



ORIGINAL FILED

CITY OF WEST COVINA  
COMMUNITY DEVELOPMENT DEPT.

NOV 06 2019

NOTICE OF DETERMINATION

LOS ANGELES, COUNTY CLERK

**FROM:** CITY OF WEST COVINA  
Community Development Dept.  
West Covina City Hall  
1444 W. Garvey Ave. South  
West Covina, CA 91790

**TO:**      OFFICE OF PLANNING & RESEARCH  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

  X   COUNTY RECORDER  
County of Los Angeles  
12400 Imperial Highway  
Norwalk, CA 90650

**Subject:** Filing of a Notice of Determination in compliance with Public Resources Code §21108 or §21152.

**Project Title:** Queen of the Valley Hospital Specific Plan Programmatic Environmental Impact Report

**State Clearinghouse Number (if submitted to Clearinghouse):** 2018101068

**Lead Agency Contact Person:** Jeff Anderson, Comm. Devel. Director  
**Area Code/Telephone:** (626) 939-8423

**Project Location (include county):** 1115 and 1135 S. Sunset Avenue, City of West Covina, Los Angeles County.

**Project Description:** The Queen of the Valley Hospital Specific Plan (General Plan Amendment 18-02 and Zone Change No. 17-02) proposes to construct 490,000 square feet of new buildings to support improved or new medical services on the 28.7-acre community hospital property over the next ten+ years. This expansion would be accomplished in approximately five phases from 2019 to 2028+ depending on need and financing. Initially four existing buildings (Marian Rooms A and B and Buildings A-C) will be demolished to make way for new buildings. This initial work would also involve adding surface parking on the former City-owned 2.8-acre Sunset Field park property adjacent to the hospital grounds. New buildings may be up to 6 stories tall.

This is to advise the general public that the City Council of the City of West Covina approved the following above-described project on November 5, 2019 and has made the following determinations regarding the above-described project:

1. The project [   X   will \_\_\_ will not] have a significant effect on the environment.
2.   X   An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA  
\_\_\_ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [   X   were \_\_\_ were not] made conditions of approval of the project.
4. A mitigation reporting or monitoring plan [   X   was \_\_\_ was not] adopted for this project.
5. A Statement of Overriding Considerations [   X   was \_\_\_ was not] adopted for this project.
6. Findings [   X   were \_\_\_ were not] made pursuant to the provisions of CEQA.

This is to certify that the project Draft and Final EIRs, supporting technical reports, Mitigation Monitoring and Reporting Program, and record of Project approval is available at: West Covina City Hall, Planning Division, 1444 West Garvey Avenue South, 2<sup>nd</sup> Floor, Room 208, West Covina, CA 91790 during regular business hours.

Governor's Office of Planning & Research

Signature:

NOV 12 2019

Date: November 6, 2019

STATE CLEARINGHOUSE

Date received for filing at OPR: