



## 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:** The Grove at Merced Specific Plan

**PROJECT LOCATION:** 1912 West Merced 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 The Grove at Merced Specific Plan project at its regular Planning Commission meeting on or after April 12, 2022. 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 consists of the development of 39 two-story townhomes and a specific plan (The Grove at Merced Specific Plan). A total of 76,605 square feet of residential floor area would be developed on the 2.26-acre project site (APN 8467-016-020).#The proposed townhomes would range from 1,325 to 1,475 square feet in size, excluding garage areas. Each townhome would have three to four bedrooms, 2.5 bathrooms, a two-car garage, and a dedicated private front yard of at least 100 square feet. The proposed townhomes would be 28 feet in height (the proposed specific plan would limit building height on the project site to 30 feet). A total of 86 parking spaces would be provided (78 enclosed garage parking spaces and 8 uncovered guest parking spaces). Vehicular entrance to the project site would be provided on Merced Avenue at the southeasterly corner of the project site.

The proposed specific plan would guide future development on the project site. It includes standards and guidelines for the development and design of the project site and would supplement other applicable regulations in the City's Zoning Code. If adopted by the City, the specific plan would be the regulatory and land use policy document and would constitute the zoning for the project site. Any situation not specifically addressed by the specific plan would be subject to the requirements of the West Covina Municipal 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:** February 22, 2022 to March 14, 2022

The City of West Covina must receive all written comments relating to the IS/MND no later than 4:30 PM on March 14, 2022. Please send your comments to the City of West Covina Planning Division, Attn: Jo-Anne Burns, 1444 West Garvey Avenue South, West Covina, CA 91790, or by electronic mail to [jburns@westcovina.org](mailto:jburns@westcovina.org).

**Document Availability:** The IS/MND 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) 939-8422, or [jburns@westcovina.org](mailto:jburns@westcovina.org)