

CITY OF LA PUENTE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION VESTING TENTATIVE TRACT MAP NO. 73749 PLANNED DEVELOPMENT PERMIT NO. 1 DEVELOPMENT AGREEMENT NO. 16-01

Purpose: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations pertaining to the California Environmental Quality Act, this is to advise you that the City of La Puente has prepared an initial study of environmental impacts on the following project and is recommending the environmental determination described below.

Project Description: The proposed project involves the development of a 3.89 acre site, with 45 two-story, detached single-family dwelling units, which includes 23 guest parking spaces, a private driveway and a 23,894 square foot community recreation area. The project site consists of a single 3.89 parcel, which will be subdivided for condominium purposes for the development of 45 single-family residences.

The project involves the following discretionary approvals from the City of La Puente:

- Tentative Tract Map No. 73749
- Planned Development Permit No. 1
- Development Agreement No. 16-01

Location: The project site is located at 747 Del Valle Avenue with an Assessor's Parcel Number (APN) of 8251-003-011.

Environmental Determination: The proposed project has the potential for significant effects in environmental topics. Potentially significant environmental impacts were identified in the Initial Study, including those to geology and soils, hazards and hazardous materials, noise, and transportation/traffic, but each of those potential impacts is mitigated to less than significant with the mitigation measures identified in the proposed Mitigated Negative Declaration.

The project site is not included on any lists of hazardous waste sites enumerated pursuant to Section 65962.5 of the California Government Code (Cortese List).

The Initial Study/Environmental Checklist that has been prepared for the project recommends that the lead agency adopt a Mitigated Negative Declaration for the project.

Public Review and Comment Period: Copies of the proposed Mitigated Negative Declaration and Initial Study are available in the Development Services Department at the address listed below. **A 20-day public review period for the Mitigated Negative Declaration begins November 7, 2016, and ends November 28, 2016.** Written comments on the adequacy of the document must be received by the City prior to 5:30 PM on November 28, 2016. If you would like to comment, please send written comments to:

**La Puente City Hall,
Development Services Department
15900 E. Main Street,
La Puente, CA 91744**

Specific questions regarding the Project can be directed to the City's Planning Division at (626) 855-1538.

Public Hearing: The Planning Commission will hold a Public Hearing for the project (Tentative Tract Map No. 73749, Planned Development Permit No. 1, and Development Agreement No. 16-01) on December 6, 2016 at 7:00 p.m. in the Council Chambers of the City Hall, 15900 East Main Street, La Puente, California.

Any persons wishing to speak for or against these matters should attend the public hearing. All interested persons are invited to inspect the file and to be present to give testimony at the public hearing. Written comments may be sent via U.S. Mail or by hand delivery to the City of La Puente, at City Hall, at the address listed above.

If you challenge the nature of the proposed items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of La Puente at, or prior to, the public hearing.

/S/

Reina Schaetzl
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