

Notice of Intent to Adopt A Mitigated Negative Declaration

City of West Covina

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 on the following project:

Project Title: Tentative Parcel Map No. 72097, and Variance No. 13-05

Project Description: The project consists of a proposal to subdivide an existing 1.05-acre parcel developed with a 2,490-square foot single-family residence into two parcels. The subdivision is proposed as a flag lot configuration, with Parcel 1 located in front of Parcel 2. A 20-foot access strip along the east side of the property will provide access to Parcel 2. In order to provide the required 20-foot access strip, the project sponsor acquired a portion of the parcel to the east of the subject parcel through a lot line adjustment. Parcel 1 will be 21,334 square feet and have approximately 114 linear feet of frontage along E. Cameron Avenue. The existing 2,490-square foot single-family residence and proposed 800-square foot detached garage will be located on Parcel 1. Parcel 2 will be 23,170 square feet. The project sponsor is proposing to construct a 4,000-square foot (including a 1,000-square foot attached three-car garage) one-story single-family residence on Parcel 2.

Project Location: 3501 E Cameron Avenue, West Covina, California 91790

Environmental Determination: Based on the findings of the Initial Study, the City has determined that this project would not result in significant environmental impacts. Measures to reduce impacts involving cultural resources, hazardous materials, and hydrology and water quality will be incorporated into the final project design. 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 the 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/Public Comment Period: Copies of the proposed Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- City of West Covina, Planning Department, 1444 West Garvey Avenue, Room 208, West Covina, CA 91790
- Los Angeles County Library, West Covina Branch, 1601 West Covina Parkway, West Covina, CA 91790
- <http://www.westcovina.org/departments/planning/environmental-documents>

A 20-day public review period for the Mitigated Negative Declaration begins on January 20, 2017 and ends February 8, 2017 at 4:00pm. If you would like to comment, please send written comments to:

Ron Garcia, Senior Planner
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1444 West Garvey Avenue, Room 208
West Covina, California 91790
626-939-8422
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Public Hearing: The City of West Covina Planning Commission is scheduled to consider the MND and proposed project at its regular Planning Commission meeting on **February 28, 2017** at 7:00 PM, at City Hall at 1444 West Garvey Avenue, West Covina. 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>