

Notice of Determination

Appendix D

To:

Office of Planning and Research

Street Address:

1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk

County of: Los Angeles
Registrar-Recorder/County Clerk

Address: 12400 Imperial Hwy.

Norwalk, CA 90651-1250

Attn: Document Analysis and Recording Section

From:

City of West Covina
Public Agency: Planning Division

Address: 1444 W. Garvey Ave. South, #208
West Covina, CA 91790

Contact: Jo-Anne Burns, Planning Manager
Phone: (626) 939-8422

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Walnut Grove Residential Project

Project Applicant: Lewis Management Corporation

Project Location (include county): 1651 East Rowland Avenue, West Covina, Los Angeles County, CA 91791

Project Description:

The proposed Walnut Grove Residential Project involves demolition and of the existing school uses and associated parking areas; preparation of the site for redevelopment (e.g., clearing and grading); and construction of 158 attached and detached residential development units, internal drive aisles, parking, and common open space areas on the 9.14-acre site. The Project will have a development density of 16.7 du per acre and consists of 66 2-story detached single-family units ranging from 1,471 to 1,798 sf and 92 3-story attached row townhomes ranging from 1,310 to 1,721 sf.

The community open space area would have a private park that is publicly accessible for use. Open space amenities would include bench seating areas and trash receptacles; picnic areas; children's tot-lot area; open turf area; connecting walkways; and mailboxes. Landscape plan would include a hierarchy of plant materials including trees, vines, shrubs, and groundcover along the front yards of each unit, throughout the Project site, and in open space areas. The Project would include a total of 316 parking spaces for residents and 99 spaces for guests. Two primary ingress and egress points are proposed on East Rowland Avenue, along the southern boundary of the Project site. The west driveway would be a full access driveway, and the east driveway would be a right-in right-out only driveway. The Project proposes a General Plan Amendment to change the existing designation of Civic:School to "Neighborhood Medium" and a Zone Change to change the existing zoning of Residential Single-Family (R-1) to Specific Plan.

This is to advise that the City of West Covina has approved the above
(Lead Agency or Responsible Agency)

described project on 05/04/2021 and has made the following determinations regarding the above
(date) described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of West Covina, Planning Division, 1444-W. Garvey Ave. South, #208, West Covina, CA 91790

Signature (Public Agency):  Title: Planning Manager

Date: May 4, 2021 Date Received for filing at OPR: _____