

# Notice of Intent to Adopt A Mitigated Negative Declaration

## *City of West Covina*

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Pursuant to the State of California Public Resources Code Section 21092, this is to advise you that the City of West Covina has prepared an Initial Study of environmental impacts for the following project:

**Project Title:** 2539 East Garvey Avenue

**Project Description:** The 2539 East Garvey Avenue Project (hereafter referred to as "proposed project" or "project") involves the demolition of three former car dealership buildings located at 2539 and 2505 East Garvey Avenue North (totaling approximately 24,650 sf) and the construction in their place of three new, single-story commercial buildings totaling 46,955 sf on the 3.67-acre project site. Two of the former car dealership buildings have been demolished as of August 2020, leaving only the former Lotus dealership building in the southwest corner of the site. The three new commercial buildings would include one 34,860 sf building that would provide retail space for the major tenant of the commercial development, one 7,595 sf building that would house multi-tenant retail uses in five storefronts, and one 4,500 sf restaurant with a 525-sf patio. The proposed project would provide 199 parking spaces, including 11 handicap spaces, 19 compact spaces, and 169 standard parking spaces. The project would also include 19,200 sf of landscaped area. Infrastructure improvements associated with the proposed project include replacing the sidewalk on the north side of East Garvey Avenue North and relocating an existing storm drain catch basin on East Garvey Avenue North.

**Project Location:** 2539 and 2505 East Garvey Avenue North, West Covina, CA 91791 (APNs# 8453-015-030 and 8453-015-020)

**Environmental Determination:** Based on the findings of the Initial Study, the City has determined that this project would not result in significant environmental impacts. Mitigation measures for biological resources, cultural resources, geology and soils, noise, and tribal cultural resources will be required to reduce impacts to a less than significant level. Accordingly, the City intends to adopt a Mitigated Negative Declaration, pursuant to Section 21080(c) of the Public Resources Code. The project site is not included on any list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

**Public Review/Public Comment Period:** Due to the State of Emergency declared by local, state and federal authorities, the proposed Mitigated Negative Declaration and Initial Study are being made available only in electronic format. Physical copies are not available at libraries or offices due to those facilities currently being closed to the public. If you would like to view a hard copy of the Initial Study – Mitigated Negative Declaration (IS-MND) please call the City of West Covina Planning Division at 626-939-8422 to make arrangements to review the document during normal City Hall business hours. To view the document online, visit: <https://www.westcovina.org/departments/community-development/planning-division/projects-and-environmental-documents>.

**A 20-day public review period for the Mitigated Negative Declaration begins on October 22, 2020 and ends November 12, 2020.** If you would like to comment, please send written comments either via mail or email to:

Jo-Anne Burns, Planning Manager  
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1444 West Garvey Avenue, Suite 317  
West Covina, California 91790  
(626) 939-8761, [JBurns@westcovina.org](mailto:JBurns@westcovina.org)

**Public Hearing:** The West Covina Planning Commission is scheduled to consider the Mitigated Negative Declaration and proposed project at its regular meeting on **November 24, 2020** at 7:00 P.M. The meeting is open to the public. Attendees are required to wear masks and maintain social distancing at all times. The public may also watch the City Council Meeting live on the City's website at <https://www.westcovina.org/departments/city-clerk/agendas-and-meetings/current-meetings-and-agendas> under the "Watch Live" tab or through the West Covina City YouTube channel at [www.westcovina.org/LIVE](http://www.westcovina.org/LIVE). To confirm the date and time of the meeting and for additional information concerning the proposed project, please check the City's website: <http://www.westcovina.org/home>.

Signature: \_\_\_\_\_

Date: October 22, 2020

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