

## Notice of Exemption

## Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Highway

Norwalk, California 90650

From: (Public Agency): City of West Covina (Planning)  
1444 W Garvey Ave S, Room 208  
West Covina, California 9790

(Address)

Project Title: CONDITIONAL USE PERMIT NO. 26-01, ADMINISTRATIVE PERMIT NO. 26-12, MINOR SITE PLAN REVIEW NO. 26-26

Project Applicant: Raul Gonzales, Jr., Choix Enterprise Three, LLC

Project Location - Specific:

610 S Sunset Ave, West Covina

Project Location - City: West Covina Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

CONDITIONAL USE PERMIT NO. 26-01, ADMINISTRATIVE PERMIT NO. 26-12, AND MINOR SITE PLAN REVIEW NO. 26-26 TO ESTABLISH A NEW RESTAURANT USE WITH LIVE ENTERTAINMENT AND ADDITION OF AN ENCLOSED PATIO FOR DINING

Name of Public Agency Approving Project: City of West Covina

Name of Person or Agency Carrying Out Project: Raul Gonzales, Jr., Choix Enterprise Three, LLC

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15301 (Class 1, Existing Facilities)
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is categorically exempt pursuant to Section 15301 (Class 1, Existing Facilities), in that the project involves the operation of a restaurant with live entertainment within an existing commercial structure together with minor interior and exterior alterations associated with the proposed use.

Lead Agency

Contact Person: Arturo Cervantes, Deputy Director Area Code/Telephone/Extension: 626-939-8422

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Date: 8.27.26

Title: Deputy Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 08/27/26