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Oct 16 2017

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by SHERON SMITH

**City of West Covina****Notice of Intent to Adopt a Mitigated Negative Declaration**

To: Agencies, Organizations, and Interested Parties
From: City of West Covina
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Tentative Parcel Map 74787, Variance No. 16-19, and Subcommittee Design Review No. 17-14, 17-15 and 17-50 Project

The City of West Covina (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level of environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: Tentative Parcel Map 74787

Project Description: The proposed project is a request for approval of a tentative parcel map that would subdivide an existing 26,650-square-foot property into three lots to allow for the future construction of one single-family home on each lot. Parcel 1 would be 8,500 square feet, Parcel 2 would be 8,500 square feet, and Parcel 3 would be 9,650 square feet.

Project Location: 845 S. Sunkist Avenue, West Covina, CA 91790.

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to biological resources, cultural and paleontological resources, hydrology and water quality, and construction period noise and vibration would be mitigated to a less than significant level.

Public Review Period/Responses and Comments: The City is making the IS/MND available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 20 days, from October 17, 2017 through November 6, 2017. All comments must be submitted in written format; either in a letter or email format. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of West Covina
 Department of Planning
 Attn: Christine Delostrinos, Assistant Planner
 1444 West Garvey Avenue, West Covina, CA 91790
christine.delostrinos@westcovina.org
 T: (626) 939-8764

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 **November 28, 2017** at 7:00 PM, at City Hall at 1444 West Garvey Avenue, West Covina.

DOCUMENT AVAILABILITY: The IS/MND and associated materials are available for review during regular business hours at the following locations:

- City of West Covina, Planning Department (Room 208), 1444 West Garvey Avenue, West Covina, CA 91790.
- County of Los Angeles Public Library, West Covina Branch, 1601 West Covina Parkway, West Covina, CA 91790.
- The document is available online at: <http://www.westcovina.org/departments/planning/environmental-documents>

THIS NOTICE WAS POSTED

ON October 16 2017UNTIL November 15 2017

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OCT 16 2017

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