



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

December 9, 2008

Shelby Williams
City of Covina
125 E. College Avenue
Covina, CA 91723

Subject: Initial Study & Proposed Mitigated Negative Declaration for Aurora Charter Oak Hospital
Expansion
SCH#: 2008111026

Dear Shelby Williams:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on December 5, 2008, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Planning Division
City of Covina

DEC 15 2008

125 E. College Street
(626) 858-7231

Document Details Report
State Clearinghouse Data Base

SCH# 2008111026
Project Title Initial Study & Proposed Mitigated Negative Declaration for Aurora Charter Oak Hospital Expansion
Lead Agency Covina, City of

Type MND Mitigated Negative Declaration

Description Aurora Charter Oak Hospital is proposing to expand its existing psychiatric facility by adding a new 14,752sf., 39 bed, single story patient building with associated parking in an area that was previously developed with parking and a large landscaped recreation area. The project will require two zoning applications, they area site plan review application and a tree preservation permit.

Lead Agency Contact

Name Shelby Williams
Agency City of Covina
Phone (626) 658-7231
Fax
email
Address 125 E. College Avenue
City Covina **State** CA **Zip** 91723

Project Location

County Los Angeles
City Glendora
Region
Lat / Long
Cross Streets Covina Blvd. and Glendora Ave.
Parcel No. 8404-010-009, -10
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use Psychiatric Hospital (Aurora Charter Oak)/C-P Commercial, Adminstrative and Professional Zone/General Commercial

Project Issues Aesthetic/Visual; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Soil Erosion/Compaction/Grading; Water Quality

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Statewide Health Planning

Date Received 11/06/2008 **Start of Review** 11/06/2008 **End of Review** 12/05/2008

CORRECTION

SUPPLEMENTAL NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND CONDUCT A PUBLIC HEARING

Date: November 6, 2008

To: Responsible Agencies/
Trustee Agencies
Interested Parties/
Los Angeles County Clerk

From: City of Covina
Planning Division
125 East College Street
Covina, CA 91723

The above-noted legal notice that appeared in the November 6, 2008 issue of this paper has a correction. The statement "If you have any concerns regarding this project, please forward written comments to the Planning Division during the above-noted 20-day review period" should have read "If you have any concerns regarding this project, please forward written comments to the Planning Division during the above-noted 30-day review period." The environmental review period of November 6, 2008 – December 8, 2008 (5:00 p.m.) is the same.

APPLICATIONS: Site Plan Review (SPR) 07-145(B).
Tree Preservation Permit (TPP) 08-001

APPLICANT: Edward Morse on behalf of Aurora Charter Hospital

LOCATION: 1161 East Covina Boulevard, Covina, CA 91724

REQUEST: The applicant proposes to construct a new single-story, 39-bed, patient building with associated parking lot improvements at the existing Aurora Charter Psychiatric Hospital, and the removal of one mature oak tree.

ENVIRONMENTAL

REVIEW PERIOD: November 6, 2008 – December 8, 2008 (5:00 p.m.)

Planning Commission

Meeting: December 9, 2008, at 7:30 p.m. in the Council Chambers of City Hall, 125 East College Street, Covina, CA 91723

Shelby Williams
City Planner

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 # _____

Project Title: Initial Study & Proposed Mitigated Negative Declaration for Aurora Charter Oak Hospital Expansion

Lead Agency: City of Covina Contact Person: Shelby Williams
Mailing Address: 125 East College Street Phone: (626) 858-7231
City: Covina Zip: 91723 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Glendora
Cross Streets: Covina Boulevard and Glendora Avenue Zip Code: 91724

Lat. / Long.: _____ N/ _____ W Total Acres: 2.58 acres
Assessor's Parcel No.: 8404-010-009 and 8404-010-010 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: _____ Waterways: _____
Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input 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 checked="" type="checkbox"/> Mit Neg Dec | Other _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input 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 checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other <u>TPP 08-001</u> |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input checked="" type="checkbox"/> Other: <u>14,752 Sq. Ft., 39-bed, single story patient building</u> |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Psychiatric Hospital (Aurora Charter Oak)/C-P Commercial, Administrative and Professional Zone/General Commercial

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

Aurora Charter Oak Hospital is proposing to expand its existing psychiatric facility by adding a new 14,752 square foot, 39-bed, single-story patient building with associated parking in an area that was previously developed with parking and a large landscaped recreation area. The project will require two zoning applications, they are a site plan review application and a tree preservation permit.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Office of Emergency Services | |

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

Starting Date November 6, 2008 Ending Date December 9, 2008

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: *Shelley Williams* Date: 11-5-08

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

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
AND CONDUCT A PUBLIC HEARING**

Date: November 6, 2008

To: State Clearinghouse
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Covina
Planning Division
125 East College Street
Covina, CA 91723

Notice is hereby given that the City of Covina will consider a recommendation to adopt a Mitigated Negative Declaration for the project identified below. The environmental determination indicates that the development will not have a significant adverse impact on the environment that cannot be mitigated to a level of insignificance. The City of Covina, as lead agency, requests comments regarding the environmental evaluation of the project. The Planning Commission will consider the Mitigated Negative Declaration along with the Site Plan Review application at the hearing based on staff's recommendation as well as any comments received.

APPLICATIONS: Site Plan Review (SPR) 07-145(B).
Tree Preservation Permit (TPP) 08-001

APPLICANT: Edward Morse on behalf of Aurora Charter Hospital

LOCATION: 1161 East Covina Boulevard, Covina, CA 91724

REQUEST: The applicant proposes to construct a new single-story, 39-bed, patient building with associated parking lot improvements at the existing Aurora Charter Psychiatric Hospital, and the removal of one mature oak tree.

ENVIRONMENTAL

REVIEW PERIOD: November 6, 2008 – December 8, 2008 (5:00 p.m.)

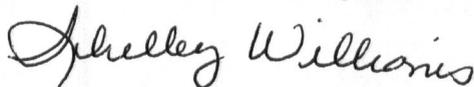
Planning Commission

Meeting: December 9, 2008, at 7:30 p.m. in the Council Chambers of City Hall, 125 East College Street, Covina, CA 91723

The environmental documentation is available upon request at the Covina Community Development Department, Planning Division counter, located in the Annex Building of Covina City Hall, 125 East College Street. If you have any concerns regarding this project, please forward written comments to the Planning Division during the above-noted 30-day review period. If you have any questions, please contact Shelby Williams, City Planner, at (626) 858-7231.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk or Planning Commission at or prior to the public hearing.

Shelby Williams
City Planner



CITY OF COVINA
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY & PROPOSED MITIGATED NEGATIVE DECLARATION

For

AURORA CHARTER HOSPITAL EXPANSION

±14,752 SF, 39-BED PATIENT BUILDING

1161 E. Covina Blvd.
Covina, CA 91724

Community Development Department
125 E. College Street
Covina, CA 91723-2199
Office: (626) 858-7231
Fax: (626) 858-5556

PUBLIC REVIEW PERIOD: November 6, 2008 through December 6, 2008 (5:00pm)

**Re-circulated to Obtain Input From
State Clearinghouse, Office of Planning & Research**

SECTION I—PROJECT SUMMARY AND DESCRIPTION

1. **Project Title:** AURORA CHARTER HOSPITAL EXPANSION; Case File Nos. Site Plan Review (SPR) 07-145(B) and Tree Preservation Permit (TPP) 08-001.
2. **Applicant:** Edward Morse on behalf of Aurora Charter Hospital (address on file with City of Covina)
3. **Project Location:** 1161 E. Covina Blvd. (East of Grand Ave. and West of Glendora Ave.)
APN's: 8404-010-009 and 8404-010-010 (formerly 8404-010-008).
4. **Project Description:** Aurora Charter Hospital is proposing to expand its existing psychiatric facility by adding a new ±14,752 square-foot, 39-bed, single-story patient building in an area that was previously planned for expansion. This Initial Study assesses the potential environmental impacts of the Project and includes all phases of Project planning, implementation, and operation. Refer to Figure A, Vicinity Map & Figure B, Site Plan.

This Initial Study was originally prepared and circulated on September 4, 2008, and presented to the City's Planning Commission on September 23, 2008, where it was continued to the November 25, 2008, Planning Commission meeting. The Planning Commission continued the item based on surrounding resident and school district questions and concerns. The Planning Commission recommended that the applicant hold a community workshop to solicit additional input from the public. The workshop was held on October 23, 2008, and several residents, City staff, and a representative of the school district were present. The residents requested that the November 25th public hearing be postponed due to the upcoming Thanksgiving holiday. As such, staff will be requesting that the Planning Commission continue the public hearing to December 9, 2008.

As a courtesy, City staff has re-circulated the Initial Study and proposed Mitigated Negative Declaration. A new 30-day review period has been set, and the document has been sent the State Clearinghouse for distribution to all applicable State agencies. In addition, the document has been revised to clearly identify the use as a "psychiatric" hospital, and the checklist sections on "Geology and Soils" and "Hydrology and Water Quality" have been revised to identify mitigation measures.

5. **Existing Site Conditions:** The site was recently subdivided from a 9.4-acre parcel into two parcels consisting of 2.58 acres (subject expansion site) and 6.82 acres (existing hospital). The property is fully developed with seven (7) buildings used for hospital administration, patient beds, a gymnasium, storage, and utility services. In addition, the site is improved with a tennis court, swimming pool, parking lot, and landscaping. The 2.58-acre parcel proposed for expansion presently consists of landscaping in the form of lawn, shrubs, and trees. In addition, this area holds approximately 30% of the existing parking spaces, which will be reconfigured with the new construction.

General Plan Designation: General Commercial

Zoning Designation: C-P, Administrative and Professional Office

6. Surrounding Land Uses and GP/Zoning Designations:

Location	Existing Use	General Plan Designation	Zoning Designation
Site	Lawn/Parking for Existing Hospital	General Commercial	C-P (Administrative & Professional Office)
North	Single-Family Homes	Low Density Residential	R-1-7500 (Single-Family, Min. 7500 sf lot)
South	Covina Blvd. & Single-Family Homes	Low Density Residential	R-1-7500 (Single-Family, Min. 7500 sf lot)
East	Existing Hospital & Cedar Grove Elementary School	General Commercial & School	R-1-7500 (Single-Family, Min. 7500 sf lot)
West	Single-Family Homes	Low Density Residential	R-1-7500 (Single-Family, Min. 7500 sf lot)

7. Approvals Required: The Project requires approval of the following land use entitlements prior to grading and building plan check submittal:

1. Site Plan Review for the construction of the hospital building and associated parking lot and other site improvements.
2. Tree Preservation Permit for the removal of protected Oak Tree(s).

Other Public Agencies: The Project will also require approvals from the State of California Office of Statewide Health Planning and Development (OSHPD) and Office of the State Architect (OSA).

8. Supporting Information Sources:

- City of Covina General Plan (May 1998 Update)
- City of Covina Zoning Code
- Arborist Report, prepared by Cy Carlberg, Registered Consulting Arborist, 8/08/08 (Attached)

FIGURE A – VICINITY MAP

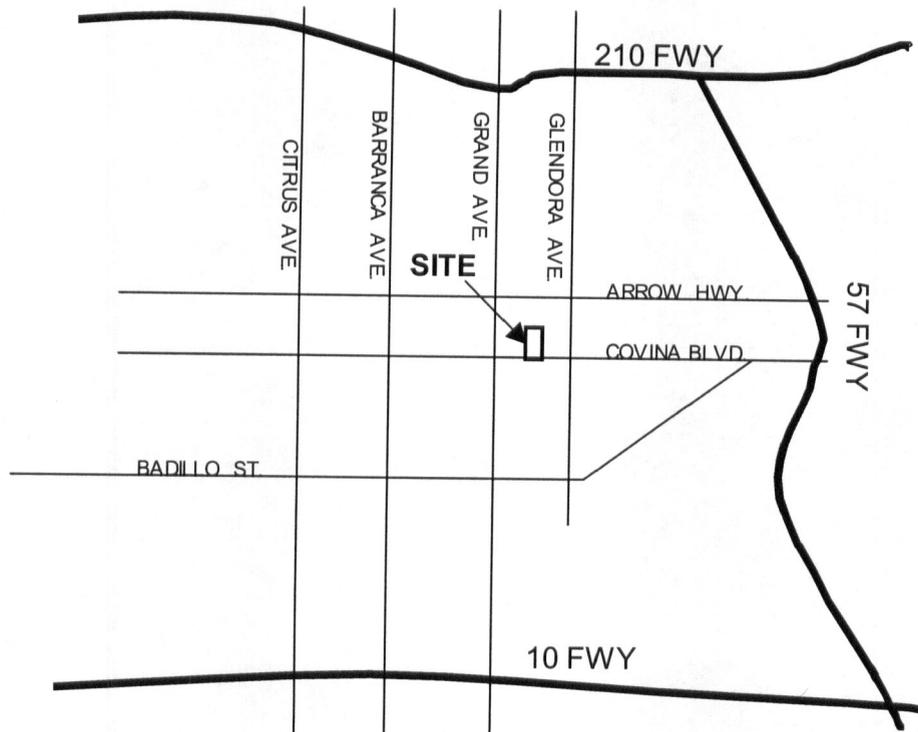
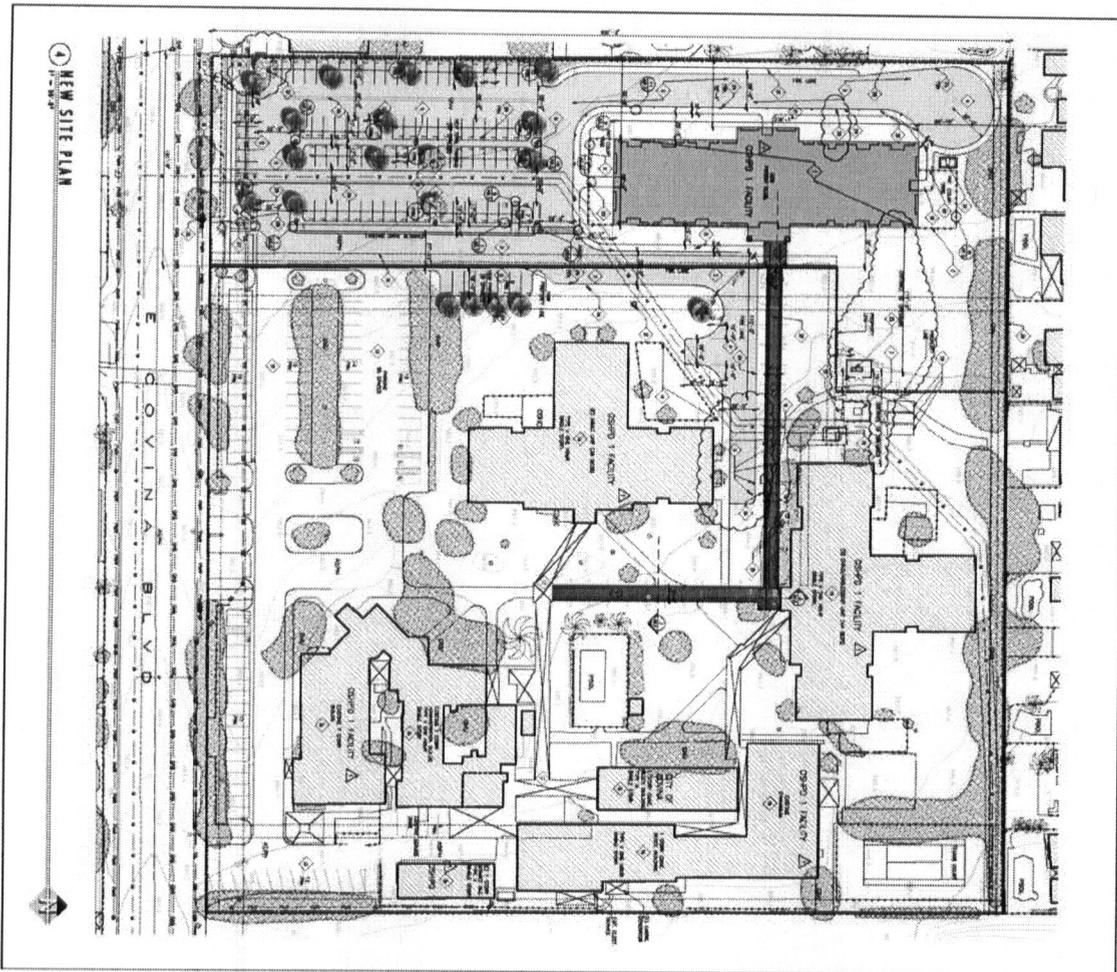


FIGURE B – SITE PLAN (REDUCED SCALE)



SECTION II—ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a potentially significant impact as indicated by the checklist on the following pages.

X	Aesthetics		Agricultural Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology/Soils
	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources	X	Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		Mandatory Findings of Significance		

* Please see one copy of NDC form

SECTION III—EARLIER ANALYSIS USED

No recent analyses have been conducted.

SECTION IV—ENVIRONMENTAL DETERMINATION

On the basis of the initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent and/or the MITIGATION MEASURES described herein have been added to the project. A mitigated NEGATIVE DECLARATION will be prepared.
- I find that the proposed project DOES NOT have any significant impacts that have not been addressed in a previous Environmental Impact Report.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. The proposed areas of investigation for this ENVIRONMENTAL IMPACT REPORT will include the following listed items.

Signature: Shelby Williams Date: 11-05-08
 Name and Title: Shelby Williams, City Planner
 (626) 858-7231

SECTION V—EVALUATION OF ENVIRONMENTAL IMPACTS

Instructions:

1. *A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).*
2. *All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.*
3. *Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.*
4. *"Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.*
5. *Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.*
 - a. *Earlier Analysis Used. Identify and state where they are available for review.*
 - b. *Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.*
 - c. *Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.*
6. *Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.*
7. *Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.*
8. *This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?				<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a state scenic highway?				<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		<input checked="" type="checkbox"/>		
2. AGRICULTURE RESOURCES. Would the project (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland):				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment, which due their location or nature, could result in conversion of Farmland, to non-agricultural use?				<input checked="" type="checkbox"/>
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?				<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?				<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d. Expose sensitive receptors to substantial pollutant concentrations?				<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?				<input checked="" type="checkbox"/>
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		<input checked="" type="checkbox"/>		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				<input checked="" type="checkbox"/>

Environmental Checklist

Project No.: SPR 07-145(B) and TPP 08-001

Date: 11-01-08 (Revised)

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d. Disturb any human remains, including those interred outside of formal cemeteries?				<input checked="" type="checkbox"/>
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
<ul style="list-style-type: none"> Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. 				<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Strong seismic ground shaking? 				<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Seismic-related ground failure, including liquefaction? 				<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Landslides? 				<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?			<input checked="" type="checkbox"/>	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			<input checked="" type="checkbox"/>	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			<input checked="" type="checkbox"/>	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			<input checked="" type="checkbox"/>	
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<input checked="" type="checkbox"/>	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			<input checked="" type="checkbox"/>	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<input checked="" type="checkbox"/>	

Environmental Checklist

Project No.: SPR 07-145(B) and TPP 08-001

Date: 11-01-08 (Revised)

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				<input checked="" type="checkbox"/>
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?			<input checked="" type="checkbox"/>	
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			<input checked="" type="checkbox"/>	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-or off-site?			<input checked="" type="checkbox"/>	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?			<input checked="" type="checkbox"/>	

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			<input checked="" type="checkbox"/>	
f. Otherwise substantially degrade water quality?			<input checked="" type="checkbox"/>	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?				<input checked="" type="checkbox"/>
9. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?				<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				<input checked="" type="checkbox"/>
10. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<input checked="" type="checkbox"/>
11. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			<input checked="" type="checkbox"/>	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			<input checked="" type="checkbox"/>	

Environmental Checklist

Project No.: SPR 07-145(B) and TPP 08-001

Date: 11-01-08 (Revised)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			<input checked="" type="checkbox"/>	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		<input checked="" type="checkbox"/>		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>
12. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?			<input checked="" type="checkbox"/>	
b. Police protection?			<input checked="" type="checkbox"/>	
c. Schools?				<input checked="" type="checkbox"/>
d. Parks?				<input checked="" type="checkbox"/>
e. Other public facilities?			<input checked="" type="checkbox"/>	
14. RECREATION. Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				<input checked="" type="checkbox"/>

Environmental Checklist

Project No.: SPR 07-145(B) and TPP 08-001

Date: 11-01-08 (Revised)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				<input checked="" type="checkbox"/>
15. TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			<input checked="" type="checkbox"/>	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			<input checked="" type="checkbox"/>	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?				<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?				<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				<input checked="" type="checkbox"/>
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<input checked="" type="checkbox"/>	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			<input checked="" type="checkbox"/>	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?				<input checked="" type="checkbox"/>
17. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				<input checked="" type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				<input checked="" type="checkbox"/>
c. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				<input checked="" type="checkbox"/>

SECTION VI—DISCUSSION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS.

(a-c) *No Impact.* The site is presently developed with seven (7) buildings used for hospital administration, patient beds, a gymnasium, storage, and utility services. The buildings are all single-story in height. The new construction is proposed to match in height and architectural design and meet all of the development standards for new construction adjacent to residential development, including building setbacks and landscaping. Therefore, no aesthetic impacts will occur from the proposed development.

(d) *Less Than Significant With Mitigation Measures Incorporated.* Similar to the existing development, the new construction will be required to have low-impact, non-glare lighting to keep with the character of the residential neighborhood to the north. Mitigation measures have been included to ensure the implementation of the Report's recommendations.

Mitigation Measure 1.1:

A Photometric Lighting Plan for exterior lighting shall be prepared and submitted to the City Building and Safety Division for review and approval prior to issuance of a grading permit. The plan shall illustrate the use of low-impact, non-glare lighting that compliments a residential neighborhood.

2. **AGRICULTURE RESOURCES.**

(a-c) **No Impact.** There are no agricultural elements associated with the proposed project. The site is presently improved with a private hospital and associated parking lot.

3. **AIR QUALITY.**

(a-e) **No Impact.** In general, the City of Covina is already exposed to emissions that are in excess of State and Federal Air Quality Standards for a majority of the year. The proposed project is an in-fill development that is consistent with the existing development on-site and compatible with the surrounding residential uses. Standard construction conditions have been included to control fugitive dust and to ensure that dust emissions are kept to a minimum during the construction period. Furthermore, as an addition to an existing hospital, the project will be required to maintain the same standards as regulated by the State of California Office of Statewide Health Planning and Development.

4. **BIOLOGICAL RESOURCES.**

(a-d & f) **No Impact.** The site is an infill lot presently improved with a hospital and associated infrastructure. The area planned for construction has been previously graded and improved into a lawn and parking lot for the existing hospital. Furthermore, the site is not within a biologically sensitive area identified by the City's General Plan. Therefore, there are no biological resources associated with the site.

(e) **Less Than Significant With Mitigation Measures Incorporated.** A protected Coast Live Oak tree is proposed to be removed to make room for the new construction. An arborist report was prepared by Cy Carlberg, Consulting Arborist, on August 8, 2008. The report concludes that, with mitigation measures in place, only one of four protected oak trees will require removal and construction is expected to have negligible effect on the other three trees' health and future vitality. No above-ground pruning or significant root loss is foreseen. Staff is in agreement with the conclusions of the report and proposed mitigation. Therefore, the following mitigation measures have been included to ensure the implementation of the report's recommendations.

Mitigation Measure 4.1:

Any demolition, excavation, grading, or trenching within the driplines of any trees shall be monitored by the Project Arborist or other qualified arborist, as determined by the City Planner.

Mitigation Measure 4.2:

The Tree Protection Specification Guidelines included in the Arborist report (Pages 8-11) shall be included in all construction documents/field plans and shall be adhered to at all times.

Mitigation Measure 4.3:

Any necessary canopy pruning shall be undertaken by a qualified arborist in accordance with the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and the most recent edition of ANSI Z133.1. In addition, any above-ground pruning on native oaks shall be done in the most dormant months of July through September.

Mitigation Measure 4.4:

A "Warning" sign shall be prominently displayed on each protective enclosure. The sign shall be a minimum of 8.5 inches x 11 inches and clearly state, "TREE PROTECTION ZONE – This Fence Shall Not be Removed."

5. CULTURAL RESOURCES.

(a-d) **No Impact.** As stated above, the site is an infill lot presently improved with a hospital and associated infrastructure. The area planned for construction has been previously graded and improved into a lawn and parking lot for the existing hospital. Furthermore, there are no known significant archeological or historical resources that would be impacted by the proposed project as identified in the City's General Plan.

6. GEOLOGY AND SOILS.

(a) **No Impact.** The site is not located within a designated Special Studies Seismic Hazard Zone and is relatively level, with minor grade differences throughout the site for drainage purposes.

(b) **Less Than Significant Impact.** The site has been developed with a hospital and asphalt parking lot for more than 60 years. However, the new construction will require grading and removal of top soil. Pursuant to State law, the Project must comply with the National Pollutant Discharge Elimination System (NPDES) standards to ensure that pollutants are not discharged into the storm drain system. The NPDES requires "Best Management Practices" (BMPs) for site design, source control, and treatment. As a standard requirement pursuant to State law, a Water Quality Management Plan will be required for the Project prior to grading permit issuance to identify 1. Site Design BMPs that include, but are not limited to, maximizing permeable area, use of natural drainage systems, and landscaped buffers between sidewalks and the street; 2. Source Control BMPs, including, but not limited to, parking lot sweeping and water efficient irrigation systems for landscaping; and 3. Treatment Control BMPs, including, but not limited to, landscaped areas used for infiltration and use of hydrodynamic separators. The WQMP must be submitted by the applicant and approved by the City's Engineering Division based on State law and prior to the issuance of building permits. Strict adherence to the program is mandated by the State. As such, no mitigation measures are required.

(c-d) **Less Than Significant Impact.** Development of the site will result in some grading and soil compaction in order to obtain proper drainage. However, the site is not located within a designated Special Studies Seismic Hazard Zone or high liquefaction area and is relatively level. As a standard City procedure, the project will require the preparation of precise grading plans, which will be reviewed and approved by the City Engineer before grading can commence. Furthermore, all new construction requires a Geotechnical Report and compliance with the Uniform Building Code's provisions relating to current seismic risk factors and their mitigation. A Geotechnical Report will be prepared for the site prior to grading plan check submittal.

(e) **Less Than Significant Impact.** The project will be connected to the City's sewer system via the existing lines on Covina Boulevard. The existing lines will be upgraded to accommodate the additional sewage based on standard construction practices. Therefore, alternative waste disposal systems will not be required.

7. HAZARDS AND HAZARDOUS MATERIALS.

(a-c) **Less Than Significant Impact.** The Project will expand an existing hospital, which routinely transports, uses, or disposes of hazardous materials associated with medical uses that could create a risk of upset or a hazard to human health. In addition, the hospital is located adjacent to an elementary school. However, the hospital has existed together with the school for over 60 years and is regulated by State and Federal laws that extend beyond local laws for the proper handling of hazardous materials. Therefore, no additional mitigation is necessary.

(d) *No Impact.* The site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will not create a significant hazard to the public or the environment.

(e-f) *No Impact.* The site is not located within an airport land use plan or within the vicinity of a private airstrip.

(g) *No Impact.* The site is not a part of any adopted emergency response plan or emergency evacuation plan. However, as a hospital use, the site is readily available to aid in emergency response and evacuation. Therefore, the Project would not interfere with emergency response or evacuation.

(h) *No Impact.* The site is not located in or in close proximity to a fire zone but, rather, is within an urbanized area surrounded by commercial, public, and residential development.

8. **HYDROLOGY AND WATER QUALITY.**

(a) *Less Than Significant Impact.* The Project will expand an existing hospital facility in a portion of the site that is currently landscaped and improved with a parking lot. Standard commercial-type construction methods will be employed with a foundation designed for a single-story structure. Therefore, no water quality standards or waste discharge requirements will be violated. Furthermore, pursuant to State law, the Project must comply with the National Pollutant Discharge Elimination System (NPDES) standards to ensure that pollutants are not discharged into the storm drain system. The NPDES requires "Best Management Practices" (BMPs) for site design, source control, and treatment. As a standard requirement pursuant to State law, a Water Quality Management Plan will be required for the Project prior to grading permit issuance to identify 1. Site Design BMPs that include, but are not limited to, maximizing permeable area, use of natural drainage systems, and landscaped buffers between sidewalks and the street; 2. Source Control BMPs, including, but not limited to, parking lot sweeping and water efficient irrigation systems for landscaping; and 3. Treatment Control BMPs, including, but not limited to, landscaped areas used for infiltration and use of hydrodynamic separators. The WQMP must be submitted by the applicant and approved by the City's Engineering Division based on State law and prior to the issuance of building permits. Strict adherence to the program is mandated by the State. As such, no mitigation measures are required.

(b) *Less Than Significant Impact.* The site is currently developed with several hospital buildings and paved parking lot and is not being used for aquifer recharging. As such, additional construction is not likely to substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. In any case, a Geotechnical Report and Hydrology Study are required to be prepared for the site prior to grading plan check submittal as standard practice. The report will determine the depth of the groundwater and will be reviewed and confirmed by the City's Water and Engineering Departments. Therefore, impacts are considered less than significant and no additional mitigation is required.

(c-f) *Less Than Significant Impact.* The area of the site proposed for construction has existed for several years as open space with sod, plants, and trees and about 30% paved parking area. The Project will add substantially more pavement in the form of a building to cause additional runoff onto the streets. As part of the general requirements for any nonresidential construction, the Project will be required to comply with the National Pollutant Discharge Elimination System (NPDES). Therefore, no additional mitigation measures are necessary. (Refer to discussion in item 8a above.)

(g-j) *No Impact.* The Project will expand an existing hospital facility in a portion of the site that is currently landscaped and improved with a parking lot. Standard commercial-type construction methods will be employed with a foundation designed for a single-story structure. In addition,

the site is not located within a 100-year flood plain or any area that would expose people or structures to a significant risk of loss, including inundation by seiche, tsunami, or mudflow.

9. LAND USE AND PLANNING.

(a) *No Impact.* The project is an infill development consistent with surrounding development. Therefore, it will not physically divide the community.

(b) *No Impact.* The proposed use is permitted by-right in the C-P, Administrative and Professional Office zone in which the subject site is located. Therefore, the project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

(c) *No Impact.* The project is an infill development and there are no existing habitat conservation plans or natural community conservation plans that it could conflict with.

10. MINERAL RESOURCES.

(a-b) *No Impact.* The project will not have a significant impact on energy use or mineral resources. The hospital building will be constructed of common materials and are required to meet all State building code requirements for energy conservation.

11. NOISE.

(a-c) *Less Than Significant Impact.* Construction of the new development will not expose people to excessive noise in excess of local standards. After the project is completed, long-term noise impacts created by the hospital addition is expected to be very similar to that created and/or experienced by the existing single-family residences in the area. The new building is intended solely for additional patient beds and will not create a new emergency room or place emergency vehicles closer to the existing residential development.

(d) *Less Than Significant Impact With Mitigation Measures Incorporated.* Short-term noise levels will increase during the grading and construction activities that are associated with the development of the project. However, this phase of the project is relatively short in length and conducted during the daytime hours when the majority of people are awake or at work. The hours of construction and noise associated with the project will be subject to provisions of the project's Construction Mitigation Plan (required to be prepared as a condition of approval).

Mitigation Measure 11.1:

A Construction Mitigation Plan shall be prepared. The Plan shall state that all project construction activities will be limited to Monday through Saturdays from 7:00 a.m. to 7:00 p.m. with no construction on Sunday or Federal holidays.

Mitigation Measure 11.2:

All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features and all equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, will be generated.

(e-f) *No Impact.* The site is not located within an airport land use plan or within two miles of an airport.

12. POPULATION AND HOUSING.

(a-c) *No Impact.* The proposed development will not displace any existing residential units since the subject site is presently developed with a hospital. The addition of a 39-bed patient building is

consistent with the hospital's master plan for expansion and does not conflict with any Federal, State, or local housing regulations.

13. PUBLIC SERVICES.

(a-b) *Less Than Significant Impact.* As a hospital use, the Project here will be a minor impact on fire and police protection resulting from additional patients and hospital employees in potential need of services. However, the Los Angeles County Fire Department has reviewed the design of the project to ensure adequate access is provided. The Covina Police Department has also reviewed the project for safety.

(c-d) *No Impact.* As a hospital use, the Project will not impact schools or parks but will be required to pay school and park fees as is customary for any nonresidential project.

(e) *Less Than Significant Impact.* The Project will result in a minimal increase in local roadway usage, which will lead to a proportional increase in wear and tear of roadway surfaces. Therefore, the development will be required to annex into the City's Lighting and Landscape Maintenance District to defray public costs generated by the new construction.

14. RECREATION.

(a-b) *No Impact.* As a hospital use, the Project will not impact any public recreational facilities or require construction of such facilities.

15. TRANSPORTATION/TRAFFIC.

(a-b) *Less Than Significant Impact.* The City's Traffic Engineer reviewed the proposal and determined that the proposed 39-bed facility can be accommodated with the proposed design and existing improvements. Therefore, a traffic impact analysis was not required. The number of trips that would be generated by the project is insignificant (i.e., 248 trips per day, with 18 trips per hour during the morning commute and 22 in the afternoon) and, as previously stated, the additional wear on the streets can be addressed through payment into the City's Landscape and Lighting Maintenance District. Therefore, the traffic generated by the proposed project would not result in any significant impact on the traffic-carrying capacity of the local streets and intersections.

(c) *No Impact.* The project is not located near an airport and, therefore, would not result in a change to air traffic patterns.

(d-e) *No Impact.* The City's Development Review Committee (DRC) reviewed the project and found that it is designed in a manner that does not present hazards and provides adequate emergency access.

(f) *No Impact.* The Project is in compliance with the City's parking requirements.

(g) *No Impact.* The Project represents an expansion to an existing hospital, which will continue to comply with policies, plans, or programs supporting alternative transportation.

16. UTILITIES AND SERVICE SYSTEMS.

(a, c & d) *No Impact.* The Project site is presently developed with a hospital and is surrounded by residential development and public school where all public facilities and services (e.g., natural gas, water, storm drain, electrical, and phone service) exist in close proximity to serve the new development. As such, no significant impact on current public utility service levels would result from the Project.

(b & e) *Less Than Significant Impact.* The Project will be connected to the City's sewer system via the existing lines on Covina Boulevard. Due to the additional flow that will be created by the project, the existing lines will be upgraded as a condition of approval in order to ensure the wastewater treatment provider that adequate capacity will be provided to serve the Project's projected demand.

(f-g) *No Impact.* The site is within the landfill capacity anticipated for its acreage and land use. The Project will be required to use refuse bins within centralized trash enclosures and will be required to abide by all statutes and regulations related to solid waste.

17. **MANDATORY FINDINGS OF SIGNIFICANCE.**

(a-c) *No Impact.* Based upon the substantiations provided in this Initial Study, the proposed development will have no adverse effect on the environment, either individually or cumulatively, that cannot be properly mitigated. Therefore, pursuant to Section 15070(a) of the California Environmental Quality Act, a Mitigated Negative Declaration will be prepared.

SECTION VII—MITIGATION MONITORING PROGRAM

This section identifies the Mitigation Measures that will be implemented to offset the impacts resulting from the proposed ±14,752 square-foot, 39-bed, single-story patient building for the existing Aurora Charter Hospital. Section 21081.6 of CEQA requires the public agency to adopt a monitoring program of mitigations to ensure the enforceability of the mitigations identified in the CEQA document when a Mitigated Negative Declaration is proposed. This section of CEQA also identifies guidelines for implementation of a monitoring program. Completion of the monitoring program is required prior to certification of a Mitigated Negative Declaration.

The following Mitigation Monitoring Program (MMP) identifies all the mitigations identified in the initial study checklist along with the party responsible for completing the mitigations and the timeframe for implementation. This MMP satisfies the requirements of Section 21081.6 of CEQA.

**AURORA CHARTER HOSPITAL EXPANSION: ±14,752 SF, 39-BED PATIENT BUILDING
 Site Plan Review (SPR) 07-145(B) and Tree Preservation Permit (TPP) 08-001
 MITIGATION MONITORING PROGRAM (11-01-08)**

Mitigation Measures	Period of Implementation	Monitoring Responsibility	REPORTING PROCEDURE	Initials	Date	Comments
1. AESTHETICS						
Mitigation Measure 1.1 A Photometric Lighting Plan for exterior lighting shall be prepared and submitted to the City Building and Safety Division for review and approval prior to issuance of a grading permit. The plan shall illustrate the use of low-impact, non-glare lighting that compliments a residential neighborhood.	Prior to issuance of Grading Permit	City of Covina Building Division	The City Building Official or designee shall review the Photometric Plan.			
4. BIOLOGICAL RESOURCES						
Mitigation Measure 4.1 Any demolition, excavation, grading, or trenching within the driplines of any trees shall be monitored by the Project Arborist or other qualified arborist, as determined by the City Planner.	Project grading and construction	City of Covina City Planner	The City Planner or designee shall monitor during grading and building process.			
Mitigation Measure 4.2 The Tree Protection Specification Guidelines included in the Arborist report (Pages 8-11) shall be included in all construction documents/field plans and shall be adhered to at all times.	Prior to grading and building plan check submittal	City of Covina City Planner	The City Planner or designee shall monitor during grading and building process.			
Mitigation Measure 4.3 Any necessary canopy pruning shall be undertaken by a qualified arborist in accordance with the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and the most recent edition of ANSI Z133.1. In addition, any above-ground pruning on native oaks shall be done in the most dormant months of July through September.	Project grading and construction	City of Covina City Planner	The City Planner or designee shall monitor during grading and building process.			
Mitigation Measure 4.4 A "Warning" sign shall be prominently displayed	Prior to grading permit issuance	City of Covina City Planner	The City Planner or designee shall ensure proper signage and protective tree enclosures are in place.			

Environmental Checklist

Project No.: SPR 07-145(B) and TPP 08-001

Date: 11-01-08 (Revised)

Mitigation Measures	Period of Implementation	Monitoring Responsibility	REPORTING PROCEDURE	Initials	Date	Comments
<p>on each protective enclosure. The sign shall be a minimum of 8.5 inches x 11 inches and clearly state, "TREE PROTECTION ZONE - This Fence Shall Not be Removed."</p> <p>11. NOISE</p> <p>Mitigation Measure 11.1:</p> <p>A Construction Mitigation Plan shall be prepared. The Plan shall state that all project construction activities will be limited to Monday through Saturdays from 7:00 a.m. to 7:00 p.m. with no construction on Sunday or federal holidays.</p> <p>Mitigation Measure 11.2:</p> <p>All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features and all equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, will be generated.</p>	<p>Project grading and construction</p>	<p>City of Covina Building Division</p>	<p>The City of Covina Building Department shall perform periodic unannounced site inspections during project construction to ensure compliance.</p>			