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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 #: _____

Project Title: Kaiser Permanente Covina Medical Office Building Project

Lead Agency: City of Covina

Contact Name: Brian K. Lee

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Project Location: City of Covina, Los Angeles County
City *County*

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

The proposed project site is located at 1664 Park View Drive, Covina, California 91724. The project site is approximately 3.42 acres in size and encompasses Assessor's Parcel Numbers 8448-019-052, 8448-019-041, and 8448-019-042. The project site is vacant under existing conditions. The proposed project would develop the project site with a medical office building, a parking garage, a surface parking lot, and associated landscape and hardscape improvements. The medical office building would be 58,475 square feet in size and 3 stories in height. The building would support two outpatient clinics, a retail pharmacy, a behavioral health clinic, imaging, a nurse clinic, speech therapy, and a clinical lab. The parking garage would be 92,785 square feet in size, with 4 levels (one level would be below grade and three levels would be above grade). The parking garage would provide 256 parking spaces. The surface parking lot would have two canopied carports and would provide an additional 71 parking spaces. Access to the proposed project would be provided via three driveways from Park View Drive. The project would require a Site Plan Review and lot merger approval from the City of Covina.

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

- Impacts from construction air emissions: MM-AQ-1 (minimization of construction exhaust emissions)
- Impacts to nesting birds and/or raptors during construction: MM-BIO-1 (pre-construction nesting bird and raptor surveys)
- Impacts to archaeological resources: MM-CUL-1 (Native American and archaeological monitoring during construction ground disturbance; proper treatment for unanticipated finds)
- Impacts to human remains: MM-CUL-2 (proper treatment for unanticipated discovery of human remains)
- Impacts to paleontological resources: MM-GEO-1 (paleontological monitoring; proper treatment for paleontological finds)
- Impacts associated with elevated noise levels and vibration during construction: MM-NOI-1 (limitations on construction hours and days) and MM-NOI-2 (construction noise reduction measures; contact information and procedures for noise complaints)
- Impacts associated with increased traffic during operation: MM-TRA-1 and MM-TRA-2 (installation of all-way stop-controls at two nearby intersections)
- Impacts to tribal cultural resources: MM-TCR-1 (Native American monitoring)

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

The City of Covina is issuing a Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project and is circulating the Initial Study and Mitigated Negative Declaration for public review and comment. During the public review and comment period, public agencies and the public are invited to comment on the environmental information in the Initial Study. As such, information regarding areas of controversy is currently being gathered by the City. Comments received during the public review and comment period will be included in the Final Initial Study / Mitigated Negative Declaration and will be reviewed by decision makers prior to consideration of the Mitigated Negative Declaration for adoption.

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

None.