

ON May 19 2022

UNTIL June 21 2022

Notice of Determination

Appendix D

REGISTRAR – RECORDER/COUNTY CLERK

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: City of West Covina
Public Agency: Planning Division
Address: 1444 West Garvey Avenue South
West Covina, CA 91790
Contact: Jo-Anne Burns
Phone: (626) 939-8422

County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

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): 2022020487

Project Title: The Grove at Merced Specific Plan

Project Applicant: Matthew Livingston, RC West Covina, LP

Project Location (include county): 1912 West Merced Avenue, West Covina, Los Angeles County

Project Description:

The project would develop 39 two-story townhomes on the project site and a specific plan (The Grove at Merced Specific Plan) to provide standards and guidelines for the development and design of the project site. A total of 76,605 square feet of residential floor area would be developed. The townhomes would be 28 feet in height (the specific plan would limit building height on the project site to 30 feet). A total of 86 parking spaces would be provided. The proposed specific plan would supplement other applicable regulations in the City of West Covina's Zoning Code, would be the regulatory and land use policy document, and would constitute the zoning for the project site.

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

described project on May 16, 2022 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 West Garvey Avenue South, West Covina, CA 91790

Signature (Public Agency): _____ Title: Planning Manager

Date: May 18, 2022 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



FILED
May 19 2022

Donn C. Logan, Registrar – Recorder/County Clerk

Electronically signed by ANDREA GUTIERREZ