

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: X
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X
County Clerk
County of Los Angeles
12400 Imperial Hwy.
Norwalk, CA 90650

From: City of Baldwin Park
14403 E. Pacific Avenue
Baldwin Park, California
91706



Date: March 2, 2023

TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Baldwin Park hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Kaiser Permanente Baldwin Park Emergency Department Expansion and Medical Office Building Project is available for review and comment.

PROJECT TITLE: Kaiser Permanente Baldwin Park Emergency Department Expansion and Medical Office Building Project

PROJECT LOCATION: The Project is located at 11011 Baldwin Park Blvd and 1022 Leorita Street in Baldwin Park, California 91706 (APN: 8559-008-005 & 8559-008-011).

PROJECT DESCRIPTION: The project consists of two main components: an emergency department expansion, and the construction of a medical office building (MOB). The first component is the construction of an expansion to the emergency department, which is part of an existing hospital tower on the south end of the Kaiser Permanente campus. Expansion of the emergency department would add approximately 23,000 square feet to the existing emergency department, expand the number of existing treatment bays from 38 to 60, add a new ambulance canopy, and include additional improvements to the existing emergency department. The second phase of the project would consist of the construction and operation of an approximately 33,000 square foot MOB. This component would expand the boundary of the medical campus to include the Broken Horn parcel currently adjacent to the medical campus to the west. Development of this site would require the demolition of an existing retail building.

The project site is zoned as Freeway Commercial (FC) and has a land use designation General Commercial. The project site is surrounded by existing development on all sides. The Interstate (I) 10 (I-10) freeway is located just beyond Dalewood Street to the north of the project site, commercial uses are located south and east of the project site, and residential uses are located south and west of the project site.

PROJECT IMPACTS: The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions and mitigation measures.

HAZARDOUS WASTE SITES: The project site is not located on any known listed toxic sites pursuant to Government Code Section 65962.5. One State Response Site was identified in the vicinity of the project site, the extents of which overlap the project site. Area 2 of the San Gabriel Valley Superfund Site, known as "Baldwin Park Operating Unit (OU)" is an area of groundwater contamination that is more than 8 miles long and 1 mile wide, covering portions of the cities of Azusa, Irwindale, Baldwin Park, and West Covina.

PUBLIC REVIEW PERIOD: Begins: March 2, 2023

Ends: April 1, 2023

PUBLIC HEARING: PUBLIC HEARING: The City of Baldwin Park Planning Commission is scheduled to consider the Mitigated Negative Declaration and proposed project at its regular Planning Commission meeting on **April 26, 2023** at 7:00 P.M. **The Council Chamber will be open to the public in accordance with health official's recommendations. Live audio of the hearing will be available via YouTube by clicking on the YouTube icon located on the upper right-hand corner of the City of Baldwin Park Webpage www.BaldwinPark.com.** If you wish to comment on this agenda item, please email your name, City of residence, and a phone number where you will be available between the hours of 7:00 PM to 8:00 PM on April 26, 2023 to pc-comments@baldwinpark.com. You will be contacted by a staff member and will be granted 3 (three) minutes to speak live during the meeting.

To confirm the date and time of the meeting and for additional information concerning the proposed project, please check the City's website: <http://www.baldwinpark.com/>.

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 30 days. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, or faxed to the following address:

Ron Garcia
Director of Community Development Phone: (626) 960-4011, Ext 477
City of Baldwin Park Email: RGarcia@baldwinpark.com
14403 E. Pacific Avenue
Baldwin Park, CA 91706

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The Initial Study, Draft Mitigated Negative Declaration (MND), and supporting documents are available for review by appointment at the City of Baldwin Park Planning Division, 14403 Pacific Avenue, Baldwin Park, California, 91706. These documents will also be available in electronic format on the City of Baldwin Park Website at: <https://www.baldwinpark.com/online-documents/community-development/planning/environmental-documents>.

2/27/2023

Date



Ron Garcia, Director of Community Development