



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

This is to inform the general public that the City of West Covina proposes to adopt a Mitigated Negative Declaration for the following project:

Project Title: Walnut Grove Residential Project

Project Description: The proposed Walnut Grove Residential Project would involve construction of a 158-unit attached and detached residential development on an approximately 9.14-acre site with a density of 16.7 dwelling units per acre. The existing vacant school uses on the site would be demolished to accommodate the Project. The proposed Project would consist of two different types of residences, including: 66 units of detached single-family in a cluster configuration and 92 attached multi-family units. The proposed detached single-family units would have a minimum of three floor plan types, with units ranging in size from 1,471 to 1,798 square feet (sf). The proposed townhomes would have a minimum of three floor plans, ranging in size from 1,310 to 1,721 sf. The Project would also include 2 covered garage parking spaces per dwelling unit (316 total garage spaces), 99 uncovered guest surface parking spaces, and approximately 0.27 acre of common open space.

Project Location: The Project site is in the northern portion of the City of West Covina, in Los Angeles County. It is located at 1651 East Rowland Avenue, north of East Rowland Avenue and west of North Azusa Avenue. The site is approximately 0.47 mile north of Interstate 10 Freeway. Local and regional access to the site is provided by East Rowland Avenue and I-10, respectively. North Eileen Street ends in a cul-de-sac within the site along the northwestern boundary of the Project.

Public Review Dates: The public comment period during which the City of West Covina will receive written comments on the Mitigated Negative Declaration is:

November 19, 2020 – December 21, 2020

The City of West Covina must receive all written comments relating to the Mitigated Negative Declaration no later than 5:00 PM on December 21, 2020. Please direct your comments to:

Ms. Jo-Anne Burns, Planning Manager
City of West Covina
1444 West Garvey Avenue South, 2nd Floor, Room 208
West Covina, CA 91790

Or via e-mail to: JBurns@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. Jo-Anne Burns at (626) 939-8423, or jburns@westcovina.org.