



City of West Covina

## Notice of Intent to Adopt a Mitigated Negative Declaration and Planning Commission Public Hearing Notice

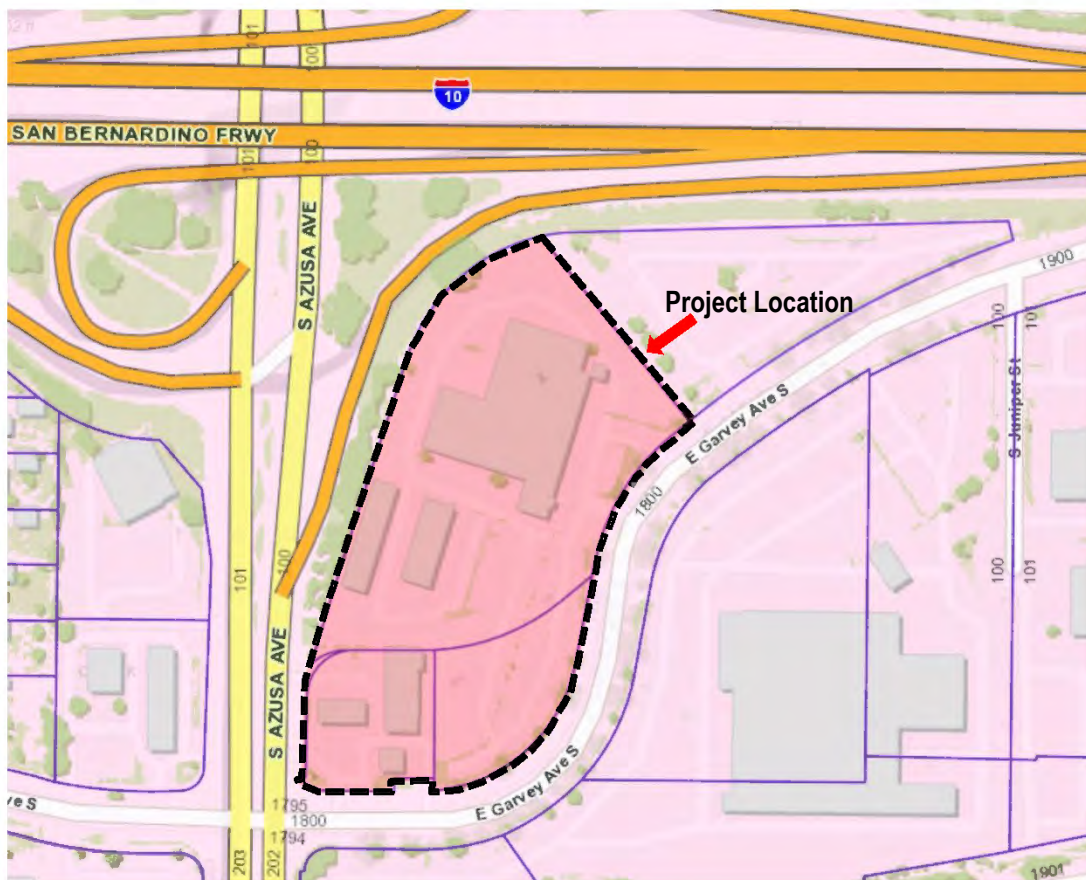
Pursuant to the State of California Public Resources Code Section 21092, this is to advise you that the City of West Covina has prepared an Initial Study of environmental impacts for the following project:

**Case No.:** Precise Plan No. 24-01 and Zone Change No. 24-01

**Project Title:** Mercedes Benz Dealership Project

**Applicant:** Boyd Sumner, Envision Motors

**Project Location:** 1800 E. Garvey Avenue and 200 S. Azusa Avenue (APN's 8478-007-025; -031; and -042)



**Project Description:** The proposed construction consists of electric vehicle charging stations and a two-story dealership with a total of 85,390 square feet – first floor 42,890 square feet, second floor 42,500 square feet, and second floor roof overhang 8,920 square feet. The first level includes showroom and delivery, office, service (detail bays), and other facilities such as lunchrooms, restrooms and storage. The second floor includes showrooms and delivery, office space, and other facilities such as restrooms, lunchrooms and storage. The project also includes a zone change to alter a portion of the project site currently zoned Neighborhood Commercial Mixed Use (SMU) to Service Commercial Mixed Use (SMU) within the Auto Plaza Overlay Zone.

**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, hazards and hazardous materials, noise, transportation, 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 Dates:** The public comment period during which the City of West Covina will receive written comments on the Mitigated Negative Declaration is:

October 30, 2024 – November 18, 2024

The City of West Covina must receive all written comments relating to the Mitigated Negative Declaration no later than 5:00pm on November 18, 2024. Please direct your written comments to:

Miriam Machado, Associate Planner  
City of West Covina, Planning Division  
1444 West Garvey Avenue S, Room 208  
West Covina, California 91790

Or via e-mail to: [mmachado@westcovina.org](mailto:mmachado@westcovina.org)

**Document Availability:** The Mitigated Negative Declaration, as well as all referenced documents are available for public review online. Please visit: <https://www.westcovina.org/departments/community-development/planning-division/projects-and-environmental-documents>.

**Public Hearing:** The West Covina Planning Commission is scheduled to consider the Mitigated Negative Declaration and the proposed project at its regular meeting on **December 10, 2024, at 7:00 P.M. at 1444 W. Garvey Avenue South, West Covina, CA**, in the **City Hall Council Chambers** located on the 1<sup>st</sup> Floor. The meeting is open to the public. The public may also watch the Planning Commission 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>.

If you wish to challenge the action(s) taken on the request(s), you may be limited to raising only those issues, which you (or someone else) raised orally at this public hearing or in written correspondence received by the City at or before the hearing.

If you have any questions or would like any additional information, please contact Miriam Machado of the Planning Division at (626) 939-8422, or at [mmachado@westcovina.org](mailto:mmachado@westcovina.org).