



City of West Covina

Notice of Intent to Adopt a Mitigated Negative Declaration and Planning Commission Public Hearing Notice

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:

Case No.: General Plan Amendment No. 25-01, Zone Change No. 25-01, Precise Plan No. 25-01, Tentative Tract Map No. 004618, Tree Removal Permit No. 25-10

Project Title: 1501 Del Norte Street Residential Project

Applicant: Louisa Feletto, MLC Holdings, Inc

Project Location: 1501 Del Norte Street (Assessor Parcel Number [APN] 8458-020-901)



Project Description: The project site encompasses approximately 13.56 acres and is bordered by Del Norte Park to the north and northeast; North Sunset Avenue, one residential building, and one commercial building to the east; West Del Norte Street and residential properties to the south; and North Nora Avenue to the west. The areas beyond these immediately bordering uses can be generally characterized as consisting of residential neighborhoods of mostly one-story single-family homes.

The 1501 Del Norte Street Residential Project (hereafter referred to as “proposed project” or “project”), includes a General Plan Amendment, a Specific Plan, a Zone Change, a Precise Plan, a Tentative Tract Map and a Tree Removal Permit. The proposed project would include the demolition of the existing buildings and structures on the project site (requiring a demolition permit); followed by construction of 34 single-family detached homes and 248 attached townhomes and stacked flats, for a total of 282 residential units. The project site is 13.56 acres, of which 13.19 acres would be developed for residential uses and common space, and 0.37 acre would be used as an extension and dedication of West Del Norte Street from its current terminus east to North Sunset Avenue.

The detached single-family homes would be two stories with a maximum height of roof of 24 feet, 6 inches and include three- and four-bedroom homes. These two-story single-family homes would include a private yard, two-car, side-by-side garage, and a driveway two cars in width, and would serve as a buffer between the proposed project and the existing single family homes along North Nora Avenue and West Del Norte Street. The attached townhomes would be three stories (maximum height to peak of roof of 37 feet 10 inches) and include a mix of two-

to four-bedroom homes. The stacked flats would be four stories (maximum height to peak of roof of 46 feet 1 inch). Each three-story townhome unit and four-story stacked flats would contain private open space in the form of a porch or deck, totaling approximately 32,367 square feet (sf) of private open space. In addition, the four-story stacked flat buildings would provide the necessary setbacks for aerial fire access. Each of the residential units would include a two-car garage (for a total of 564 enclosed parking spaces) and there would also be 77 uncovered parking spaces provided for guest parking, resulting in 641 total parking spaces, which would be distributed throughout the community.

Vehicles would be able to access the proposed project via a primary entrance on West Del Norte Street, and a secondary entrance on North Nora Avenue. Both entries would be defined by pedestrian entry pilasters with project signage, accent trees, enhanced landscaping and paving, and parkways and sidewalks on both sides. In addition, 26-foot private lanes would provide vehicular access to all homes, which would be connected by the primary entrance on West Del Norte Street, and the secondary entrance on North Nora Avenue. Pedestrians would be able to access the project site via the sidewalks along West Del Norte Street, and North Nora Avenue. Residents will also be able to access the project site via two access points from Del Norte Park.

Environmental Determination: Based on the findings of the Initial Study, the City has determined that this project would not result in significant environmental impacts. If approved, mitigation measures for biological resources, cultural resources, geology and soils, hazardous and hazardous materials, noise, and tribal cultural resources would 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 Dates: The public comment period during which the City of West Covina will receive written comments on the Mitigated Negative Declaration is:

October 28, 2025 – December 1, 2025

The City of West Covina must receive all written comments relating to the Mitigated Negative Declaration no later than 5:00 pm on November 27, 2025. Please direct your written comments to:

Sonia Griego, Contract Planner
City of West Covina, Planning Division
1444 West Garvey Avenue S, Room 208
West Covina, California 91790

Or via e-mail to: JAnderson@willdan.com

Document Availability: The Mitigated Negative Declaration, as well as all referenced documents are available for public review online. Please visit: <https://www.westcovina.org/departments/community-development/planning-division/projects-and-environmental-documents>.

Public Hearing: A public hearing will be scheduled for the West Covina Planning Commission at a date to be determined. The public hearing will be noticed in the same manner.

If you wish to challenge the action(s) taken on the request(s), you may be limited to raising only those issues, which you (or someone else) raised orally at this public hearing or in written correspondence received by the City at or before the hearing.

If you have any questions or would like any additional information, please contact Sonia Griego of the Planning Division at (626) 939-8422, or Jeff Anderson at JAnderson@willdan.com.