



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: January 12, 2023

PROJECT TITLE: City of Covina's Local Cannabis Program Ordinance Project

PROJECT APPLICANT: City of Covina

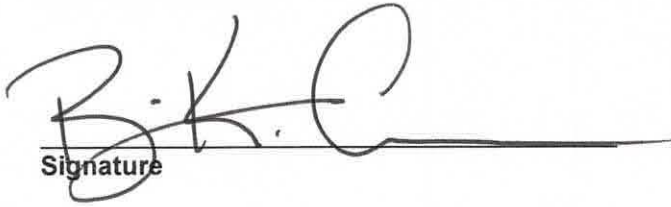
PROJECT LOCATION: Regionally, the Project is located in the City of Covina within the San Gabriel Valley of Los Angeles County. The surrounding jurisdictions include Duarte, Azusa, and Glendora to the north, San Dimas to the east, West Covina to the south, and Irwindale and Baldwin Park to west and pockets of Los Angeles County Unincorporated Areas adjacent and within city limits. Locally, the Project would permit up to three future cannabis businesses within specified commercial or light industrial zones that meet the development criteria established in the Cannabis Ordinance Project. However, no specific development project is proposed at this time in connection with the Cannabis Ordinance Project.

PROJECT DESCRIPTION: The City proposes to amend the City's Municipal Code and Zoning Code to allow for the commercial sale, distribution, manufacture and cultivation of cannabis and cannabis products within the City by permitting up to three future cannabis businesses. The Cannabis Ordinance Project would amend Municipal Code Title 5, Business Licenses and Regulations, to add a new Chapter 5.80 to Permit Local Cannabis Businesses, to establish the future cannabis business permit regulations and amend Title 17, Zoning, to add a new Chapter 17.84, Cannabis Prohibitions and Regulations, to establish the applicable zoning prohibitions and regulations for the future cannabis businesses. The amendments to the Zoning Code would require future cannabis businesses to be located within specified commercial or light industrial zones located at least 600 feet from schools, youth centers, daycare centers, and parks. The Cannabis Ordinance Project does not permit future cannabis businesses within residential zones. Specifically, the Cannabis Ordinance Project would permit development of the future cannabis retailers within potential parcels designated as C-3 (Central Business), C-3A (Regional or Community Shopping Center), C-4 (Commercial Zone, Highway) and C-5 (Specified Highway), and future cannabis microbusinesses within potential parcels designated as M-1 (Industrial Zone). It is anticipated that development of the future cannabis businesses including cultivation of cannabis on less than 10,000 square feet associated with the Project would primarily locate within existing structures and require minor renovation activities or extensive interior upgrades or modifications (i.e., upgrades to electrical, lighting, irrigation, ventilation, refrigeration), or to a lesser extent, be considered infill development or redevelopment within previously developed lots. Because of the limited amount of vacant land as well as the limited number of future cannabis businesses that could result from Project implementation, it is likely that any such construction of infill development or redevelopment would be limited in scale.

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 January 12, 2023, to February 11, 2023 (comment letters must be received by 5:00 pm on February 11, 2023). 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/local-cannabis-program-ordinance>

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


Signature

1.4.23
Date