



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 for the following project:

Project Title: Vincent Place Residential Project

Project Description: The Vincent Place Residential Project (hereafter referred to as "proposed project" or "project") involves demolition of all existing buildings and structures on the project site (all of which are associated with the Vincent Children's Center currently operated by the Covina Valley Unified School District), and construction in their place of up to 47 detached single-family "cluster" homes and up to 72 attached townhomes, for a total of up to 119 homes. The 8.05-acre project site is located at 1024 West Workman Avenue. The proposed detached homes would be two stories and include three-bedroom homes and four-bedroom homes, whereas the attached townhomes would be three stories and include a mix of two-bedroom homes and three-bedroom homes. The attached townhomes would be contained within 10 buildings. The proposed 119 residential units would have a gross building area of approximately 201,192 square feet (sf) and each unit would include a two-car garage (for a total of 238 enclosed parking spaces). An additional 56 uncovered parking spaces would be provided on-site, resulting in 294 total parking spaces. Vehicles would be able to access the proposed project via a primary entrance on West Workman Avenue and a secondary entrance on West Garvey Avenue North. The project would also provide approximately 25,540 sf of common open space, including a minimum 10,000-sf central area with at least one major amenity, such as a play structure, picnic pavilion, or sports court. In addition, a minimum of 150 sf of private open space would be provided for each detached home and a minimum of 60 sf of private open space would be provided for each attached townhome unit. Fencing and walls would be used throughout the project site and along its border to define private and semi-private spaces and would serve as a unifying design element. Infrastructure improvements associated with the proposed project include installation of new stormwater drainage infrastructure, new domestic water piping that would connect to existing eight-inch water mains in West Workman Avenue and West Garvey Avenue North, replacing the existing water main in West Garvey Avenue North, and a public sewer system that would convey flows to an existing eight-inch sewer pipe in West Workman Avenue. The project approvals include establishing a new Specific Plan for the site, the Vincent Avenue Specific Plan, which would provide land use and development standards for the proposed project.

Project Location: 1024 West Workman Avenue, West Covina, California 91790 (APN 8457-029-906)

Environmental Determination: Based on the findings of the Initial Study, the City has determined that this project would not result in significant environmental impacts. Mitigation measures for biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation, and tribal cultural resources will be required to reduce impacts to a less than significant level. 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 any 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: Due to the State of Emergency declared by local, state and federal authorities, the proposed Mitigated Negative Declaration and Initial Study are being

made available only in electronic format. Physical copies are not available at libraries or offices due to those facilities currently being closed to the public. If you would like to view a hard copy of the Initial Study – Mitigated Negative Declaration (IS-MND) please call the City of West Covina Planning Division at (626) 939-8422 to make arrangements to review the document during normal City Hall business hours.

To view the document online, visit: <https://www.westcovina.org/departments/community-development/planning-division/projects-and-environmental-documents>.

A 30-day public review period for the Mitigated Negative Declaration begins on March 22, 2021 and ends April 21, 2021. If you would like to comment, please send written comments either via mail or email to:

Jo-Anne Burns, Planning
Manager
City of West Covina, Planning
Department 1444 West Garvey
Avenue, Suite 317 West Covina,
California 91790
(626) 939-8422,
PlanningDivision@westcovina.org

Public Hearing: The West Covina Planning Commission is scheduled to consider the Mitigated Negative Declaration and proposed project at its regular meeting on **May 25, 2021** at 7:00 P.M. The meeting is open to the public. Attendees are required to wear masks and maintain social distancing at all times. The public may also watch the City Council Meeting live on the City's website at <https://www.westcovina.org/departments/city-clerk/agendas-and-meetings/current-meetings-and-agendas> under the "Watch Live" tab or through the West Covina City YouTube channel at www.westcovina.org/LIVE. 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/home>.

Signature: _____

Date: March 17, 2021


Jo-Anne Burns
Planning Manager
(626) 939-8422
PlanningDivision@westcovina.org