

RESOLUTION NO. 25-6172

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR 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, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED.

MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

APPLICANT: Louisa Feletto, Meritage Land Company

LOCATION: 1501 W. Del Norte Street

WHEREAS, there was filed with the City a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval to:

Construct a 282-unit housing development including single family and multiple family residential units on that certain property described as:

Assessor's Parcel No. 8458-020-901, in the records of the Los Angeles County Assessor; and

WHEREAS, an application for a General Plan Amendment to change the designation from Civic: Schools to Neighborhood High Residential (up to 54 units per acre) and Neighborhood Medium Residential (up to 20 units per acre) has been submitted for the development of the project; and

WHEREAS, an application for Zone Change to change the zoning from Single Family Residential (R-1) to Specific Plan No. 33, the Del Norte Specific Plan has been submitted for the development of the project; and

WHEREAS, an application for a Precise Plan was submitted for the physical development of the site; and

WHEREAS, an application for a Tentative Tract Map (No. 004618) has been submitted to subdivide the property and create single-family lots and a condominium map to enable sale of the new homes; and

WHEREAS, the proposed project is considered a “project” pursuant to the terms of the California Environmental Quality Act (CEQA); and

WHEREAS, an initial study was prepared for said project; and

WHEREAS, based upon the findings of the initial study, it was determined that the proposed project will not have a significant impact on the environment and will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

WHEREAS, a Mitigated Negative Declaration of Environmental Impact was prepared for the proposed project pursuant to the requirements of the California Environmental Quality Act of 1970, as amended, and mitigation measures are included in said Negative Declaration in support of the finding that there will not be a significant effect on the environment as a result of this project.

WHEREAS, the Planning Commission, upon giving the required notice, did on the 9th day of December 2025 conduct a duly advertised public hearing to consider the subject application, at which time the Planning Commission adopted a resolution approving the Mitigated Negative Declaration; and

NOW, THEREFORE, the Planning Commission of the City of West Covina does hereby resolve as follows:

1. The foregoing Recitals are hereby incorporated by reference into the terms of this approval.
2. After receiving and considering all determinations, studies, documents, and recommendations, as well as other appropriate public comments, the Planning Commission of the City of West Covina recommends that the City Council certify the Mitigated Negative Declaration of Environmental Impact, subject to compliance with the mitigation measures that are recommended in the Mitigated Negative Declaration of Environmental Impact as set forth in Exhibit A.
3. 3. Non-compliance with the aforementioned mitigation measures as by the monitoring department/agency and any measures taken to correct said non-compliance shall be immediately reported to the Planning Division on the City of West Covina Monitoring Checklist Form.
4. The applicant agrees to implement the aforementioned mitigation measures and monitoring or reporting requirements.
5. Failure to comply with any aforementioned mitigation measures and/or monitoring or reporting requirements will result in a written notice of violation from the City to the applicant at which time the City may order that all or a portion of pre-

construction, construction, post-construction activity or project implementation must cease until compliance is reached.

6. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as “proceeding”) brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant’s project, or any approval granted by City related to the applicant’s project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney’s fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant’s obligation to indemnify the City for all the City’s costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City’s interests, and applicant shall indemnify City for all such costs incurred by City.
7. The California Environmental Quality Act (CEQA) and State and local guidelines, rules, regulations, and procedures adopted pursuant thereto permits the City of West Covina to impose any fees or charges associated with implementing the above monitoring program upon the applicant.

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 9th day of December 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATE: December 9, 2025

Livier Becerra, Chairperson
Planning Commission

Arturo Cervantes, Secretary
Secretary Planning Commission

EXHIBIT A

MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Initial Study/Mitigated Negative Declaration (Final IS/MND), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Biological Resources							
BIO-1 Nesting Bird Avoidance							
Prior to issuance of grading permits, the following measures shall be implemented: To avoid disturbance of nesting birds, including raptorial species protected by the MBTA and CFGC, construction activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 31). If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of construction activities. The nesting bird pre-construction survey shall be conducted on foot inside the project site, including a 100-foot buffer, and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practical. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in southern California.	Limit all initial ground disturbing activities, including tree removal, to the time period between February 1 and August 31. Or Submit a survey report prepared by the qualified biologist to the City documenting compliance with mitigation measures and applicable State and federal regulations. Ensure the qualified biologist serves as a construction monitor during any work near active nests to prevent inadvertent impacts.	Prior to Construction: Review pre-construction survey no more than seven days prior to construction. During Construction (if applicable): Monitor compliance with avoidance buffers and nesting protection measures during active construction near identified nests.	Once	City of West Covina Planning Division			

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- If active nests (i.e., nests occupied by eggs or fledglings) are found, the 100-foot avoidance buffer shall be demarcated by a qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No parking, storage of materials, or construction activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist. - A survey report by the qualified biologist documenting and verifying compliance with the mitigation and applicable State and federal regulations protecting nesting birds shall be submitted to the City. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.							
Cultural Resources							
CUL-1: Unanticipated Discovery of Cultural Resources							
In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional	Halt work within 50 feet of the discovery.	During ground-disturbing activities and upon discovery	As Needed	City of West Covina Planning Division			

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Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).	Contact a qualified archaeologist to evaluate the resource. If the resource is determined to be prehistoric, notify and coordinate with a Native American representative. Conduct archaeological testing and/or prepare a data recovery plan, if appropriate. Submit the data recovery plan to the City for review and approval prior to resuming work. Submit final documentation to the regional CHRIS repository.	of archaeological resources.		City of West Covina Building and Safety Division Project Applicant Qualified Archaeologist (if needed) Native American Representative			

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Geology and Soils							
GEO-1: Unanticipated Discovery of Paleontological Resources							
In the event an unanticipated fossil discovery is made during the course of project development, construction activity shall be halted in the immediate vicinity of the fossil, and a qualified professional paleontologist shall be notified and retained to evaluate the discovery, determine its significance, and determine if additional mitigation or treatment is warranted. Work in the area of the discovery shall resume once the find is properly documented and the qualified professional paleontologist authorizes resumption of construction work. Any significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository under the oversight of the qualified paleontologist.	Halt work in the immediate vicinity of the fossil discovery. Notify and retain a qualified professional paleontologist to evaluate the find and determine its significance. Implement any additional mitigation or treatment measures recommended by the paleontologist. Resume work only after the paleontologist has documented the find and authorized continuation of construction. Prepare, identify, analyze, and curate any significant fossil specimens at an approved regional museum repository.	During ground-disturbing activities and upon discovery of paleontological resources.	As Needed	City of West Covina Planning Division City of West Covina Building and Safety Division Project Applicant Qualified Paleontologist			
Hazards and Hazardous Materials							
HAZ-1: Testing and Disposal for Building Materials Containing ACMs, Lead-Based Paint, and PCBs							
Prior to issuance of a demolition permit for any building on the project site, the applicant shall obtain and submit to the City for review and approval a letter from a qualified consultant verifying that no ACMs, lead-based paint, or PCB-containing materials are present in the on-site buildings. This requirement can also be satisfied by completion of the Phase I Environmental Assessment required by Mitigation Measure HAZ-2. If any of these materials are found to be present, they shall be	Retain a qualified environmental consultant to inspect on-site buildings for asbestos-containing materials (ACMs), lead-based paint, and PCB-containing materials. Submit a verification letter to the City confirming the absence or presence of such materials prior to issuance of a demolition permit.	Prior to issuance of demolition and building permits.	Once	City of West Covina Planning Division City of West Covina Building and Safety Division			

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abated in compliance with SCAQMD Rule 1403, as well as other applicable State and federal rules and regulations. Only asbestos trained and certified abatement personnel shall be allowed to perform asbestos abatement activities on-site. All such materials removed from any on-site structure shall be hauled and disposed off-site by a transportation company certified to handle these materials. If these abatement measures are necessary, the applicant shall submit documentation to the City demonstrating that they have been properly carried out prior to issuance of building permits for the project.	If hazardous materials are identified, ensure abatement is conducted by certified personnel in accordance with SCAQMD Rule 1403 and applicable State and federal regulations. Dispose of all hazardous materials through a certified transportation company to an approved disposal facility. Submit documentation to the City verifying completion of abatement prior to issuance of building permits.			Qualified Environmental Professional			
HAZ-2: Phase I Environmental Site Assessment							
Prior to the issuance of a demolition permit for any building on the project site, the applicant shall retain a qualified environmental professional to prepare a Phase I Environmental Site Assessment (ESA) for the project site in accordance with the current ASTM E1527-21 standard. The Phase I ESA shall evaluate the potential presence of hazardous substances, including but not limited to contaminated soils, asbestos-containing materials (ACMs), lead-based paint, and polychlorinated biphenyls (PCBs), based on the site's historical use and age of existing structures. If the Phase I ESA identifies Recognized Environmental Conditions (RECs), a Phase II ESA shall be conducted to further investigate the nature and extent of contamination. If contamination is confirmed, appropriate remediation measures shall be developed in consultation with the appropriate	Retain a qualified environmental professional to prepare a Phase I Environmental Site Assessment (ESA) in accordance with ASTM E1527-21 standards. If the Phase I ESA identifies Recognized Environmental Conditions (RECs), conduct a Phase II ESA to determine the nature and extent of contamination. If contamination is confirmed, develop and implement remediation measures in coordination with appropriate regulatory agencies.	Prior to issuance of demolition and grading permits.	Once	City of West Covina Planning Division City of West Covina Building and Safety Division Qualified Environmental Professional			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
regulatory agencies. All required investigations and, if necessary, remediation activities shall be completed prior to issuance of grading permits. Documentation of the completed assessments and any required remediation shall be submitted to the City for review and approval.	Complete all required investigations and remediation activities prior to issuance of grading permits. Submit documentation of completed assessments and any required remediation to the City for review and approval.						
Noise							
N-1: Construction Temporary Noise Barriers							
The project applicant shall require the installation of a minimum 12-foot high temporary noise barrier on the portion of the east side of the project site that is adjacent to the homes as well as the entire south side of the project site. The project applicant shall also require the installation of minimum 8-foot high temporary noise barriers around all stationary equipment and concrete saws that are operated within 30 feet of the homes located on the east and south sides of the project site. The temporary noise barriers shall be constructed with either minimum 5/8" thick plywood or oriented strand board (OSB) or sound blankets that have a minimum Sound transmission class (STC) rating of 15 STC.	Install a minimum 12-foot high temporary noise barrier along the east side of the project site adjacent to homes and along the entire south side of the site. Install minimum 8-foot high temporary noise barriers around all stationary equipment and concrete saws located within 30 feet of homes on the east and south sides of the project site. Construct barriers using either 5/8" thick plywood, oriented strand board (OSB), or sound blankets with a minimum STC rating of 15.	Prior to and during construction activities near adjacent homes.	Continuous	City of West Covina Planning Division City of West Covina Building and Safety Division			
N-2: Construction Equipment Use Restrictions							
The project applicant shall require that all construction contractors restrict the operation of any large bulldozers that is powered by a greater than 150 horsepower engine from operating within 20 feet of any off-site structure. The grading contractor shall use a small bulldozer (i.e., D1, D2, or D3 dozers) or	Restrict operation of bulldozers greater than 150 horsepower within 20 feet of any off-site structure. Use small bulldozers (D1, D2, D3) or equipment less than 150 horsepower	During all grading and demolition activities.	Continuous	City of West Covina Building and Safety Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
other type of equipment that is less than 150 horsepower to perform all demolition and grading activities that are located within 20 feet of any off-site structure.	for all grading and demolition activities within 20 feet of off-site structures.						
Tribal Cultural Resources							
TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities							
A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.	Retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians – Kizh Nation prior to any ground-disturbing activities.	Prior to grading permit issuance and during all ground-disturbing activities.	Continuous	City of West Covina Planning Division			
	Submit a copy of the executed monitoring agreement to the lead agency before ground disturbance or permit issuance.			City of West Covina Building Division			
	Ensure the monitor completes daily logs describing activities, soil types, locations, and any discoveries of tribal cultural resources (TCRs).			City verifies Native American Monitor that is from or approved by a consulting Tribe			
	Conclude on-site monitoring only after written confirmation that all ground-disturbing activities are complete or the Kizh Tribe determines no further impacts are possible.						
B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.				Native American monitor and archaeological monitor to be present during construction			
C. The monitor will complete daily monitoring logs that will provide							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.				excavation activity			
D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
TRC-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)							
A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.	Halt all construction activities within at least 50 feet of the discovery. Allow the Kizh monitor and/or Kizh archaeologist to assess the TCR. Recover and retain discovered TCRs according to the Tribe's direction.	During ground disturbing activities and upon discovery of TCR objects during construction.	As Needed	If significant Pre-Contact and/or Post-Contact cultural resources are discovered and avoidance cannot be ensured, Qualified Archaeologist prepares a treatment plan for City review and approval			
TRC-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects							
A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.	Halt all activities immediately upon discovery of human remains or associated funerary/ceremonial objects. Treat remains and associated objects in accordance with PRC 5097.98, PRC 5097.9, and HSC 7050.5.	During ground disturbing activities and upon discovery of human remains or funerary/ceremonial objects.	As Needed	Applicant to consult with the Tribe or Tribal Government that requested consultation			
B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.	Preserve in place if feasible; otherwise, follow procedures approved by the Tribe and lead agency. Maintain confidentiality of the discovery to prevent disturbance.						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
C.	Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).						
D.	Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.						
E.	Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.						

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