



CITY OF COVINA
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Covina is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the State of California Environmental Quality Act (CEQA) guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **INITIAL STUDY** which supports the proposed findings are on file at the City of Covina.

DATE OF NOTICE: April 2, 2020

PROJECT TITLE: Kaiser Permanente Covina Medical Office Building Project

PROJECT APPLICANT: Kaiser Permanente

PROJECT LOCATION: The project site is located at 1664 Park View Drive in the City of Covina (City), Los Angeles County, California 91724. The project site encompasses Assessor's Parcel Numbers 8448-019-052, 8448-019-041, and 8448-019-042 and is approximately 3.42 acres in size. The project site is vacant under existing conditions and is located generally southeast of the intersection of Park View Drive and East Holt Avenue, within the existing Village Oaks Office Park. The project site has frontage along Park View Drive, and a portion of the site is adjacent to Interstate 10. The remainder of the site borders existing office park development and residential development.

PROJECT DESCRIPTION: 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, which would provide access to the parking garage, a patient drop-off area, and the surface parking area.

CEQA DETERMINATION: In accordance with CEQA, the City of Covina has completed an Initial Study to determine whether the project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the City, concludes that the project will not have a significant effect on the environment. The City has therefore prepared a Draft Mitigated Negative Declaration, to be considered by the Planning Commission and City Council. Pursuant to Section 15072 of the State CEQA Guidelines, the project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

PUBLIC REVIEW: The public review and comment period for the Initial Study/Mitigated Negative Declaration is from April 2, 2020, to May 1, 2020 (comment letters must be received by 5:00 pm on May 1, 2020). The Mitigated Negative Declaration and Initial Study will be available for public review at the following locations: City of Covina Planning Division – 125 E. College Street, Covina, California 91723 and at <http://www.covinaca.gov/>. Please contact Mercy Lugo via email at mlugo@covinaca.gov to arrange a viewing of the environmental document.

PUBLIC COMMENTS: All comments must be addressed to *Brian K. Lee, Director of Community Development, City of Covina Planning Division, 125 E. College Street, Covina, California 91723* or sent via email to blee@covinaca.gov. If you have any questions or would like any additional information, please contact Brian K. Lee of the City of Covina at (626) 384-5460 or blee@covinaca.gov.

PUBLIC HEARING: The project will require Public Hearings before the City of Covina Planning Commission and City Council. Hearing dates will be posted on the City's webpage at <http://www.covinaca.gov/>.

Signature

Date

3.25.2020