



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

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

DATE OF NOTICE: July 7, 2022

PROJECT TITLE: City of Covina Public Storage Project

PROJECT APPLICANT: City of Covina

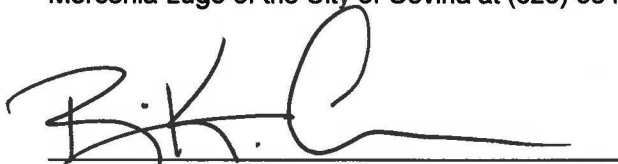
PROJECT LOCATION: Regionally, the Public Storage Project is located in the City of Covina within the San Gabriel Valley of Los Angeles County. The surrounding jurisdictions include the cities of Duarte, Azusa, and Glendora to the north, San Dimas to the east, West Covina to the south, and Irwindale and Baldwin Park to the west and pockets of Los Angeles County Unincorporated Areas adjacent and within City limits. Locally, the Project is located at 1330 East Cypress Street (APN: 8427-001-006) within the northeastern portion of the City.

PROJECT DESCRIPTION: The Project would include the demolition of the existing 55,321 SF 2-story commercial building (i.e., electronic manufacturing) and the development of a 141,984 SF 3-story public self-storage building (up to 30 feet and 7 inches in height) within a 2.70-acre site. Project features would include a partial basement, a rental office, a temporary monopole cell tower, associated secured surface parking areas, pedestrian walkways, and landscaping.

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

PUBLIC REVIEW: The public review and comment period for the Initial Study/Mitigated Negative Declaration is from Thursday, July 7, 2022 to Friday, August 5, 2022 (comment letters must be received by 5:00 pm on August 5, 2022). The Mitigated Negative Declaration and Initial Study will be available for public review at the City of Covina Planning Division – 125 E. College Street, Covina, California 91723 and at <https://covinaca.gov/pc/page/projects-under-review>.

PUBLIC COMMENTS: All comments must be addressed to *Mercenia Lugo, City of Covina, Community Development Department, 125 E. College Street, Covina, California 91723* or sent via email to MLugo@covinaca.gov. If you have any questions or would like any additional information, please contact Mercenia Lugo of the City of Covina at (626) 384-5450 or MLugo@covinaca.gov.



Signature

6.28.22

Date