



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: August 26, 2024

PROJECT TITLE: 529 Cutter Way Self Storage Project

PROJECT APPLICANT: Westport Properties, Inc.

PROJECT LOCATION: The proposed Project site is located at 529 Cutter Way, Covina, California 91722, and is within the City of Covina (City), in Los Angeles County. The Project site consists of Assessor Parcel Numbers 8434-013-010 and 8434-012-091, which is on the northwestern corner of West San Bernardino Road and Cutter Way. The Project site consists of undeveloped land with an existing church building and associated parking.

PROJECT DESCRIPTION: The 529 Cutter Way Project (Project or proposed Project) consists of the construction and operation of a self-storage facility. The new facility would consist of one four story building that is 183,584 square feet and approximately 46-foot and 8-inches in height. The self-storage building would include 847 square feet of office space and 45,049 square feet of storage space on the ground floor; and 45,896 square feet of storage space on each of the second, third, and fourth floors. The proposed Project would include 1,370 storage units. Development of the Project would also require the following discretionary permits and approvals from the City: a Site Plan Review, a Conditional Use Permit, adoption of this Mitigated Negative Declaration, and ministerial approvals and permits necessary to execute the proposed Project; including but not limited to; grading permits; building permit; etc.

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 August 26, 2024, to September 25, 2024 (comment letters must be received by 5:00 pm on September 25, 2024). 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/city-departments/community-development/public-notice/>.

PUBLIC COMMENTS: All comments must be addressed to Mercenia Lugo, Planning Division Manager, City of Covina Community Development, 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) 384-5473 or mlugo@covinaca.gov.

PUBLIC HEARING: The project will require a Public Hearing before the City of Covina Planning Commission. An additional notice will be sent to advise of the date, place, and time of the public hearing, when the hearing date is determined. Hearing dates will be posted on the City's webpage at <http://www.covina.gov/>.



Signature

Date

8.15.24