

FEB 14 2025

LOS ANGELES, COUNTY CLERK

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: City of West Covina
Public Agency: Planning Division
Address: 1444 West Garvey Avenue South
West Covina, CA 91790
Contact: Jo-Anne Burns
Phone: (626) 939-8422

County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

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): 2025010474

Project Title: West Covina Medical Center Behavioral Health Building Addition

Project Applicant: Nick Hermann, Building Resources

Project Location (include county): 725 S. Orange Ave., West Covina, Los Angeles County

Project Description:

The proposed project would construct a 4-story 42,000-square-foot behavioral health facility on the east side of the 2.83-acre West Covina Medical Center property (APN 8474-001-022). The proposed facility would have 71 licensed beds, a patient drop off area at the southeast side of the facility, an ambulance drop-off area at the north side near Interstate 10, and a kitchen service area that would serve the existing 46 patient beds in the existing medical facility and the 71 patient beds for the proposed facility. The proposed facility would be up to 70 feet in height. All patients would be transported to the proposed facility for treatment via emergency service vehicles from another facility. The existing 38 trees on the eastern portion of the project site, of which 25 trees are classified as significant trees per Section 26-25B of the West Covina Municipal Code, would be removed. The existing 55 parking spaces at the eastern portion of the project site would be removed and 4 parking spaces would remain. The carport and parking spaces to the west of the existing building would be removed with only 2 parking spaces remaining.

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

described project on February 11, 2025 and has made the following determinations regarding the above (date) described project.

- 1. The project [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] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was] adopted for this project.
5. A statement of Overriding Considerations [was not] adopted for this project.
6. Findings [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 West Garvey Avenue South, West Covina, CA 91790

Signature (Public Agency): Title: Deputy Community Development Director

Date: February 12, 2025 Date Received for filing at OPR: