



NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: Agencies, Organizations, and Interested Parties

LEAD AGENCY: City of West Covina, Planning Division
1444 West Garvey Avenue South
West Covina, CA 91790

PROJECT TITLE: Tentative Tract Map No. 74976

PROJECT LOCATION: 642 & 704 East Francisquito Avenue
West Covina, CA 91790

NOTICE IS HEREBY GIVEN, pursuant to Public Resources Code Section 21092 and California Code of Regulations Title 14, Section 15072, that the City of West Covina may consider adoption of a Mitigated Negative Declaration (MND) for the proposed Tentative Tract Map No. 74976 project at its regular Planning Commission meeting on or after April 13, 2021. The City prepared an Initial Study (IS) and MND for the proposed project in accordance with the California Environmental Quality Act (CEQA). On the basis of the IS, City staff concluded that the proposed project would not have a significant and unavoidable impact on the environment and, therefore, recommends that the City adopt an MND. The IS/MND represents the independent judgment of the City's Planning Division.

PROJECT DESCRIPTION: The proposed project would subdivide two single-family residential parcels (APNs 8741-001-001 and 8741-001-002) into a total of six lots. The project site is approximately 81,495 square feet and currently contains two one-story single-family residences and their associated structures on two separate lots. The new lots would be rectangular in shape. Lot 1 would be approximately 10,560 square feet, Lots 2 through 4 would be approximately 9,460 square feet each, Lot 5 would be approximately 21,266 square feet, and Lot 6 would be approximately 21,069 square feet. With implementation of the proposed project, the existing single-family residential structures on the project site would be located on proposed Lots 5 and 6. Approximately 1,200 square feet of the existing structure on 642 East Francisquito Avenue and approximately 400 square feet of the existing structure on 704 East Francisquito Avenue would be demolished to meet the 25-foot front and rear yard and 5-foot side yard setback requirements as identified in Article VIII, Division 2 of the City's Zoning Code.

HAZARDOUS WASTE SITES: The project site is not identified on any of the lists enumerated under Government Code Section 65962.5.

20-DAY REVIEW PERIOD: March 11, 2021 to April 1, 2021

The City of West Covina must receive all written comments relating to the Mitigated Negative Declaration no later than 4:30 PM on April 1, 2020. Please send your comments to the City of West Covina Planning Division, Attn: Camillia Martinez, 1444 West Garvey Avenue South, West Covina, CA 91790, or by electronic mail to CMartinez2@westcovina.org.

Document Availability: The Mitigated Negative Declaration as well as all referenced documents are available for public review online: <https://www.westcovina.org/departments/community-development/planning-division/projects-and-environmental-documents>

If you have any questions or would like any additional information, please contact Ms. Camillia Martinez at (626) 939-8422, or CMartinez2@westcovina.org