

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018101068

Project Title: Queen of the Valley Hospital Specific Plan

Lead Agency: City of West Covina

Contact Name: Jeff Anderson, Community Development Director

Email: JAnderson@westcovina.org Phone Number: 626-939-8400

Project Location: 1115-1135 S. Sunset Avenue, West Covina Los Angeles  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed Project involves the expansion of the existing Queen of the Valley community hospital over the next ten+ years with the use of a Specific Plan and Program EIR. A "specific plan" is a customized regulatory document established in order to provide a flexible means of implementing a General Plan. It provides more focused guidance and regulations and details the permitted uses of specific areas. The proposed QVHSP would govern the future development of the entire hospital campus. In addition to the QVHSP, the Program EIR will also examine "reasonable worst case" assumptions about the ultimate hospital development to address all future potential environmental impacts that could occur as the hospital expands.

The Hospital currently has 1,090,000 square feet of building area on 28.8 acres and is proposing to add 490,000 square feet of new buildings to support improved or new medical services on campus. This expansion would be accomplished in approximately five phases from 2019 to 2028+ depending on need financing. Initially four existing buildings (Marian Rooms A and B and Buildings A-C) will be demolished to make way for accommodate new buildings. This initial work would also involve adding surface parking on the former City-owned 2.8-acre Sunset Field park property adjacent and to the northern end of the hospital grounds.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

(1) Greenhouse Gas Emissions: significant GHG emissions. GHG-1 - solar panels to generate 25% of new energy use.  
(2) Traffic: significant impacts at local intersections at buildout. TRA-1 - local improvements. TRA-2 - fair share contributions. TRA-3 - Traffic Control Plan. TRA-4 - provide temp parking. TRA-5 - parking structure approvals. TRA-6 - parking structures open before new buildings. TRA-7 - compliant sign info. TRA-8 - construction parking. TRA-9 - carpool info for employees.

### Potentially Significant Impacts

Aesthetics: AES-1 thru AES-3 - locate staging away from residences, limit building heights, and install fencing.  
Air Quality: AIR-1 - limit VOCs during final phase of work. AIR-2 - diesel construction equipment will meet EPA Tier 3 emission standards. AIR-3 - emergency generators will be fueled by natural gas.  
Biological Resources: BIO-1 - pre-construction nesting bird surveys. BIO-2 - pre-construction raptor nesting surveys.  
Cultural Resources: CUL-1 thru CUL-5 - protect archaeo and paleo resources during grading.  
Geology/Soils: GEO-1 - prepare/implement geotechnical reports for future improvements. GEO-2 - certify grading plans.  
Hazards: HAZ-1 thru HAZ-3 - Address hazmat during grading or demolition and coordinate plans with local schools.  
Hydrology: HYD-1 - NPDES permitting and SWPPP. HYD-2 - WQMP with BMPs. HYD-3 - LID design for improvements.  
Land Use: LUP-1 - locate and design future improvements to minimize impacts on local residents.  
Public Services: PS-1 thru PS-5 - pay applicable impact fees and comply with fire and police design requirements.  
Tribal Resources: TCR-1 - monitoring agreement with tribal groups. TCR-2 - tribal grading monitoring.  
Utilities: UTL-1 thru UTL-5 - water infrastructure and landscaping design to limit water use.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

With respect to the proposed Project, the key issues to be resolved include decisions by the City of West Covina, as Lead Agency, as to: (1) Whether this environmental document adequately describes the potential environmental impacts of the proposed Project; (2) Whether the recommended mitigation measures and the design of the Project Design Features should be modified and/or adopted as proposed; (3) Whether the Project benefits override those environmental impacts that cannot be feasibly avoided or mitigated to a less than significant level; (4) Whether there are other mitigation measures that should be applied to the Project besides those identified in the Program EIR; and (5) Whether there are any alternatives to the proposed Project that would substantially lessen any of its significant impacts while achieving most of the basic Project objectives.

Environmental issues that have been raised during opportunities for public input regarding the Project are summarized in Section 2.2 of this Program EIR and are addressed in each relevant issue area analyzed in Section 4.1 through Section 4.15 of this Draft Program EIR. The primary areas of controversy that have been raised to date are related to the proposed construction being adjacent to residential uses, mainly traffic, parking, noise, and the phasing of construction activities.

Provide a list of the responsible or trustee agencies for the project.

Office of Statewide Health Planning and Development (OSHPD)  
California Department of Public Health (CDPH)  
State Board of Pharmacy  
County of Los Angeles Public Health (Radiation Management Division)  
State Water Resources Control Board  
South Coast Air Quality Management District



# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

SCH: 2018101068

**GENERAL PLAN AMENDMENT NO. 18-02**

**ZONE CHANGE NO. 17-02 (QUEEN OF THE VALLEY HOSPITAL SPECIFIC PLAN)**

**ENVIRONMENTAL IMPACT REPORT (EIR)**

**APPLICANT:** Citrus Valley Health Partners

**LOCATION:** 1115 and 1135 S. Sunset Avenue

Pursuant to California Code of Regulations Title 14, Section 15087 (a), this Notice has been prepared to advise that the City of West Covina has completed a Draft EIR for the proposed project listed above and described above. The Draft EIR is available for public review.

**PUBLIC COMMENT PERIOD:** The public comment period during which the City of West Covina will receive written comments on the Draft EIR is:

**Beginning:** Thursday, April 11, 2019

**Ending:** Tuesday, May 28, 2019

The City of West Covina must receive all written comments relating to the Draft EIR no later than 4:30 p.m. on Tuesday, May 28, 2019. Comments should be sent to:

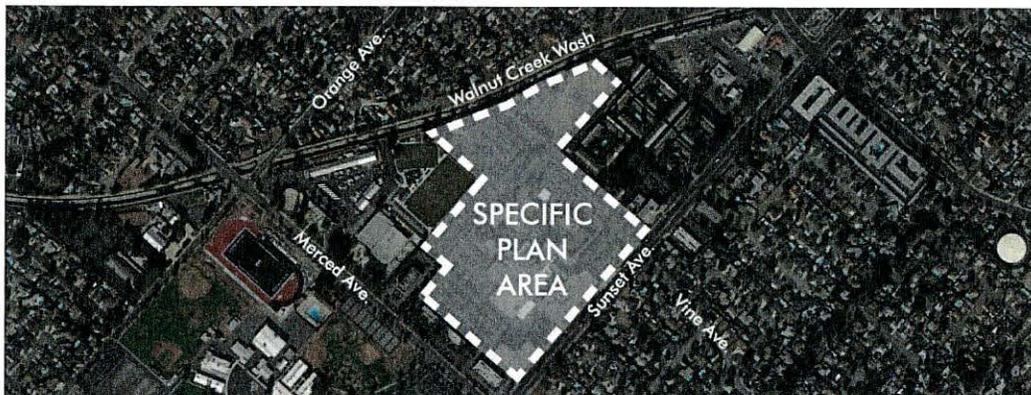
Jeff Anderson  
Community Development Director  
City of West Covina  
1444 West Garvey Avenue South, 2<sup>nd</sup> Floor, Room 208  
West Covina, CA 91790

Or via e-mail to: [janderson@westcovina.gov](mailto:janderson@westcovina.gov)

**DOCUMENT AVAILABILITY:** The Draft EIR is available for public review online and at the locations listed below during regular business hours:

<https://www.westcovina.org/departments/planning/projects-and-environmental-documents>  
West Covina City Hall (address above)  
West Covina Library, 1601 W Covina Pkwy

If you are representing or commenting on behalf of an agency, please indicate which agency and a contact person with that agency for future reference. If you require information, we urge you to contact Jeff Anderson at (626) 939-8423 or at [janderson@westcovina.gov](mailto:janderson@westcovina.gov).



*Only through citizen participation can your government build a better City.*

Date: April 11, 2019

