

# Notice of Intent to Adopt A Mitigated Negative Declaration

## *City of West Covina*

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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:** Cameron II Project

**Project Description:** The Cameron II Project (hereafter referred to as “proposed project” or “project”) involves the demolition of a one-story 13,329-square-foot medical office building and a three-story 14,157-square-foot office building for construction of an 84-unit townhome development on a 3.25-acre site at 1600 and 1616 West Cameron Avenue in West Covina. The proposed townhome units would be rowhouse-style and would be grouped into eight separate buildings with a total area of 128,250 square-feet. Building 1 and Building 2 would face West Cameron Avenue; Building 3 would be situated on the western boundary, next to the adjacent off-site office uses; Buildings 4 through 7 would form an interior cluster; and Building 8 would be situated along the eastern boundary, next to an adjacent off-site townhome development. Townhome buildings would be stucco with brick and siding accents, and painted in one of two schemes: (1) white, pale gray and dark gray with white trim and a coral-colored (a deep medium orange) door with gray roofing; and (2) white, light brown, and dark green with white trim and a harvest gold-colored door and pale brown roofing. Building 1 and Building 2 would consist of 12 townhome units each while the remaining buildings would consist of 10 townhome units each. Of the 84 townhome units, 24 units would be two-bedroom units and 60 units would be three-bedroom units. Private open space at townhome units would occur in the form of balconies and patios. All units would also have two-car garages situated in side-by-side or tandem configurations. Surface parking would include an additional 14 spaces at the southern edge of the site, along the boundary wall. One ADA stall would also be provided. These spaces would be added to the 168 garage and driveway parking spaces, for 183 total parking spaces. A single private street (“A”) from West Cameron Avenue, between Buildings 1 and 2, would provide entrance and egress, giving access to Private Streets B, C, E, D, and Alley A that would provide circulation within the site. The driveway from West Cameron Avenue would replace the two existing driveways and driveway aprons along the project frontage would be filled in, such that they match adjacent sections. Project landscaping would consist of trees along West Cameron Avenue and within the townhome development. Decorative and shade trees would integrate with the streetscape of the adjacent townhome development to the east. A homeowner’s association would be formed to maintain the private driveway, alley, roads, and fire lanes, along with common areas and landscaping. Other project improvements include removal and replacement of broken and off-grade sidewalk, curb, and gutter along West Cameron Avenue in accordance with Standard Plans for Public Works. Wet utility connections would be made via standard lateral connections to existing facilities under West Cameron Avenue. The project would generally follow the existing drainage pattern of the site and discharge via storm drains. Off-site improvements are proposed for the existing driveway, sidewalks, curbs, and gutters on West Cameron Avenue. All utilities would be undergrounded.

**Project Location:** 1600/1616 West Cameron Avenue, West Covina, California 91790 (APNs 8468-015-010 and 8468-015-024)

**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, tribal cultural resources, and utilities and service systems 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. The document can also be viewed online on the City’s website through the following link:

<https://www.westcovina.org/departments/community-development/planning-division/projects-and-environmental-documents>.

**A 20-day public review period for the Mitigated Negative Declaration begins on May 19, 2021 and ends June 8, 2020.** 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) 939-8761, [PlanningDivision@westcovina.org](mailto: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 **June 22, 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](http://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: May 19, 2021

Jo-Anne Burns  
Planning Manager  
(626) 939-8422