any residential uses and the existing residential uses on the northwestern portion of the project site would remain unchanged. Therefore, the proposed project would not displace a substantial number of existing people and would also provide 132 new residential units on the project site. With construction of the additional housing units, replacement housing would not need to be constructed elsewhere. Therefore, there would be no impacts related to the displacement of substantial numbers of existing people or housing. This topic will not be analyzed in the EIR.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

Fire protection?
Police protection?
Schools?
Parks?
Other public facilities?

Fire Protection – Potentially Significant Impact. The City of Covina contracts with the Los Angeles County Fire Department (LACFD) for fire and emergency services¹⁸. The closest fire station to the project site is Station 14, located approximately 0.57 miles northeast of the project at 807 Cypress St, Covina, CA 91722. LACFD staffing needs are determined by the number of calls and requests for fire, paramedic, and emergency response services. Construction and operation of the proposed mixed-use development would increase the number of structures, employees, and residents. Although development of the project will comply with LACFD requirements and payment of applicable development impact fees, the proposed project may impact local fire response times. The Fire Department will be consulted to determine the adequacy of existing resources and potential project impacts on fire services. Potential fire protection impacts from implementation of the proposed project will be evaluated in the EIR.

¹⁸ <https://covina.ca.gov/administration/page/fire-department-paramedic-services>

Police Protection – Potentially Significant Impact. The City of Covina provides police protection to the City of Covina. The closest police station to the project site is the Covina Police Department headquarters, located approximately 1.28 miles east of the project site at 444 N Citrus Avenue, Covina, CA 91723. The Covina Police Department's staffing needs are determined by the number of calls and requests for fire, paramedic, and emergency response services. Construction and operation of the proposed mixed-use development would increase the number of structures, employees, and residents on the site. Although development of the project will comply with the City's requirements and payment of applicable development impact fees, the Covina Police Department will be consulted to determine the adequacy of existing facilities and potential project impacts on police services will be evaluated in the EIR.

Schools – Potentially Significant Impact. The proposed project is located in the service area of the Covina Valley Unified School District. Students generated by the proposed project would attend one of the four elementary schools, one middle school, and two high schools within the City of Covina. The increase in students from implementation of the proposed project will be evaluated in the EIR.

Parks – Potentially Significant Impact. The project would develop 132 new residential units, which would result in an incremental increase in the use of public parks. Although development of the project will comply with the City's requirements and payment of applicable development impact fees, the potential impacts on parks will be analyzed in the EIR.

Other Services – Potentially Significant Impact. The project would develop 132 new residential units, which would result in an incremental increase in the use of other public services. The and increase the demand for other services will be analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?



b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?



a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

Potentially Significant Impact. The project would develop 132 new residential units, which would result in an incremental increase in the use of park and recreational facilities. Although development of the project will comply with the City's requirements and payment of applicable development impact fees, the potential impacts on recreation facilities will be analyzed in the EIR.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact. As described in the project description, the proposed project includes onsite recreational amenities, the construction of which could have an adverse physical effect on the environment. These amenities would be constructed as part of the proposed project and will be evaluated as part of the construction activities related to the proposed redevelopment of the project site in various sections of the EIR, which include: air quality, greenhouse gas emissions, noise, and traffic.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The proposed project would develop 132 residential units and approximately 12,000 square feet of commercial uses, which would result in a new resident population and an increase of in employees. Therefore, the project would result in both temporary construction traffic and long-term operational traffic. The increased intensity of uses on the project site could potentially have a significant impact on area roadways, including the potential for conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. A traffic impact analysis will be prepared to assess existing traffic conditions, forecast project-generated traffic volumes and distribution, and forecast traffic conditions in the project buildout year with and without the project. A description of the existing and planned transit in the local and regional area will be provided. In addition, the existing bicycle and proposed pedestrian (sidewalks) facilities will be detailed. Therefore, potential impacts related to conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities will be evaluated in the EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. The CEQA Guidelines § 15064.3(b) provides criteria for analyzing transportation impacts. For land use projects, such as the proposed project, CEQA Guidelines § 15064.3(b) states that vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. In addition, it states that the analysis includes evaluation of factors such as the availability of transit, proximity to other destinations, etc. This section also provides guidance on setting thresholds for VMT and methodology for evaluating VMT. According to CEQA Guidelines Section 15064.3(C), the provisions of Section 15064.3 shall apply statewide beginning on July 1, 2020. Prior to July 1, 2020, lead agencies may elect to utilize VMT as a CEQA threshold

but are not required to analyze VMT. Because the City has not yet adopted a VMT threshold for determining the significance of transportation impacts, VMT will not be evaluated for the project. Rather, the project will be evaluated against existing City-adopted transportation thresholds. Thus, this topic will not be analyzed further in the EIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. Operation of the proposed mixture of multi-family residential and commercial uses that would utilize various parking areas within the project area would alter circulation patterns in the area of the proposed project, particularly during peak traffic hours. The circulation patterns that would be generated by the proposed project may result in queuing, which may be considered a hazardous condition. As such, on and offsite circulation effects from the proposed design will be further analyzed within the EIR. Mitigation measures will be recommended as needed.

The project does not include uses that are incompatible with the proposed residential and commercial mixed uses, such as farm equipment. Traffic impacts related to incompatible uses will not be discussed in the EIR.

d) Result in inadequate emergency access?

Less than Significant Impact. Operation of the proposed project would not result in inadequate emergency access. Direct access to the project site would be provided from W San Bernardino Road, N Rimsdale Avenue, as well as W Badillo Street, which are adjacent to the project. The project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the City's Municipal Code. The Fire Department (LACFD) would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed project would not result in inadequate emergency access and this topic will not be analyzed further in the EIR.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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18. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Potentially Significant Impact: In addition to consultation with Native American tribes that have provided notification to the City pursuant to Assembly Bill 52, a cultural resources assessment will be prepared with a literature review and records search related to potential site-specific tribal cultural resources. Additionally, a Sacred Lands search request will be obtained from the Native American Heritage Commission (NAHC) as part of the tribal consultation process. Results of the updated cultural resources assessment and tribal consultation will be included in the EIR. If required, mitigation measures will be recommended.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact. Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (Public Resources Code § 21074). In order to determine whether any tribal

cultural resources could be impacted by the proposed project, California Native American tribes that are traditionally and culturally affiliated to the project site will be contacted early in the CEQA process (Public Resources Code § 21080.3.1), and consultation undertaken with those Native American tribes that express an interest in engaging in consultation for this project. The EIR will evaluate potential impacts of the proposed project on tribal cultural resources, and mitigation measures will be provided as needed.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a) Require or result in the relocation or construction of new or expanded water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. The project would be served by existing water infrastructure located in the surrounding rights-of-ways. N Rimsdale Avenue contains an 8-inch water line and W Badillo Street contains a 6-inch water lines. In addition, the project would connect to and be served by the existing 8-inch sewer lines that are located within N Rimsdale Avenue and W Badillo Street. The proposed project would install new water and sewer infrastructure on the site and connect to the existing water and sewer infrastructure in the adjacent roadways. New off-site water and wastewater infrastructure would not be required be constructed and expanded offsite infrastructure would not be required to serve the proposed project. Therefore, the project would not result in the relocation or construction of new or expanded water or wastewater treatment facilities that could cause environmental effects. Thus, impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The City's 2015 Urban Water Management Plan describes that the

City's water supply sources include purchased treated local groundwater and treated surface water from the Covina Irrigating Company and imported surface water supplies from the Three Valleys Municipal Water District, which is water that is imported by the Metropolitan Water District. The Urban Water Management Plan details that in 2020 the City water production and demand is 5,705 acre-feet and is projected to increase to 5,940 acre-feet in 2040, which is an increase of 235 acre-feet.

The Urban Water Management Plan assumes a water demand of 170 gallons per capita per day. As described previously, in the population and housing discussion, the project would result in approximately 400 new residents. Thus, the project would generate a demand of approximately 68,000 gallons of water per day or 76.17 acre-feet per year, which is within the anticipated increased demand and supply for water. Additionally, this is a conservative estimate because the City's actual water use during FY 2014-15 was 163 gallons per capita per day. Redevelopment of the project site would also be required to be compliant with CalGreen/Title 24 requirements for low-flow plumbing fixtures and irrigation, which would provide for efficient water use.

Furthermore, the Urban Water Management Plan states that due to the City's diverse water supply portfolio, water supplies may be re-apportioned during multiple dry years to meet the City's water demands, and that a single dry year or a multiple dry year period will not compromise the City's ability to provide a reliable supply of water to its customers. Therefore, the City has sufficient water supplies available to serve the project during normal, dry and multiple dry years, and impacts would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. The City of Covina provides wastewater collection to the project site. Wastewater generated by the City is treated by the Sanitation Districts of Los Angeles County (LACSD) and conveyed it to the San Jose Creek Water Reclamation Plant (WRP). The San Jose Creek WRP has the capacity to provide primary, secondary, and tertiary treatment for 100 million gallons per day (mgd) and currently processes an average flow of 65.7 mgd of wastewater, resulting in a remaining capacity of approximately 34.3 mgd of wastewater¹⁹. This remaining capacity is adequate to serve the project and the project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Thus, impacts would be less than significant and this issue will not be evaluated further in the EIR.

d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. In 2018, a majority of the solid waste from the City of Covina that was disposed of in landfills, went to the Mid-Valley Sanitary Landfill or the El Sobrante Landfill²⁰. The Mid-Valley Sanitary Landfill is permitted to accept 7,500 tons per day of solid waste and is permitted to operate through April 2033. In December 2019, the facility received an average of 5,000 tons per day. Thus, the facility had additional capacity of 2,500 tons per day. The El

¹⁹ Sanitation Districts of Los Angeles County (SDLAC). 2018. Website: <https://www.arcgis.com/home/webmap/viewer.html?webmap=a76b714d20924a278b49680ef2d5614d&extent=-118.9493,33.6777,-117.3399,34.3516> (accessed November 12, 2019).

²⁰ CalRecycle Disposal Reporting System: Jurisdiction Tons by Facility: <https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Destination/DisposalByFacility>

Sobrante Landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2050. In November 2019, the facility received a maximum of 13,450 tons per day²¹. Thus, the facility had additional capacity of 2,604 tons per day.

Project construction would generate solid waste for landfill disposal in the form of demolition debris from the existing buildings and infrastructure that would be removed from the site. Construction waste in the form of packaging and discarded materials would also be generated by the proposed Project. However, Section 5.408.1 of the 2016 California Green Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the demolition and construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated.

As the Mid-Valley Sanitary Landfill had additional capacity of 2,500 tons per day and the El Sobrante Landfill had additional capacity of 2,604 tons per day. The facilities would be able to accommodate the addition of solid waste during construction of the proposed Project.

Operation of the project includes 12,000 square feet commercial uses and development of 132 residential units, which is anticipated to result in approximately 400 residents, as described previously in the population and housing discussion. Based on the default CalEEMod solid waste generation rate of 0.41 ton per year per resident, the 400 residents are estimated to generate 164 tons of solid waste per year (or 3.15 tons per week). In addition, based on the CalEEMod solid waste generation rate of 1.05 tons of solid waste per year per 1,000 square feet of commercial building area would result in 12.6 tons of solid waste per year (or 484.6 pounds per week). Overall, operation of the project is anticipated to generate 3.39 tons (6,784.6 pounds) of solid waste per week.

However, pursuant to AB 341, at least 75 percent of the solid waste is required to be recycled, which would reduce the volume of landfilled solid waste to approximately 0.85 tons (1,696.15 pounds) per week. As the Mid-Valley Sanitary Landfill had additional capacity of 2,500 tons per day and the El Sobrante Landfill had additional capacity of 2,604 tons per day. The facilities would be able to accommodate the addition of 0.85 tons of solid waste per week from operation of the proposed Project. Thus, impacts related to solid waste generation and landfill capacity would be less than significant and would not be further analyzed in the EIR.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The proposed project would result in new development that would generate an increased amount of solid waste. All solid waste-generating activities within the City is subject to the requirements set forth in Section 5.408.1 of the 2016 California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste. Implementation of the proposed project would be consistent with all state regulations, as ensured through the City's development project permitting process. Therefore, the proposed project would comply with all solid waste statute and regulations; and impacts would not occur. Impacts related to solid waste regulations will not be evaluated further in the EIR.

²¹ CalRecycle Solid Waste Information System. Accessed: <http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRES. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to the CAL FIRE Fire Hazard Severity Zone map, the project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone. In addition, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Adjacent areas to the project site are urbanized, the site is surrounded by roadways, and the site is not adjacent to or in the vicinity of wildlands. Therefore, the proposed project would not impair an adopted emergency response plan or emergency evacuation plan within or near a very high fire hazard severity zone. Wildfire risks will not be further evaluated in the EIR.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As described in the previous response, the project site is not within a Very High Fire Hazard Severity Zone. Adjacent areas to the project site are urbanized and do not contain hillsides or other factors that could exacerbate wildfire risks and result in exposure of persons to pollutant concentrations from a wildfire. Thus, impacts will not be further evaluated in the EIR.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

No Impact. As described in the previous responses, the project site is not within a Very High Fire Hazard Severity Zone, and the project does not include infrastructure that could exacerbate fire risks. The project is located within an urban setting and wildfire risks will not be further evaluated in the EIR.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. As described in the previous responses, the project site is not within a Very High Fire Hazard Severity Zone. In addition, the project site is located in a flat area that does not contain or is adjacent to large slopes, and the project would not generate large slopes. Furthermore, the project includes installation of onsite and off-site drainage facilities. Thus, the project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires. Thus, wildfire risks will not be further evaluated in the EIR.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. Based on the discussion in Section 4.4, the proposed project is anticipated to result in less than significant impacts related to habitat, wildlife species, and/or plant and animal communities. The proposed project would not eliminate a plant or animal community, nor would it substantially reduce the number or restrict the range of a rare or endangered plant or animal.

However, the project would renovate the Covina Bowl building, which is proposed for listing on the National Register of Historic Places. Due to the historically significant nature of the building, significant impacts from implementation of the proposed project could occur. Therefore, as described previously, a historic resources study will be prepared to evaluate the project's potential to impact a historic resource and this topic will be evaluated in the EIR. In addition, project ground-disturbing activities could damage previously undiscovered archaeological resources. Thus, an archaeological study will be prepared and potential impacts to examples of the major periods of California history or prehistory will be analyzed in the EIR. Mitigation measures will be provided as needed.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Potentially Significant Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- a. Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- b. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As described above, the project would modify historical structures, as well as construct a mixed-use development and related improvements. The construction of a project would have the potential to result in cumulative impacts to aesthetic, air quality, cultural, greenhouse gas, hazardous material, land use, noise, population and housing, public services, traffic, tribal cultural resources, and utility services. The extent and significance of potential cumulative impacts resulting from the combined effects of the proposed project plus other past, present, and reasonably foreseeable future project will be evaluated in the EIR.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. Redevelopment of the project site through implementation of the proposed project could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. The proposed project could result in impacts to aesthetics, air quality, geotechnical, greenhouse gas, hazardous material, hydrology, land use, noise, public services, and transportation that could result in adverse effects on human beings. Therefore, these impacts will be addressed in the EIR, and mitigation measures will be provided as needed.

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