

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2018101068**

**Project Title:** Queen of the Valley Specific Plan

Lead Agency: City of West Covina Contact Person: Jeff Anderson  
 Mailing Address: 1444 West Garvey Avenue South Phone: 626-939-8400  
 City: West Covina Zip: 91790 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: West Covina  
 Cross Streets: 1135 S. Sunset Avenue (Sunset and Merced Avenues) Zip Code: 91790  
 Longitude/Latitude (degrees, minutes and seconds): 34°3'50" N/117°56'43" W Total Acres: 28.8  
 Assessor's Parcel No.: 8468-016-910 et al (5 parcels) Section: 20 Twp: 1 S Range: 10 W Base: SBBM  
 Within 2 Miles: State Hwy. #: I-10 Waterways: Walnut Creek FC Channel  
 Airports: None Railways: None Schools: Edgewood MS, HS

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input checked="" type="checkbox"/> Draft EIR      | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

Governor's Office of Planning & Research

**Local Action Type:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (subdivision, etc.) | <input type="checkbox"/> Other: _____   |

APR 11 2019

STATE CLEARINGHOUSE

**Development Type:**

- |  |   |
|--|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____                        | <input type="checkbox"/> Transportation: Type _____                           |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____            | <input type="checkbox"/> Mining: Mineral _____                                |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____        | <input type="checkbox"/> Power: Type _____ MW _____                           |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____        | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____                |
| <input type="checkbox"/> Educational _____   | <input type="checkbox"/> Hazardous Waste: Type _____                          |
| <input checked="" type="checkbox"/> Recreational <u>former Sunset Field (2.8 ac)</u> | <input checked="" type="checkbox"/> Other: <u>Hospital 1.1M SF to 1.6M SF</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                      |   |

**Project Issues Discussed in Document:**

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics/Visual         | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Agricultural Land         | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Vegetation                |
| <input checked="" type="checkbox"/> Air Quality               | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Quality             |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input type="checkbox"/> Greenhouse Gas Emissions              | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Water Supply/Groundwater  |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wetland/Riparian          |
| <input type="checkbox"/> Coastal Zone                         | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Growth Inducement         |
| <input checked="" type="checkbox"/> Drainage/Absorption       | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                            | <input checked="" type="checkbox"/> Land Use                  |
| <input type="checkbox"/> Economic/Jobs                        | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Cumulative Effects        |
| <input type="checkbox"/> Fiscal                               |  |   | <input type="checkbox"/> Other: _____                         |

**Present Land Use/Zoning/General Plan Designation:**

Queen of the Valley Hospital / MF-20, Residential 20 du/ac (park) and Specific Plan / Parks and Open Space and Commercial

**Project Description:** (please use a separate page if necessary)

The proposed Queen of the Valley Specific Plan (QVHSP) would govern the future development of the entire 28.8-acre hospital campus. In addition to the QVHSP, the EIR will also examine "reasonable worst case" assumptions about the ultimate hospital development to assure the EIR examines all of the potential environmental impacts that could occur as the hospital expands in the future. The QVH currently occupies 1.09 million square feet of buildings and it anticipated to expand up to approximately 1.58 million square feet (plus 4900,000 square feet) in approximately five (5) phases over at least the next 10 years (2019 – 2028+).

State Clearinghouse Contact:

(916) 445-0613



**Project Sent to the following State Agencies**

State Review Began: 4 - 11 - 2019

SCH COMPLIANCE 5 - 28 - 2019

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Resources           | <input type="checkbox"/> Cal EPA  |
| <input type="checkbox"/> Boating & Waterways            | <input type="checkbox"/> ARB: Airport & Freight                                     |
| <input type="checkbox"/> Central Valley Flood Prot.     | <input checked="" type="checkbox"/> ARB: Transportation Projects                    |
| <input type="checkbox"/> Coastal Comm                   | <input type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl. & Recovery |
| <input type="checkbox"/> Colorado Rvr Bd                | <input type="checkbox"/> SWRCB: Div. of Drinking Water                              |
| <input checked="" type="checkbox"/> Conservation        | <input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____                           |
| <input checked="" type="checkbox"/> CDFW # <u>5</u>     | <input type="checkbox"/> SWRCB: Div. Financial Assist.                              |
| <input checked="" type="checkbox"/> Cal Fire            | <input type="checkbox"/> SWRCB: Wtr Quality   |
| <input type="checkbox"/> Historic Preservation          | <input checked="" type="checkbox"/> SWRCB: Wtr Rights                               |
| <input checked="" type="checkbox"/> Parks & Rec         | <input checked="" type="checkbox"/> Reg. WQCB # <u>4</u>                            |
| <input type="checkbox"/> Bay Cons & Dev Comm.           | <input type="checkbox"/> Toxic Sub Ctrl-CTC _____                                   |
| <input checked="" type="checkbox"/> DWR                 | <input type="checkbox"/> Yth/Adlt Corrections                                       |
|   | <input type="checkbox"/> Corrections  |
| <input type="checkbox"/> CalSTA                         | <input type="checkbox"/> Independent Comm   |
| <input type="checkbox"/> Aeronautics                    | <input type="checkbox"/> Delta Protection Comm                                      |
| <input checked="" type="checkbox"/> CHP                 | <input type="checkbox"/> Delta Stewardship Council                                  |
| <input checked="" type="checkbox"/> Caltrans # <u>7</u> | <input type="checkbox"/> Energy Commission  |
| <input type="checkbox"/> Trans Planning                 | <input checked="" type="checkbox"/> NAHC  |
| <input type="checkbox"/> Other                          | <input type="checkbox"/> Public Utilities Comm                                      |
| <input type="checkbox"/> Education                      | <input type="checkbox"/> Santa Monica Bay Restoration                               |
| <input type="checkbox"/> Food & Agriculture             | <input type="checkbox"/> State Lands Comm   |
| <input type="checkbox"/> HCD                            | <input type="checkbox"/> Tahoe Rgl Plan Agency                                      |
| <input type="checkbox"/> OES                            | <input checked="" type="checkbox"/> <u>San Gabriel &amp; Lower LA</u>               |
| <input type="checkbox"/> State/Consumer Svcs            | <input type="checkbox"/> Conservancy  |
| <input type="checkbox"/> General Services               | <input checked="" type="checkbox"/> Other: <u>DSTHPD</u>                            |

**Please note State Clearinghouse Number (SCH#) on all Comments**

SCH#: 2018101068

**Please forward late comments directly to the Lead Agency**

AQMD/APCD 33

(Resources: 4, 13)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                         |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                    |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                       |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                     |
| <input checked="" type="checkbox"/> Caltrans District # 7 (LA)          | <input type="checkbox"/> Public Utilities Commission                             |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # R4 (LA)                      |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of         |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.               |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                           |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mountains Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                                  |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                               |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                    |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                     |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 6 (IE)     | <input type="checkbox"/> Tahoe Regional Planning Agency                          |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of      |
| <input type="checkbox"/> Forestry and Fire Protection                   | <input type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> General Services, Department of                |  |
| <input checked="" type="checkbox"/> Health Services, Department of      | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date: April 11, 2019 Ending Date: May 28, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Psomas</u>	Applicant: <u>City of West Covina</u>
Address: <u>1500 Iowa Avenue, Suite 210</u>	Address: <u>1444 West Garvey Avenue South</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>West Covina, CA 91790</u>
Contact: <u>Kent Norton</u>	Phone: <u>626-939-8400</u>
Phone: <u>951-300-2805</u>	

Signature of Lead Agency Representative:  Date: 4/10/19

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.