



City of West Covina

Notice of Intent to Adopt a Mitigated Negative Declaration

To: Agencies, Organizations, and Interested Parties
From: City of West Covina
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Porto's Bakery and Café Project

The City of West Covina (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level of environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: Porto's Bakery and Café

Project Description: The project applicant proposes to demolish an existing restaurant/nightclub building, and construct and operate a new bakery and café as well as various improvements to the parking lot and landscaping. The project also consists of a request for the approval of an administrative use permit to allow outdoor dining. The proposed bakery and café will be slightly larger than that of the existing commercial building (21,943 square feet versus 17,500 square feet). The proposed project would include: (1) demolition and removal of existing onsite features; (2) utilities improvements; (3) construction of a two-story building; and (4) landscaping. Existing signs providing electronic messaging would remain in-place and used by the new bakery and cafe.

Project Location: 1360 West Garvey Avenue South, West Covina, CA 91790.

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to biological resources, greenhouse gas emissions, and hazardous materials would be mitigated to a less than significant level.

Public Review Period/Responses and Comments: The City is making the IS/MND available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 30 days, from August 1, 2017 through August 30, 2017. All comments must be submitted in written format; either in a letter or email format. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of West Covina
Department of planning
Attn: Ron Garcia, Senior Planner
1444 West Garvey Avenue, West Covina, CA 91790
ron.garcia@westcovina.org
T: (626) 939-8765

Public Hearing: The City of West Covina Planning Commission is scheduled to consider the MND and proposed project at its regular Planning Commission meeting on **September 12, 2017** at 7:00 PM, at City Hall at 1444 West Garvey Avenue, West Covina.

DOCUMENT AVAILABILITY: The IS/MND and associated materials are available for review during regular business hours at the following locations:

- City of West Covina, Planning Department (Room 208), 1444 West Garvey Avenue, West Covina, CA 91790.
- County of Los Angeles Public Library, West Covina Branch, 1601 West Covina Parkway, West Covina, CA 91790.
- The document is available online at: <http://www.westcovina.org/departments/planning/environmental-documents>