

Notice of Determination

Appendix D

To: Office of Planning and Research

Street Address:

1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk

County of: Los Angeles
Registrar-Recorder/County Clerk
Address: 12400 Imperial Hwy.
Norwalk, CA 90651-1250
Attn: Document Analysis and Recording Section

From:

City of West Covina
Public Agency: Planning Division
1444 W. Garvey Ave. South, #208
Address: West Covina, CA 91790

Contact: Jo-Anne Burns, Planning Manager
Phone: (626) 939-8422

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): _____

Addendum to Final EIR for the Queen of the Valley Specific Plan, Phase 1-Medical Office Building, Parking Structure, Emergency Department/Intensive Care Unit Project

Project Applicant: Emanate Health

Project Location (include county): 1115-1135 S. Sunset Avenue, West Covina, Los Angeles County, CA 91790

Project Description:

On January 26, 2021, the West Covina Planning Commission approved the Phase 1-Medical Office Building, Parking Structure, Emergency Department/Intensive Care Unit Project and associated Addendum to Final EIR for the Queen of the Valley Specific Plan.

The proposed Project implements Phase 1 expansion of the Hospital, as identified in the Queen of the Valley Hospital Specific Plan (QVHSP), and analyzed in the Certified Final PEIR. The purpose of the proposed Medical Office Building, Parking Structure, Emergency Department/Intensive Care Unit (MOB, PS, ED/ICU) Project is to replace outdated buildings with modern facilities and amenities that would meet the local, national, and international patient demands. The Project would also replace older infrastructure that require high maintenance with more efficient, lower-maintenance, updated, and environmentally sensitive systems that meet the needs of new medical technologies. The proposed components of the Project would be located within Zone 1 of the QVH's 3 zones. The uses within this zone include the highest intensity and height limit, and majority of the hospital-related buildings are located within this zone.

The MOB includes construction of a 58,868 square-foot, 2-story Medical Office Building (MOB) where Buildings A and B and two Mario Oakwood Rooms, totaling 20,000 square feet, are located. The PS includes construction of a new 398-space, 4-level Parking Structure (PS) to the northwest of the existing main building, adjacent to the new MOB and separated from it by a landscaped area and a walkway. The ED/ICU includes construction of a two-story facility: the first and second floors of the new building would be 33,523 square feet and 25,378 square feet, respectively, for a total of 58,901 square feet. The ED/ECU would include a total of 235 on-site parking spaces.

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

described project on 01/26/2021 and has made the following determinations regarding the above
(date)

ORIGINAL FILED

FEB 01 2021

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 W. Garvey Ave. South, #208, West Covina, CA 91790

Signature (Public Agency):  Title: Planning Manager

Date: January 27, 2021 Date Received for filing at OPR: _____