

O R D I N A N C E N O. 2 4 6 1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING ZONE CHANGE NO. 17-02, RELATED TO THE UPDATING OF ONE PARCEL WITHIN THE CITY AND THE ADOPTION OF THE QUEEN OF THE VALLEY HOSPITAL SPECIFIC PLAN SP-01

ZONE CHANGE NO. 17-02

CERTIFICATION OF DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

APPLICANT: Emanate Health (formerly Citrus Valley Health Partners)

LOCATION: 1115 and 1135 S. Sunset Avenue and 1615 West Merced Avenue

WHEREAS, there was filed with this City a verified application on the forms prescribed in Section 26-153 and 26-199 of the West Covina Municipal Code, for the reclassification from:

From the Queen of the Valley Specific Plan (1987) to the new Queen of the Valley Specific Plan (2019) on certain properties generally described as Assessor's Parcel Number 8468-017-11 through 13 and 8468-017-015 in the records of the Los Angeles County Assessor; and from;

"Residential 20" to "Specific Plan" on that certain property generally described as Assessor's Parcel Number 8468-016-910 in the records of the Los Angeles County Assessor; and

WHEREAS, local governments are authorized by Government Code section 65450 et seq., to prepare specific plans for the systematic implementation of the general plan; and

WHEREAS, the Specific Plan implements the policies of the General Plan by providing an orderly, functional and compatible land use pattern; and

WHEREAS, consistent with the request, the applicant has also requested a General Plan Amendment (No. 18-02) to amend the designation of the Land Use Element on the subject property from "Parks and Open Space" to "Commercial;" and

WHEREAS, the proposed zone change is requested to provide consistency between the General Plan and Zoning Map, and to establish zoning standards for the subject project; and

WHEREAS, consistent with this request, said zone change application is requested to allow for the adoption of the new, updated Queen of the Valley Hospital Specific Plan (SP-1); and

WHEREAS, consistent with this request, the applicant has also requested the approval of a new and updated Queen of the Valley Hospital Specific Plan, which would allow for the development of up to 1,580,000 Square Feet of Gross Floor Area and up to 525 Hospital Beds; and

WHEREAS, as the Lead Agency, the City of West Covina is responsible for implementing a CEQA review of the proposed Project, and to this end, a Program Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA) and Public Resources Code Section 21000 et seq.; and

WHEREAS, the CEQA process is intended to inform the public of the potential environmental effects of government decision and to encourage informed decision-making by public agencies, and CEQA requires state and local agencies to identify the significant environmental effects of their actions, and to avoid or mitigate those impacts, if feasible; and

WHEREAS, pursuant to State Law, the City circulated the Notice of Preparation for a Program EIR for public review through the State Clearinghouse and through direct mailing to agencies and interested parties, properly noticed the Intent to Prepare a Program EIR in the San Gabriel Valley Tribune newspaper of general circulation in the area, posted at the Los Angeles County Clerk's Office, and made copies of these documents available at specified locations and on the City's website; and

WHEREAS, a 30-day public review period for the Notice of Preparation commenced on October 30, 2018 and ended on November 30, 2018, and all interested individuals and public agencies were encouraged to submit written comments regarding the information and determinations in these documents; and

WHEREAS, The City of West Covina, as the Lead Agency, held a Scoping Meeting for the Queen of the Valley Hospital Specific Plan Program EIR on Thursday, November 15, 2018 at 6:00 PM at the Hospital to receive public input on environmental issues to be addressed in the EIR; and

WHEREAS, the Planning Commission, upon giving required notice, did on the 24th day of September, 2019, conduct a duly advertised public hearing as prescribed by law, at which time the Planning Commission adopted Resolution No. 19-6006 recommending to the City Council approval of Zone Change No. 17-02; and

WHEREAS, the City Council considered evidence presented by the Planning Commission, Planning Department, and other interested parties at a duly advertised public hearing on the 5th day of November, 2019; and

WHEREAS, studies and investigations made by this Council and on its behalf reveal the following facts:

1. The project consists of a specific plan intended to guide the development of the Queen of the Valley Hospital and provide a detailed description of proposed land uses, infrastructure, and implementation requirements for future improvements.

2. The project includes a zone change requesting to change the zone of the property located at 1615 West Merced Avenue (former Sunset Field) from “Residential 20 du/ac” to “Specific Plan” that will allow future development to occur as indicated by the Specific Plan.
3. The project includes a general plan amendment requesting to amend the land use designation of the property located at 1615 West Merced Avenue (former Sunset Field) from “Parks and Open Space” to “Commercial” to allow for development to occur as indicated by the Specific Plan.
4. Pursuant to the requirements of the California Environmental Quality Act (CEQA) of 1970, a Program Environmental Impact Report has been prepared indicating that the project could have significant impacts on the environment, despite implemented mitigation measures.

NOW, THEREFORE, by the City Council of the City of West Covina does ordain as follows:

SECTION NO. 1: The above recitals are true and correct and are incorporated herein as if set forth herein in full.

SECTION NO. 2: Based on the evidence presented and the findings set forth, Zone Change No. 17-02 is hereby found to be consistent with the West Covina General Plan.

SECTION NO. 3: Based on the evidence presented, the City Council of the City of West Covina approves Zone Change No. 17-02 to assign the land use designations as shown on Exhibit “A” attached hereto and incorporated herein by this reference and the adoption of the specific plan text as set forth in Exhibit B.

SECTION NO. 4: The City Council has reviewed and analyzed the EIR and finds that the documents constituting the EIR are an adequate assessment of the potentially significant environmental impacts of the proposed project and sets forth a range of alternatives to this project.

SECTION NO. 5: Any provision of the West Covina Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION NO. 6: Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable. The City Council of the City of West Covina declares that it would have adopted all the

provisions of this Ordinance that remain valid if any provisions of this Ordinance are declared invalid.

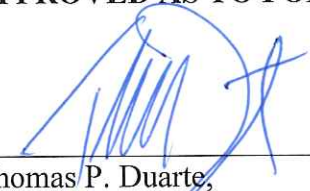
SECTION NO. 7: The City Clerk shall certify to the passage and adoption of this Ordinance, causing it to be posted or published as required by law and it shall be effective thirty (30) days after its adoption.

PASSED AND ADOPTED this 19th day of November, 2019.



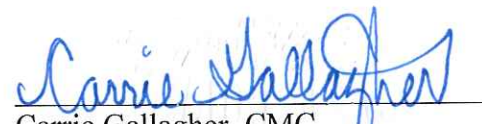
Mayor

APPROVED AS TO FORM:



Thomas P. Duarte,
City Attorney

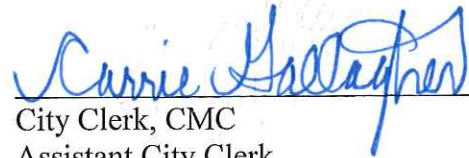
ATTEST:



Carrie Gallagher, CMC
Assistant City Clerk

I, Carrie Gallagher, Assistant City Clerk of the City of West Covina, do hereby certify that the foregoing Ordinance No. 2461 was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 5th day of November, 2019. That, thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 19th day of November 2019.

AYES: Castellanos, Lopez-Viad, Shewmaker, Johnson
NOES: Wu
ABSTAIN: None
ABSENT: None



City Clerk, CMC
Assistant City Clerk

EXHIBIT A
PROPOSED AMENDED ZONING MAP

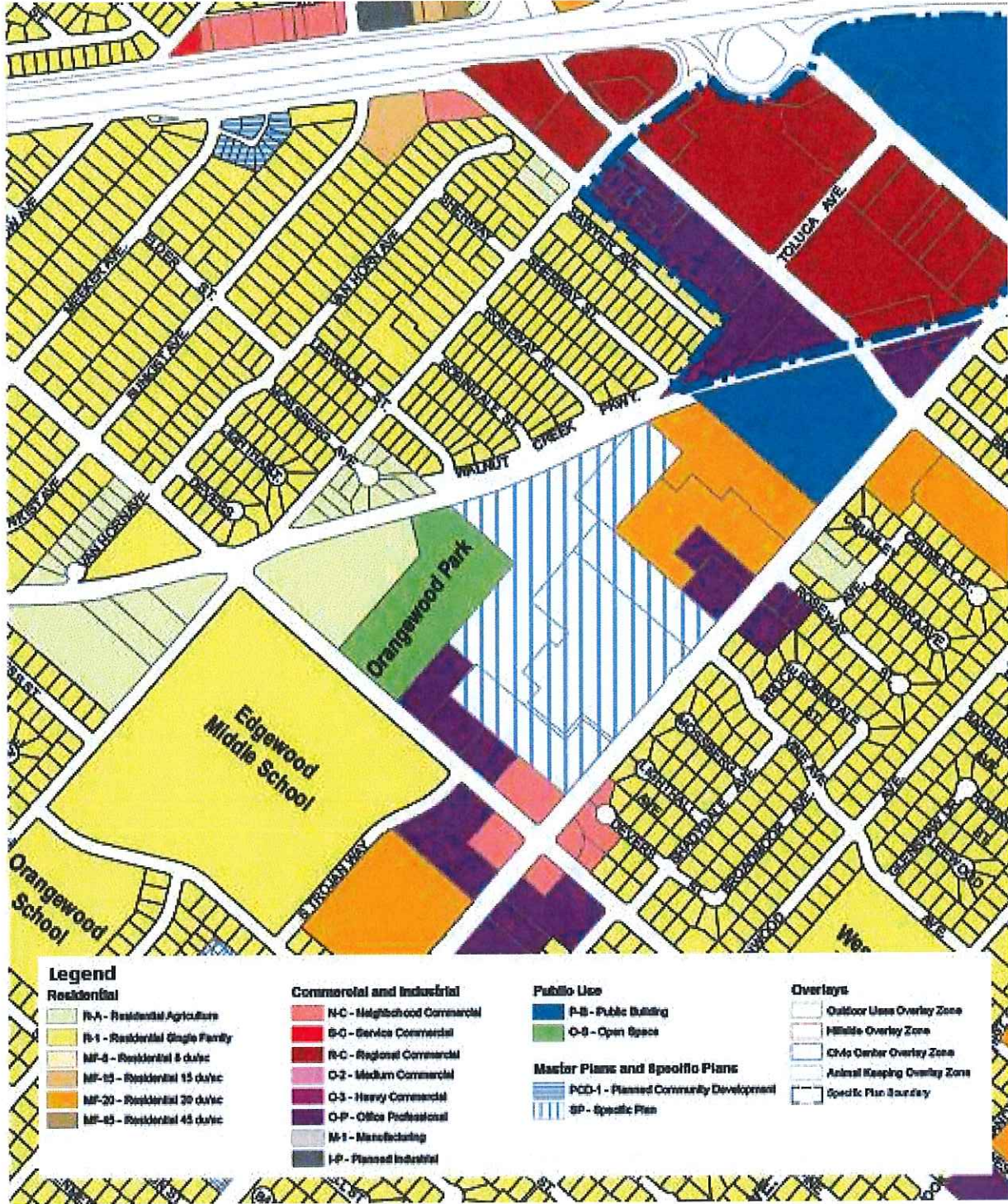


EXHIBIT B
SPECIFIC PLAN

Queen of the Valley Hospital Specific Plan No. 1 (SP-1)



Draft #1 | August 2019
City of West Covina, CA



Architecture+Planning

QUEEN OF THE VALLEY HOSPITAL SPECIFIC PLAN NO. 1 (SP-1)

AUGUST 2019



Prepared For:

City of West Covina

1444 W. Garvey Avenue South

West Covina, CA 91790



Applicant:

Queen of the Valley Hospital

1115 South Sunset Avenue

West Covina, CA 91790



Prepared By:

KTGY Group, Inc.

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In Consultation with:

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1

INTRODUCTION



Gilbert & Patricia Martin Family Birth & Newborn Center at The Queen of the Valley Campus

1.1 Purpose of the Specific Plan

The Queen of the Valley Hospital Specific Plan (hereafter referred to as “Specific Plan” or “Project”) provides a detailed description of the proposed land uses, infrastructure and implementation requirements for future improvements on the Queen of the Valley Hospital Campus located in the City of West Covina. The design guidelines contained in this document will assist in creating architectural themes and landscape character. The development standards establish the permitted uses, setbacks and general development criteria. The Specific Plan will be adopted by resolution and serve as the zoning for the Specific Plan area.

This Specific Plan is intended to serve the following purposes:

- Promote quality development consistent with the goals and policies of the City of West Covina General Plan.
- Provide for comprehensive planning that assures the orderly development of the site in relation to its surroundings.
- Assure appropriate phasing and financing for circulation, streetscape, domestic water, urban runoff, flood control facilities, and sewer improvements.

- Establish development regulations that permit a variety of non-residential uses, provide pedestrian connections, and allow the flexibility for future hospital improvements to be phased over time.
- Develop a plan that is economically feasible and that can be implemented based on existing and anticipated future economic conditions.
- Provide for the creation of an exciting, energetic, cohesive development that establishes a strong “sense of place.”

1.2 Authority and Format of the Specific Plan

The State of California Legislature has established the authority and scope to prepare and implement specific plans. The State requires that all cities and counties in California prepare and adopt a comprehensive General Plan for the physical development of their areas of jurisdiction. To implement the policies described in the General Plan, regulating programs need to be adopted (i.e., zoning ordinances, subdivision ordinances, building and housing codes, etc.).

California State law authorizes cities with complete General Plans to prepare and adopt specific plans (Government Code Section 65450 – 65457). Local planning agencies or their legislative bodies may designate areas within their jurisdiction as areas for which a specific plan is “necessary or convenient” (Government Code Section 65451).

Specific plans are intended to serve as bridges between the local General Plan and individual development proposals. Specific plans contain both planning policies and regulations, and may combine zoning regulations, capital improvement programs, detailed development standards, and other regulatory requirements into one document, which are designed to meet the needs of a specific area.

This Specific Plan has been created through the authority granted to the City of West Covina by the California Government Code, Sections 65450 through 65453. This Specific Plan has been prepared in accordance with the provisions of the California Government Code, which stipulate that a specific plan contain text and diagrams that specify the following:

Land Use

The specific plan must specify the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. This discussion is included in *Chapter 3.2* of this Specific Plan.

Public Facilities

The specific plan must show the proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities located within the area covered by the plan and needed to support the land uses described in the plan. This discussion is included in *Chapter 3.6* of this Specific Plan.

Development Standards

The specific plan must include standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. This discussion is included in *Chapter 5, Development Standards*, of this Specific Plan.

Implementation Measures

The specific plan must include a program of implementation measures, including regulation, programs, public works projects, and financing measures. This discussion is included in *Chapter 6, Implementation*, of this Specific Plan.

General Plan Consistency

The specific plan must include a statement of the relationship of the specific plan to the General Plan. This discussion is included in *Appendix A* of this Specific Plan.

Optional Contents

The specific plan may address any other subject that, in the judgment of the planning agency, is necessary or desirable for implementation of the General Plan. The Queen of the Valley Hospital Specific Plan includes landscape, architectural, and sustainable design guidelines in *Chapter 4, Design Guidelines*, of this Specific Plan.

All future development plans, tentative parcel and/or tract map(s), and/or other similar entitlements for the Specific Plan area shall be consistent with the regulations set forth in this Specific Plan and with all other applicable City of West Covina regulations. Furthermore, all regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of the Queen of the Valley Hospital Specific Plan. In the event that any such provision, standard, or clause is held invalid or unconstitutional, the validity of all remaining provisions, standards, and clauses of this Specific Plan shall not be affected.



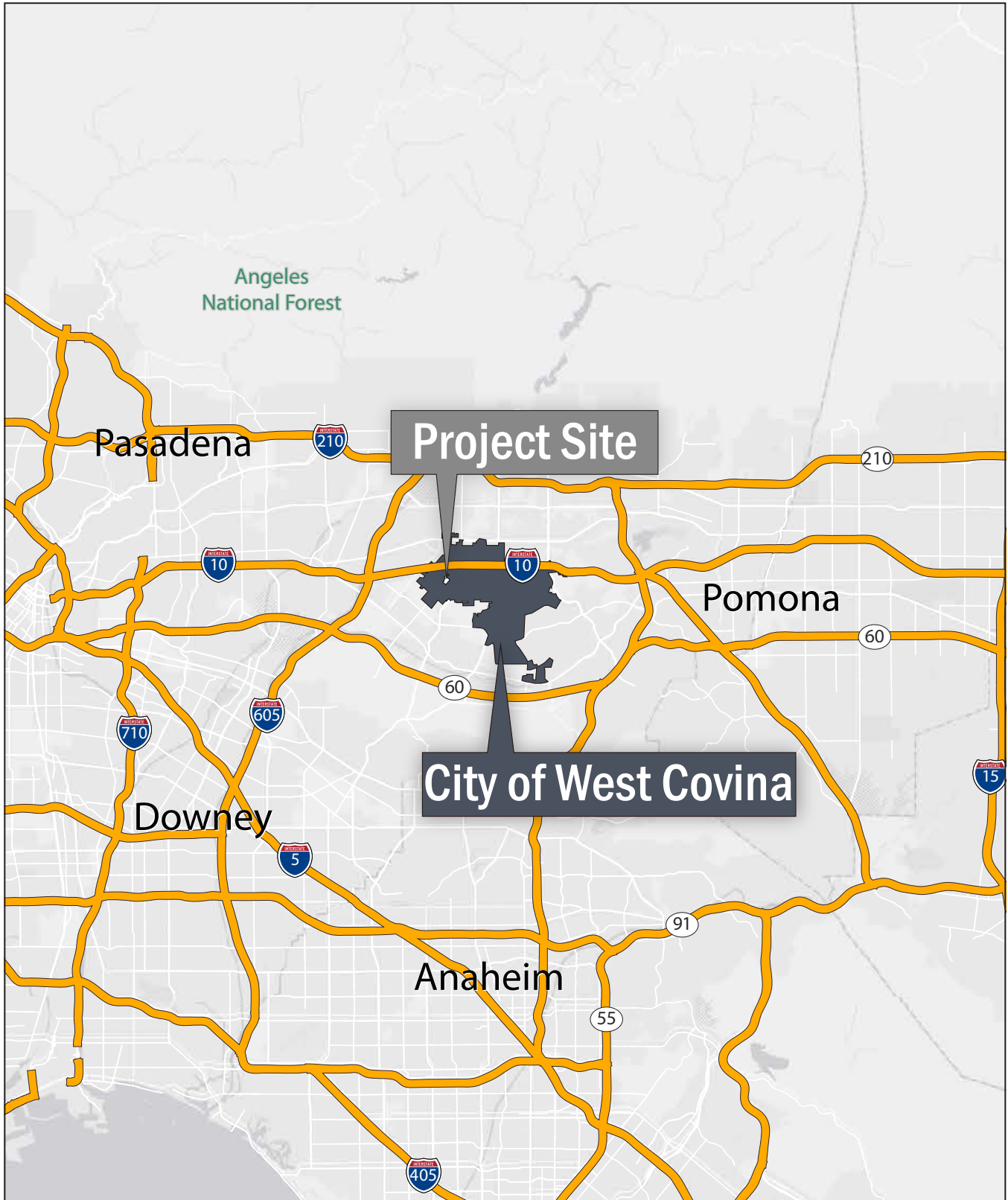
Future Surface Parking

1.3 Project Setting

Regionally, the City of West Covina is located in the eastern portion of Los Angeles County in the largely developed San Gabriel Valley region. West Covina is bisected by the 10 Freeway and is primarily surrounded by the developed cities of Baldwin Park, Covina, Walnut, and City of Industry. The Specific Plan area encompasses 28.79 acres within the western portion of the City of West Covina. *Exhibit 1.1, Regional Location*, depicts the location of the Project Site from a regional perspective.

In the local vicinity, the site is generally located near the northwest corner of S. Sunset Avenue and W. Merced Avenue. S. Sunset Avenue, which abuts the Project's eastern boundary provides the primary access into the site. Access is also provided to abutting parcels to the north and south. Access to W. Merced Avenue is provided through the abutting commercial property to the south. *Exhibit 1.2, Local Vicinity*, shows the project site location within a local context.

Exhibit 1.1, Regional Location



🕒 N. T. S.

Exhibit 1.2, Local Vicinity



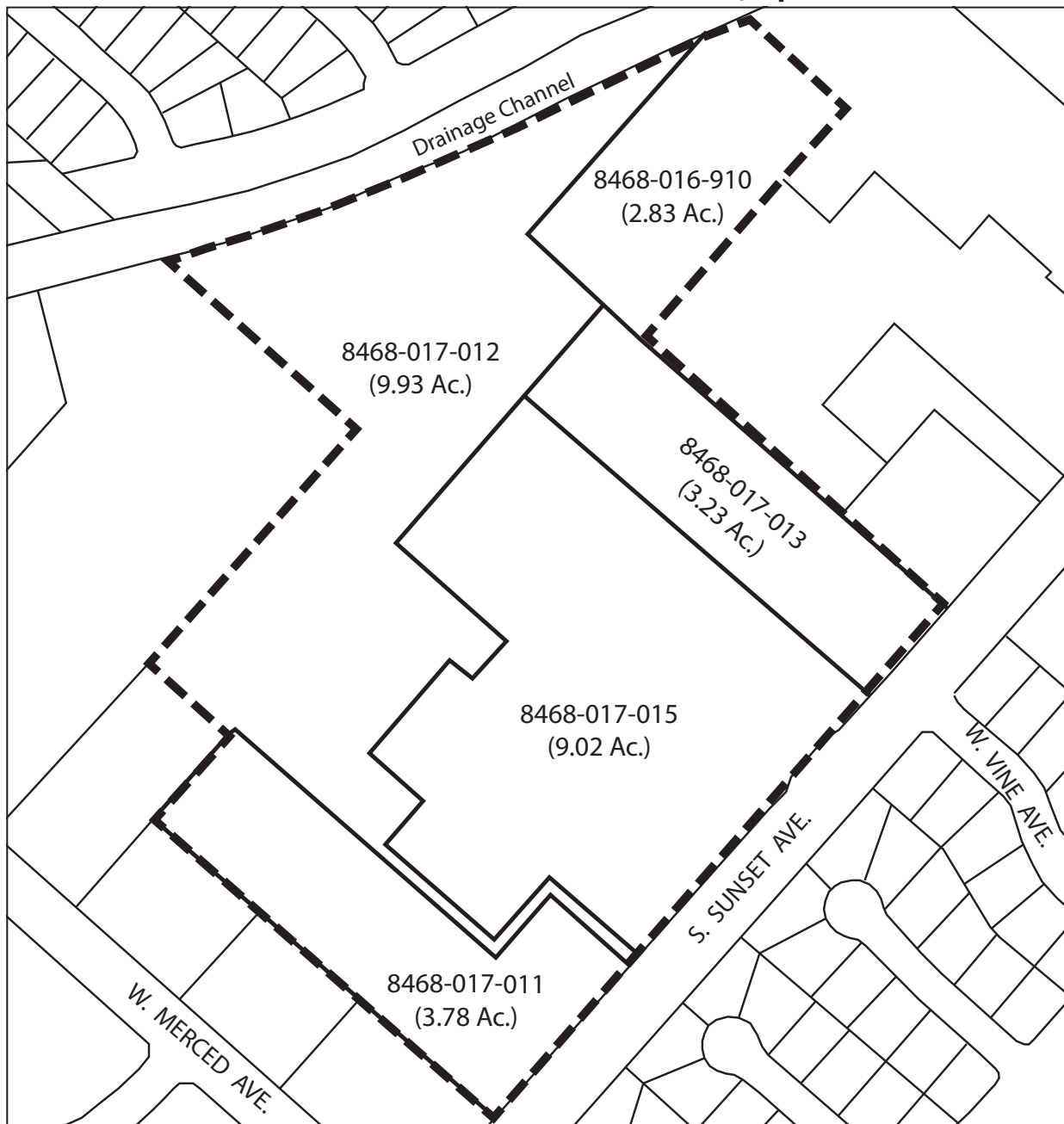
Source: Google Earth

N. T. S.

1.4 Specific Plan Area

The Specific Plan area consists of five separate parcels, totaling 28.79 acres. The Assessor Parcel Numbers (APNs) and acreage of each of the parcels within the Specific Plan area are depicted on *Exhibit 1.3, Specific Plan Parcels*.

Exhibit 1.3, Specific Plan Parcels



Source: Los Angeles County Assessor

N. T. S.

1.5 Project Objectives

The Queen of the Valley Hospital Specific Plan is designed to implement a series of objectives that have been carefully crafted to ensure that the Project results in a high-quality development, which meets realistic and achievable objectives. These objectives, which are identified below, have been refined throughout the planning and design process for the Project:

- **Health Care Needs.** Provide hospital and outpatient service resources that evolve with the health care needs of the surrounding community.
- **Economic Vitality.** Provide for additional facilities and supporting uses that will create local jobs and improve the economic vitality in West Covina.
- **Sensitivity to Surrounding Neighborhood.** Plan, construct, and operate the hospital campus facilities in a manner that minimizes disruptions to the surrounding neighborhood.
- **Design Character.** Establish a cohesive and contemporary design character for the campus that creates a dynamic relationship between the existing and new buildings.
- **Modern Facilities.** Replace outdated and obsolete buildings with modern facilities that can accommodate innovative therapies for local, national, and international patients.
- **Enhanced Campus Entrance.** Create a main entrance to the campus that establishes its identity and provides a connection to the surrounding community.
- **Accessibility.** Ensure that all campus facilities and pathways are accessible to all users.
- **Multi-modal Access.** Improve connectivity by providing enhanced pedestrian and bicycle access to encourage multi-modal transportation use.
- **Transportation Facilities.** Locate transportation facilities—parking, transit stops, and vehicle and pedestrian amenities—in strategic locations throughout the Specific Plan Area.
- **Facility Integration.** Integrate interrelated facilities in a single site to optimize campus operations.
- **Wayfinding.** Improve wayfinding for vehicles and pedestrians at campus entrances and within the campus.
- **Parking Capacity.** Expand parking capacity based on anticipated future demand.
- **Green Building Standards.** Maximize energy efficiency, indoor air quality, energy-efficient lighting, building orientation, and shading through local and state standards and/or through implementation of LEED principles, and ensure that new buildings on campus comply with CalGreen standards.
- **Building Systems.** Replace older buildings and infrastructure that require high maintenance with more efficient, lower-maintenance, and environmentally sensitive systems.

1.6 Project Summary

The Queen of the Valley Hospital Specific Plan project is a planning effort to guide future development for the 28.79-acre hospital parcels located at the western portion of the City (see *Table 1.1, Land Use Summary*.) The Project Site currently has about 1,090,000 square feet of existing medical facilities located within buildings that are up to six stories in height with supporting uses. The Specific Plan intends to guide the development of the campus up to a total of 1,580,000 square feet. The potential improvements include a new emergency room, new intensive care unit, new medical office, new parking structure, and new hospital building. Besides meeting the community's health needs, the hospital provides high-wage, and high-value jobs. The Specific Plan will create a high-quality development that efficiently utilizes the property. The Specific Plan is designed with the surrounding land uses in mind. Three zones have been established for the project: Core Medical, Transitional Office, and Transitional Flex, as depicted on *Exhibit 1.4, Land Use Plan*. These zones are intended to guide development at varying intensities to create a buffer or transitional space between the center of hospital campus and the surrounding community.

Table 1.1, Land Use Summary

Specific Plan Area	Acres	Maximum Potential Intensity (Gross Floor Area)	Maximum Floor Area Ratio
Total Project Site	28.79	1,580,000 SF	1.26

Exhibit 1.4, Land Use Plan



Source: KTGy

N. T. S.

1.7 Discretionary Actions and Approvals

The City of West Covina is the Lead Agency for purposes of California Environmental Quality Act (CEQA) compliance and has prepared an Environmental Impact Report (EIR) to consider the following discretionary actions, for which applications have been submitted to the City. These actions are required to implement the Queen of the Valley Specific Plan:

- Approval of a General Plan Amendment: A General Plan Amendment will be necessary to change the General Plan land use designation of a portion of the property from “Parks and Open Spaces” to “Commercial” on the City’s General Plan Land Use Map.
- Approval of a Zone Change: Zone Change No. 17-02 will allow for the adoption of the new, updated Specific Plan and to change the zoning of a portion of the property from the current “MF-20 - Residential 20 du/ac” to “Specific Plan” on the City’s zoning map.
- Certification of an Environmental Impact Report (EIR): The City of West Covina has determined that an EIR is required to analyze the potential environmental impacts of the project and include mitigation measures, as appropriate, to reduce potential environmental impacts. The EIR has been prepared in accordance with CEQA and the CEQA Guidelines. The City of West Covina will consider certification of the EIR prior to taking action on the requested approvals.
- Adoption of Mitigation Monitoring and Reporting Program: The City will evaluate and adopt a Mitigation Monitoring and Reporting Program (MMRP), which will be considered by the City related to the changes made to the project or conditions of project approval that were adopted in order to mitigate or avoid significant effects on the environment.



- Precise Plan: The review of any significant amount of new construction will require a Precise Plan, per the procedures and requirements established in Sections 26-226 through 26-236 of the West Covina Municipal Code (WCMC). Precise Plans for individual developments will be submitted at a later time.

All entitlements will require approval by the West Covina City Council or the Planning Commission.

2

PLANNING CONTEXT



Existing Queen of the Valley Hospital building in the center of the campus

2.1 Relationship to the City of West Covina General Plan and Zoning Ordinance

The Queen of the Valley Hospital Specific Plan serves as a planning guide to implement the intent of the City's General Plan and the vision for the Specific Plan area. This document has been prepared to be consistent with all applicable goals and programs contained within the General Plan and to effectively implement the applicable policies of the General Plan and applicable Zoning requirements. The issues and goals identified within each element of the General Plan have been evaluated, and a statement of compliance with the General Plan has been included in *Appendix A (General Plan Consistency Analysis)*.

2.1.1 General Plan Land Use

The City of West Covina General Plan Land Use Element has the broadest scope of any of the required policy documents and serves as the framework for the goals and policies contained in the other elements of the General Plan. The Project will require an amendment to the City of West Covina General Plan Land Use Map to ensure full consistency between this Specific Plan and the General Plan. The General Plan Amendment will require changes to the General Plan Land Use Map.

The Project site is currently designated as “Commercial” and “Parks and Open Spaces”, as shown on *Exhibit 2.1, Existing General Plan Land Use Designations*, depicts the designation for the surrounding area.

The Specific Plan includes a proposal to amend the West Covina General Plan Land Use Map to change the land use designation for the northeastern portion of the Project site from “Parks and Open Spaces” to “Commercial” (see *Exhibit 2.2, Proposed General Plan Land Use Designation*.)

2.1.2 Zoning

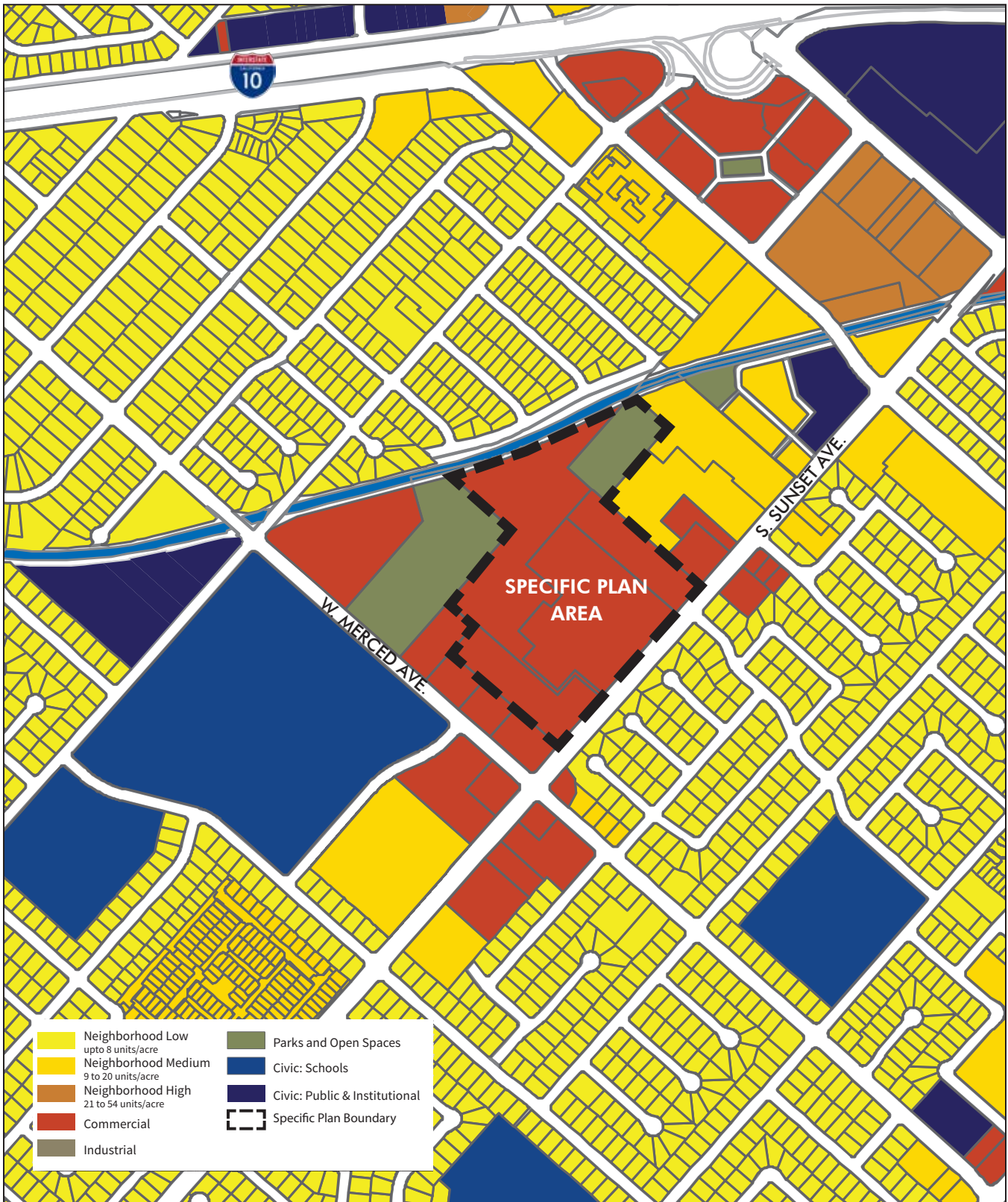
The Project site is currently designated as “Specific Plan” (SP-1) and “MF-20 - Residential 20 du/ac” *Exhibit 2.3, Existing Zoning Designations*, depicts the existing Zoning designations for the Project site. The Queen of the Valley Specific Plan was originally adopted on April 15, 1987. The proposal includes a completely new Specific Plan document that would supersede the previously adopted document.

The Project proposes to amend the City’s zoning map to change the zoning for the northeastern portion of the Project site from “MF-20 - Residential 20 du/ac” to “Specific Plan” (see *Exhibit 2.4, Proposed Zoning Designation*).



Existing Queen of the Valley Hospital buildings along S. Sunset Avenue.

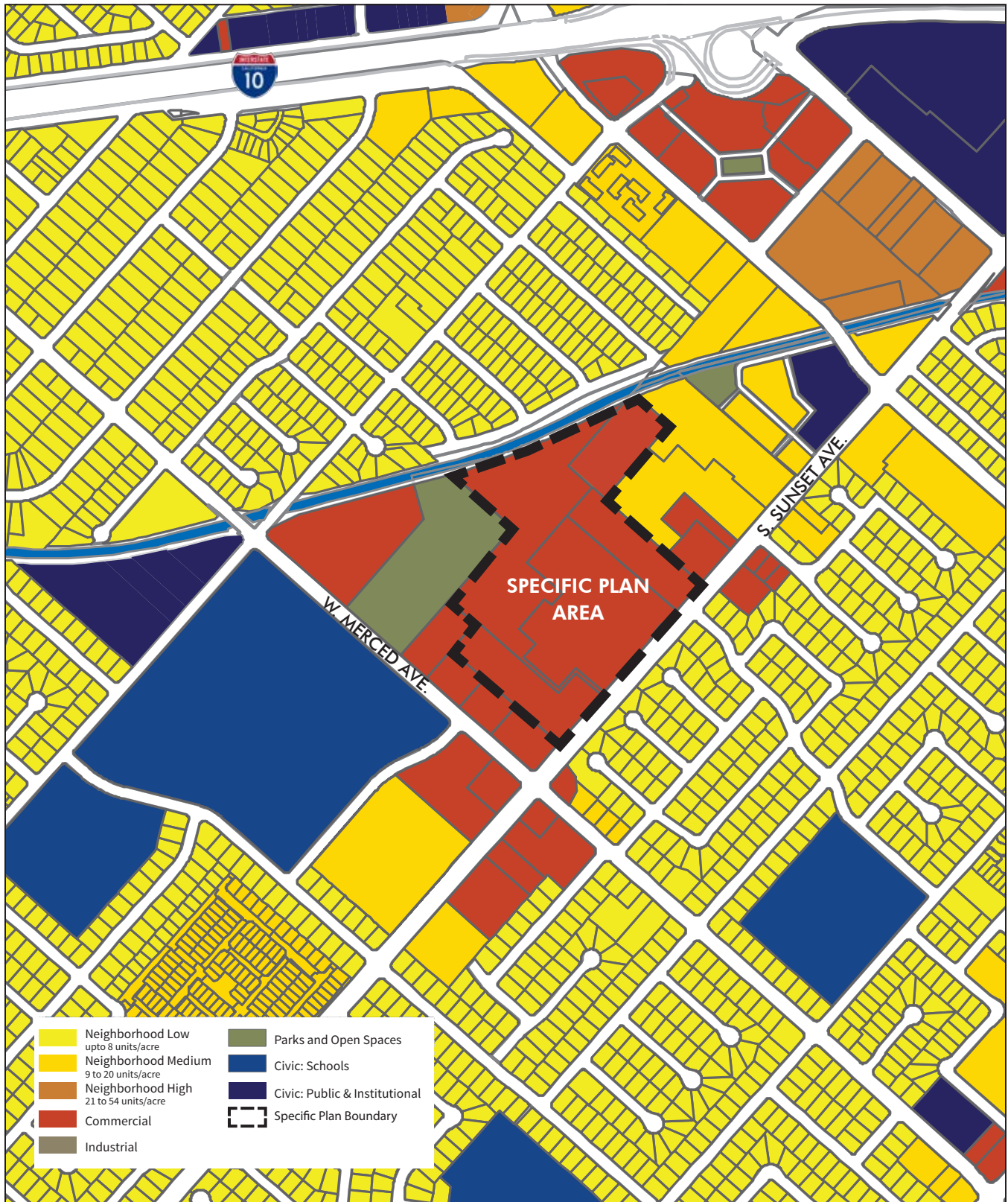
Exhibit 2.1, Existing General Plan Land Use Designations



Source: City of West Covina General Plan

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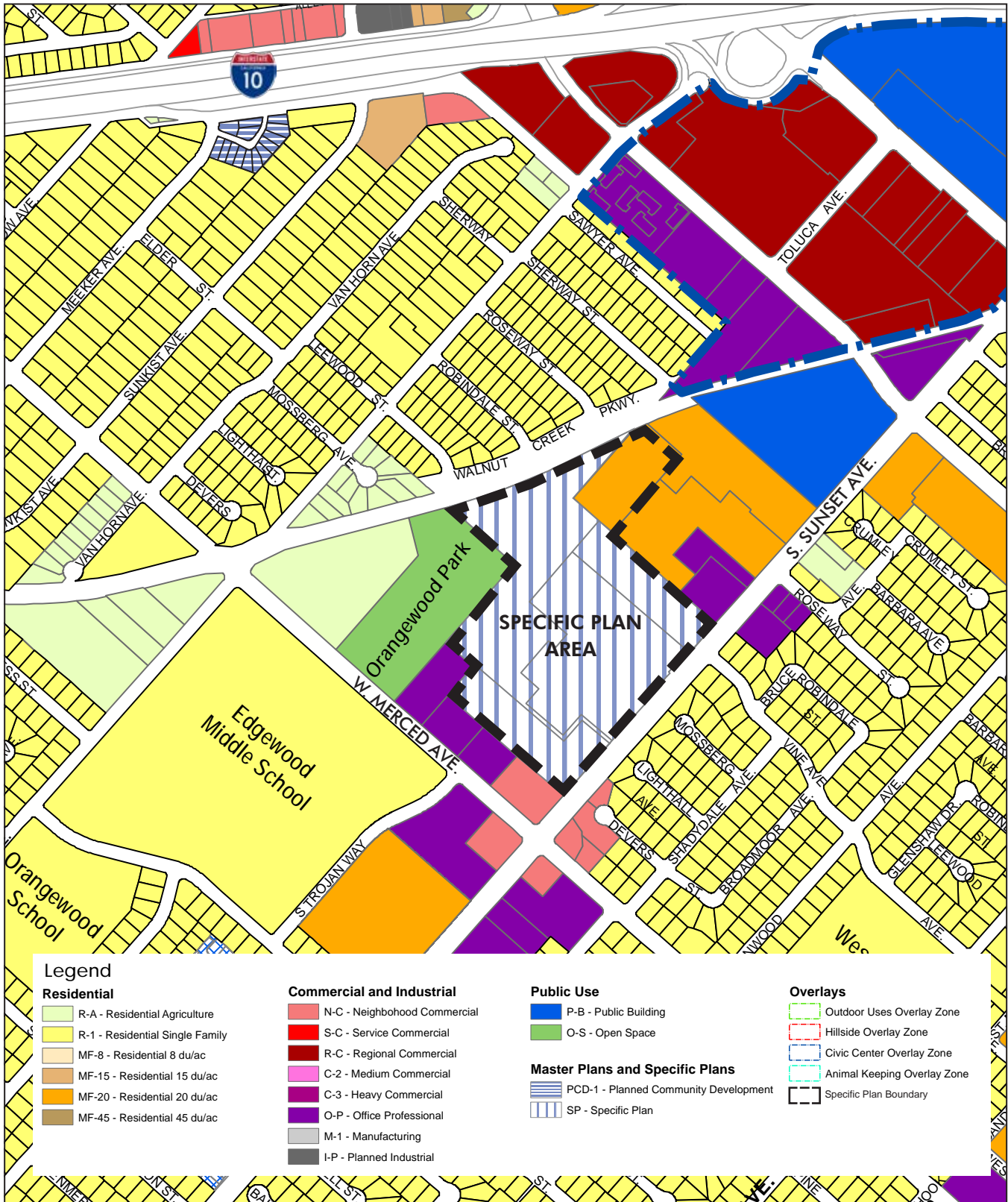
Exhibit 2.2, Proposed General Plan Land Use Designation



Source: City of West Covina General Plan

N. T. S.

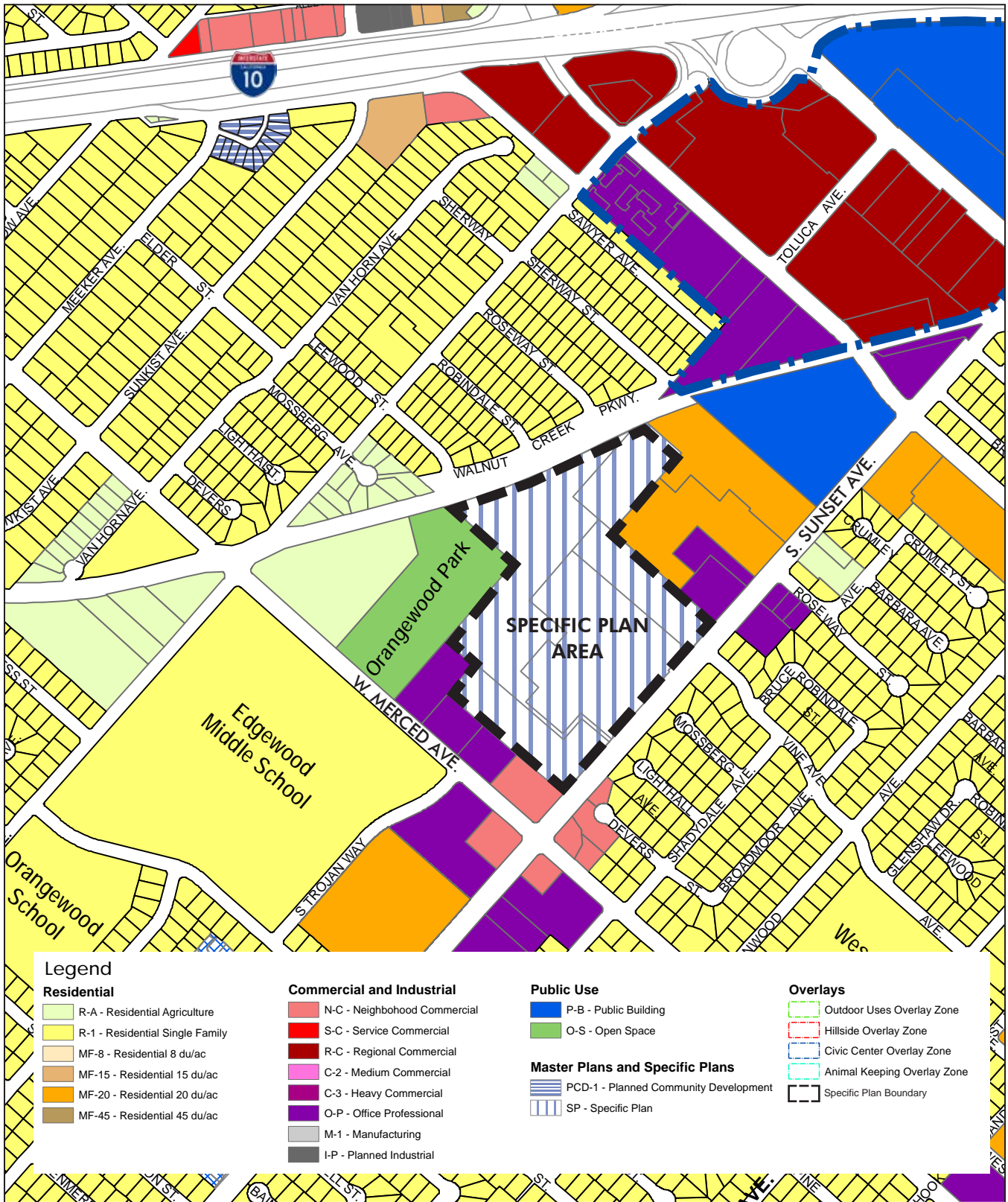
Exhibit 2.3, Existing Zoning Designations



Source: City of West Covina Zoning Map

N. T. S.

Exhibit 2.4, Proposed Zoning Designation



Legend

Residential

- R-A - Residential Agriculture
- R-1 - Residential Single Family
- MF-8 - Residential 8 du/ac
- MF-15 - Residential 15 du/ac
- MF-20 - Residential 20 du/ac
- MF-45 - Residential 45 du/ac

Commercial and Industrial

- N-C - Neighborhood Commercial
- S-C - Service Commercial
- R-C - Regional Commercial
- C-2 - Medium Commercial
- C-3 - Heavy Commercial
- O-P - Office Professional
- M-1 - Manufacturing
- I-P - Planned Industrial

Public Use

- P-B - Public Building
- O-S - Open Space

Master Plans and Specific Plans

- PCD-1 - Planned Community Development
- SP - Specific Plan

Overlays

- Outdoor Uses Overlay Zone
- Hillside Overlay Zone
- Civic Center Overlay Zone
- Animal Keeping Overlay Zone
- Specific Plan Boundary

Source: City of West Covina Zoning Map

N. T. S.

2.2 Existing Conditions

The Project site predominately consists of hospital and medical office buildings, served by surface parking. The existing buildings range in height from one to six stories and serve different purposes. There are a couple large shed-type structures for storage and maintenance, as well as stand-alone bungalows that are used for office purposes. On the northwestern side of the site sits the former open space that consisted of two baseball fields and a concession stand.



Opening day, Queen of the Valley Hospital in 1962

Exhibit 2.5, Surrounding Land Uses



Source: Google Maps

🕒 N. T. S.

2.3 Surrounding Land Uses

Exhibit 2.5, Surrounding Land Uses shows the Project site location within the local context. The surrounding land uses in the project area are summarized as follows:

- **North.** Los Angeles County Flood Control Channel borders the project site. Further north are single-family homes. The 10-Freeway lies just 1/2 mile away with on/off ramp at W. Covina Pkwy.
- **East.** Medical office buildings and the Torrey Pines Apartment homes complex border the Specific Plan area. Further east is the West Covina Public Works Department building and the West Covina Fire Department, Rescue Engine 1 station. Across S. Sunset Ave. are additional office buildings and single-family homes.
- **South.** Medical office buildings, gas station, convenience stores and fast food restaurants are located immediately south of the Specific Plan area. Additional residential homes are located further south.
- **West.** Immediately adjacent to the Specific Plan area is Orangewood Park, which is a community facility with indoor hockey rink, outdoor basketball ball courts, tot lot, skate park, and picnic area. Further east lies the West Covina Unified School District administration building and across W. Merced Ave. is Edgewood Middle and High School.



Queen of the Valley Medical Arts Building from S. Sunset Avenue

2.4 Historical Background

The City of West Covina was incorporated in 1923 to prevent the City of Covina from establishing a sewage farm within the current city boundaries. Walnut groves and orange groves continued to flourish during the following decades. The population in 1930 was 769 and blossomed to 1,549 in 1940. As a result of remarkable expansion during the post-World War II building boom, West Covina became America's fastest growing city between 1950 and 1960, with the population increasing 1,000 percent from less than 5,000 to more than 50,000 citizens.

In the late 1950s, the Immaculate Heart of Mary (an order of Catholic nuns) sent Sister Columba to West Covina with an old Buick and \$25 to build a community hospital. The Sisters used all the property they owned as collateral to purchase land for the hospital. This included their high school, college, library, and even the Mother House in Los Angeles.

The City of West Covina began the second half of the 20th century with exciting new developments and projects. In 1962, the Immaculate Heart of Mary finally opened the Queen of the Valley Hospital with the support of local business leaders and the Queen of the Valley Auxiliary. The last significant improvement to the campus was the creation of the two-story Gilbert & Patricia Martin Family Birth and Newborn Center, which was opened to the public in 2000.

2.5 Environmental Setting

The City of West Covina is located in the eastern portion of the San Gabriel Valley which is part of larger Los Angeles County. The City is also in the South Coast Air Basin and the regional climate is considered semi-arid, characterized by warm summers, mild winters, infrequent rainfall and moderate humidity. The City in general and the surrounding communities are primarily urban with limited natural areas remaining in the San Jose Hills to the east and the San Gabriel Mountains further to the north.

2.5.1 Site Topography

The Queen of the Valley Hospital property is relatively flat with on site elevations ranging from 359 feet above mean sea level (amsl) in the eastern and northeastern portion of the site down to 352 feet amsl along the western portions of the site closest to Merced Avenue. The average elevation on the hospital property is approximately 357 feet amsl with a gentle slope of 0.4 percent down in the southwest direction.

2.5.2 Cultural Resources

There are no identified archaeological or Native American tribal resources identified on or near the Queen of the Valley Hospital property. There are several houses or buildings that the City has identified as having local historical importance and has recommended nomination of these properties to the California Register of Historical Places. However, none of the 30 properties recommended for local historical recognition are on or adjacent to the Queen of the Valley Hospital property.

2.5.3 Biological Resources

The Queen of the Valley Hospital site and former park properties are currently fully developed and contain no native vegetation or habitat. The only source of water in the area is the fully improved Walnut Creek Channel just north of the Project site. The hospital property and former City park site contain dozens of large trees and landscaped areas. On-site vegetation provides minimal habitat for native animals except for birds and small, urban mammals. It is possible that on-site trees and large shrubs may provide some nesting or roosting opportunities for migratory birds or raptors. In its present condition the Queen of the Valley Hospital site provides minimal support for sensitive or important biological resources.

2.5.4 Soils

Most of the City is urbanized and the majority of the land surface is covered in structures and pavement, which limits the extent of exposed surface soils. Soils in the Project area are generally sandy silt and silty clay transitioning to silty clay and clay. Soils exposed by grading can be subject to erosion by water or wind, and some local soils have high clay content and thus a potential for shrink/swell risks.

2.5.5 Seismicity and Faulting

The most significant fault zone in the Project area is the San Andreas Fault, but other important faults in the area include the Sierra Madre, Whittier-Elsinore, San Gabriel, Verdugo, Santa Monica-Raymond, Newport-Inglewood, San Jacinto, Puente Hills, Indian Hill, San Jose, and Walnut Creek. The closest fault to the Project site is the Walnut Creek Fault which is potentially active and located 1.5 miles to the southeast. Although the Project area does not have a high potential for ground rupture from earthquakes, the region has and will continue to experience moderate to high levels of ground-shaking. There are no landslide or liquefaction zones on or located near the Queen of the Valley Hospital property.

2.5.6 Hydrology

The Walnut Creek Channel runs east to west through the middle of the City, just south of Interstate 10. This channel is just north of the Queen of the Valley Hospital property and flows west into the San Gabriel River approximately two miles west of the City. The entire Project site is located outside of the 100-year flood plain. As discussed above, the site slopes from the northeast to the western portions of the site. Most of the site currently drains towards Merced Avenue.

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3

PLAN ELEMENTS



Conceptual Rendering of Queen of the Valley Hospital Campus

Source: Cunningham Group

3.1 Purpose and Intent

This Chapter contains a discussion of the various plan elements for the Specific Plan, including the following:

- Land Use Plan
- Pedestrian and Bicycle Circulation
- Transit Network
- Vehicle Circulation and Access
- Infrastructure Plan and Public Services
- Grading Plan

Each plan works in tandem with the other plans to establish a framework for the Queen of the Valley Hospital Specific Plan, ensuring that the project will develop to be an enriching asset to the City of West Covina, providing thoughtful consideration to the area surrounding the project site.

3.2 Land Use Plan

The Queen of the Valley Hospital Specific Plan is a 28.79-acre hospital campus development located within the city limits of West Covina. The Project Site currently has about 1,090,000 square feet of existing medical facilities and up to 325 licensed beds. The proposed Specific Plan would increase the maximum intensity of the site by up to 490,000 gross square feet and up to 200 licensed beds for a total campus of 1,580,000 gross square feet and 525 licensed beds, as indicated in *Table 3.1, Land Use Summary*. Besides meeting the community’s health needs, the hospital provides high-wage high-value jobs. The Specific Plan focuses on creating a high-quality development that efficiently utilizes the property.

The three zones, Core Medical (Zone 1), Transitional Office (Zone 2), and Transitional Flex (Zone 3), are intended to guide development at varying intensities to provide a buffer or transitional space between the center of campus and the surrounding community. The highest intensity and hospital-related uses will primarily be located in Zone 1. This zone will also have the highest height limitation. Zone 2 will be of moderate intensity and will primarily consist of medical office uses to provide a transition to the adjacent office uses. The allowed height in this Zone will be similar to that of Zone 1. Zone 3 will primarily consist of parking and supporting services. This zone will have the lowest intensity in the Specific Plan area and will provide a buffer from the neighboring apartment complex and single-family homes across the Walnut Creek Wash to the north. The zones are not intended to be exact in their respective location on *Exhibit 3.1, Land Use Plan*, but rather as a guide to facilitate the start of a proposed transition.

Table 3.1, Land Use Summary

Specific Plan Area	Acres	Maximum Potential Intensity	Maximum Floor Area Ratio
Total Project Site	28.79	1,580,000 Square Feet (Gross Floor Area) and 525 Hospital Beds	1.26

Exhibit 3.1, Land Use Plan



Source: KTG

N. T. S.

3.3 Pedestrian & Bicycle Circulation

3.3.1 Pedestrians

Pedestrian conditions in the public right-of-way of downtown West Covina area are typical of commercial areas in postwar suburban communities, characterized by a “superblock” structure consisting of a limited number of streets with relatively few intersections, limited network connectivity and resulting indirect pathways. On public streets around the Specific Plan area, there is a general lack of curbside parking to serve as a buffer between traffic and the sidewalk. Where feasible and appropriate, the Queen of the Valley Hospital Specific Plan encourages pedestrian-friendly connections to all buildings, structures, and to the public rights-of-way.

3.3.2 Bicycles

The City of West Covina has recently adopted the Active Transportation Plan on May 15, 2018. This plan identifies the existing and planned bicycle routes within the City. Facilities near the Project area and are shown in *Exhibit 3.2, Bicycle and Pedestrian Network*. Chapter 22, Article III of the Municipal Code define standards for Class I Bike Paths, Class II Bike Lanes, and Class III Shared Routes. A Bike Path is an exclusive facility, while a Shared Route is a street designated as a bicycle route, with no special markings. Bike Lanes, meanwhile, are divided into Class IIa (no parking) and Class IIb (parking permitted) categories. Class IIa lanes must be a minimum of five feet wide, while Class IIb lanes must be at least 13 feet wide.



Sidewalk and Parkway Along S. Sunset Avenue

Exhibit 3.2, Bicycle and Pedestrian Network



Source: KTG

N. T. S.

3.4 Transit Network

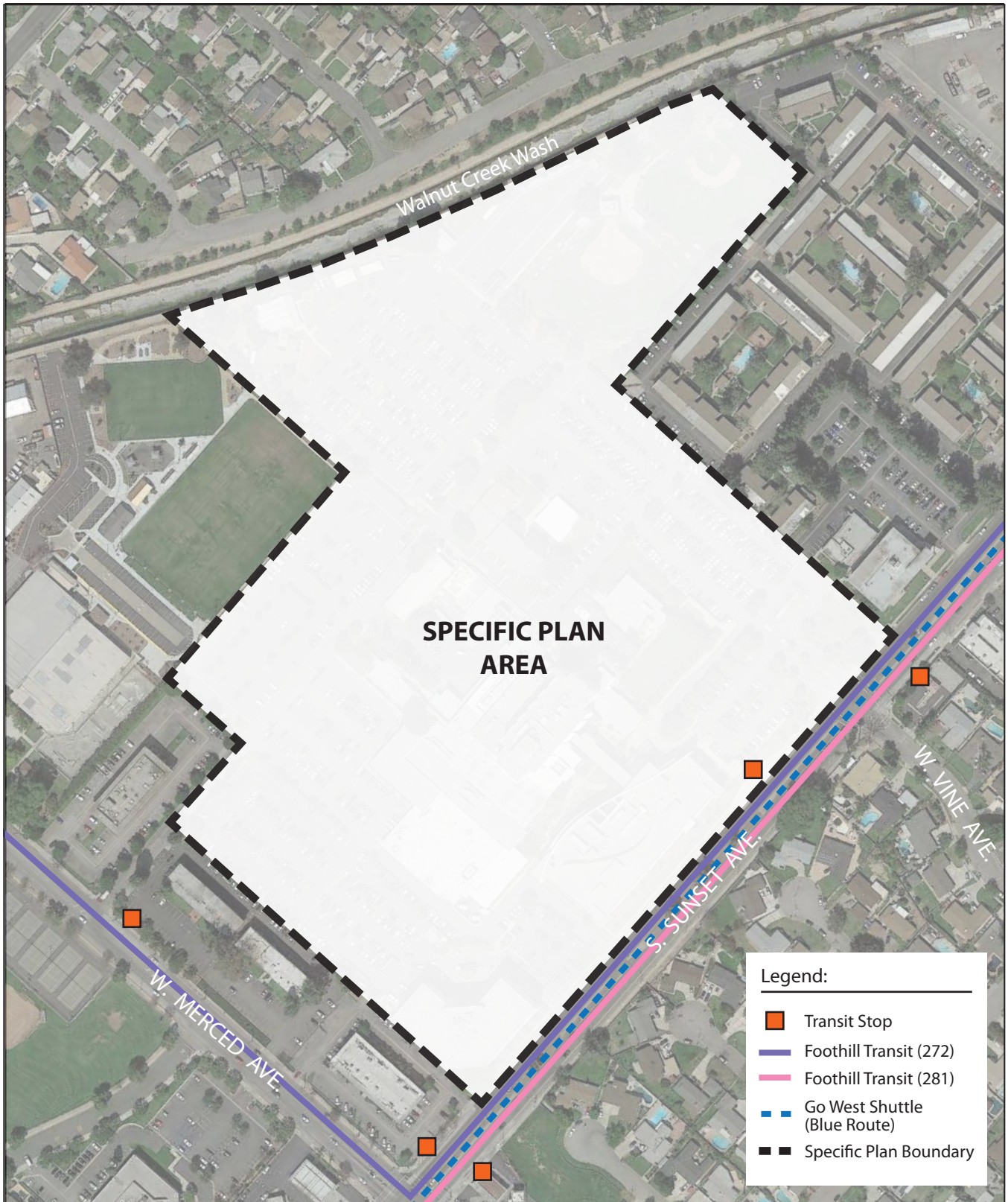
The City is situated in the eastern San Gabriel Valley which is served by several regional freeways and major arterial streets. The Interstate 10 (I-10) freeway traverses the northern portion of West Covina from east to west, and the State Route 60 (SR-60) freeway is located less than a mile south of the City's southern limit. A rail line is located to the north just outside City limits carrying both Metrolink's San Bernardino line trains and freight trains.

Public transit service in West Covina is provided by Foothill Transit and by the City of West Covina, operating as Go West. Foothill Transit is the regional bus service provider for the eastern San Gabriel Valley. (The Go West system, meanwhile, consists of three shuttle routes, labeled Red, Blue and Green.) Transit service is concentrated in the Downtown area, where Foothill Transit operates a total of eight routes, including one Bus Rapid Transit or BRT service and an express service. Service to the Specific Plan area are provided by Foothill Transit bus Routes 272 and 281, which have stops adjacent to the Project Site, as shown in *Exhibit 3.3, Transit Network*.



Foothill Transit Bus Serving Riders Along S. Sunset Avenue

Exhibit 3.3, Transit Network



Source: KTGy

N. T. S.

3.5 Vehicular Circulation

The hospital property is at the north corner of Sunset Avenue and Merced Avenue, approximately 0.7-mile south of the I-10 Freeway. Sunset Avenue is classified as a Principal Arterial (80 feet curb-to-curb width) within a 100-foot right-of-way (ROW). Merced Avenue is classified as a Minor Arterial (60 feet curb-to-curb width) within an 80-foot ROW, according to the West Covina Master Plan of Streets. *Exhibit 3.4, Vehicular Circulation and Access*, shows the classifications for public streets adjacent to the Specific Plan area. The classifications are summarized as follows:

- **Principal Arterial.** A street serving high volumes of regional traffic and located adjacent to primarily commercial or higher-density residential parcels.
- **Minor Arterial.** A street serving primarily through traffic and located adjacent to primarily commercial or higher-density residential parcels.

The primary access into the site is the signalized intersection along S. Sunset Avenue near the northeast corner of the Specific Plan area. Two other unsignalized ingress/egress points also occur along S. Sunset Avenue, one being right-in, right-out, and the other having both left- and right-in, right-out. Ingress/egress also occurs with the abutting parcels to the north and south, with the latter providing access to a full-access unsignalized intersection with W. Merced Avenue. This secondary egress does allow access to the hospital in the form of an access easement.

As the property is developed in the future, the primary and secondary access points may require widening, relocations, signage, or other improvements recommended by a traffic engineer to facilitate traffic flow.



Primary Entry to Queen of the Valley Hospital at S. Sunset Avenue and W. Vine Avenue

Exhibit 3.4, Vehicular Circulation and Access



Source: KTGy

N. T. S.

3.6 Infrastructure Plan & Public Services

The proposed utility improvements detailed below are based on the maximum potential development identified in *Table 3.1, Land Use Summary*. Infrastructure facilities (such as, but not limited to water, sewer, and storm drains) shall comply with the requirements of the City of West Covina and the relevant service agencies. All construction shall comply with all provisions of applicable building codes.

3.6.1 Domestic Water

There are three main public water lines serving the Specific Plan area, each operated and maintained by Suburban Water Systems. As depicted in Exhibit 3.5, Domestic Water Plan, there is one (1) 12-inch water main line in Merced Avenue and two (2) 12-inch water main lines in Sunset Avenue. Additionally, there is an existing 12-inch water line originating at the existing 12-inch water line in Merced and running through the access road to the Specific Plan area. The buildings connect to the existing 12-inch water line in Sunset Avenue via an 8-inch internal domestic water line. The existing medical office building in the southerly corner of the site is served by a water line that comes off the existing 12-inch water line in Sunset Avenue.

It is anticipated that future uses will be served by new domestic water connections to either the existing 12-inch water line in Sunset Avenue or Merced Avenue. It is anticipated that a new water line will have to be constructed within the access road that connects the rear of the property to Merced Avenue, via an abutting parcel. It is not anticipated that domestic improvements outside of the Specific Plan area will be necessary (other than future connections to existing lines within abutting streets).

3.6.2 Fire Water

The pipe sizes for the existing on-site fire water systems vary from 4-inch to 10-inch diameter. The fire water system is serviced by a 10-inch fire water line that connects to the existing 12-inch waterline in Sunset Avenue or a 4-inch fire water coming off the existing 12-inch water line within the access road. Additionally, there is a 6-inch fire water line coming off the existing 12-inch public water line in Sunset Avenue serving a fire hydrant at the main entrance to the hospital building. The existing medical office building in the southerly corner of the site is served by a fire water line that comes off the existing 12-inch water line in Sunset Avenue.

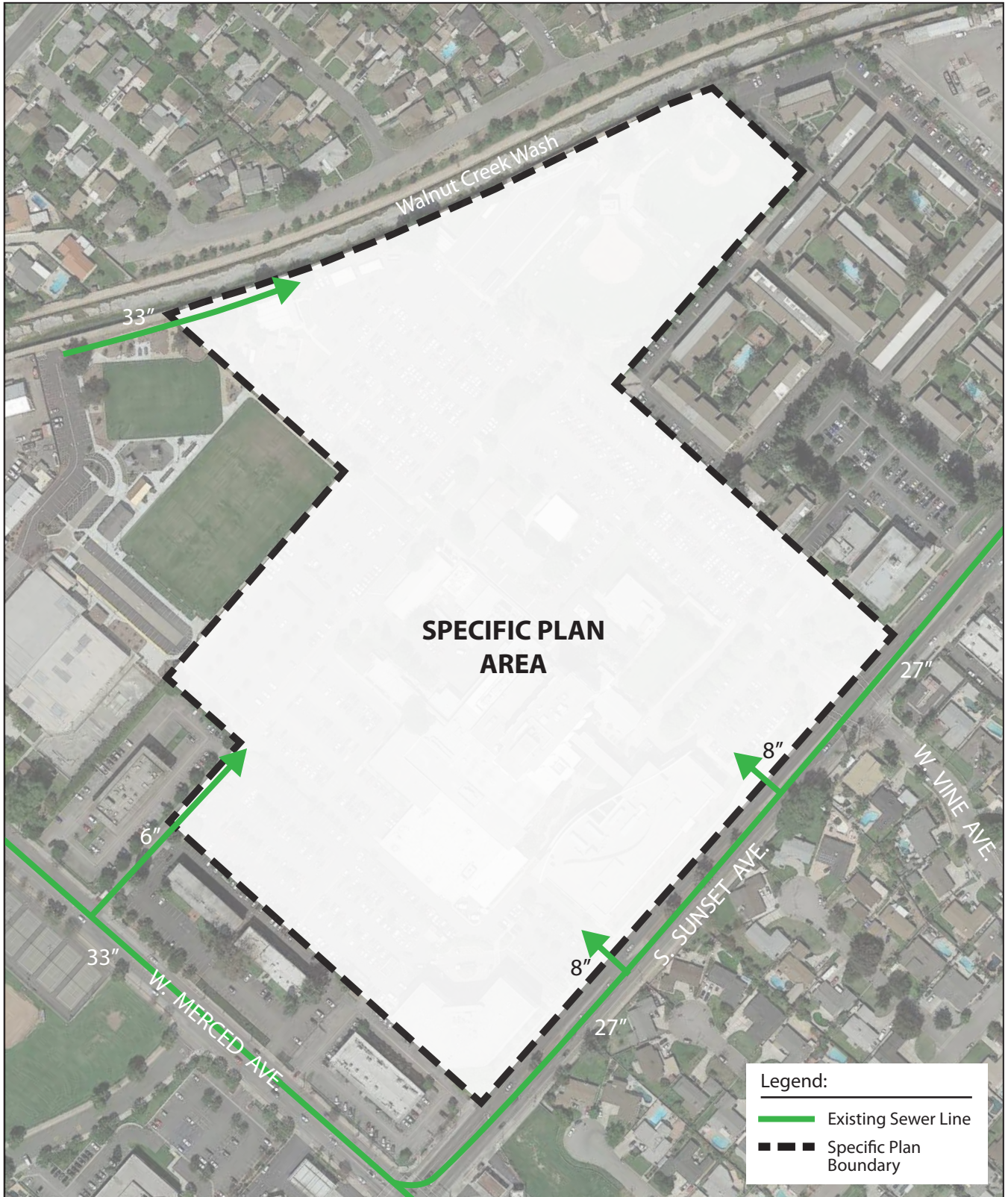
It is anticipated that future uses will be served by new fire water connections to either the existing 12-inch water line in Sunset Avenue or Merced Avenue. It is anticipated that a new fire water line will have to be constructed within the access road that connects the rear of the property to Merced Avenue, via an abutting parcel. Each new fire water lateral will require a backflow preventer as it comes off the public mainline. It is not anticipated that fire improvements outside of the Specific Plan area will be necessary (other than future connections to existing lines within abutting streets).

3.6.3 Sewer

There are two main public sewer lines serving the Specific Plan area, operated and maintained by the City of West Covina. As depicted in *Exhibit 3.6, Sewer Plan*, there is one (1) 33-inch sewer main line in Merced Avenue and one (1) 27-inch sewer main line in Sunset Avenue. The 27-inch public sewer line in Sunset Avenue connects to the 33-inch public sewer pipe in Merced Avenue, which eventually carries the sewage to the San Jose Creek East Water Reclamation Plant (WRP), adjacent to the City of Whittier. The campus connects to the 27-inch sewer line in Sunset Avenue via two internal 8-inch sewer lines, which ultimately combine into one 10-inch sewer line near the property line. The rear of the campus connects to the 33-inch sewer line in Merced Avenue via a 6-inch sewer line within the access road.

It is anticipated that future uses will be served by new sewer laterals connecting to the existing on-site 8-inch sewer lateral or 6-inch sewer lateral in the access road. However, both of these on-site laterals may need to be upsized to accommodate future flows. It is not anticipated that sewer improvements outside of the Specific Plan area will be necessary (other than future connections to existing lines within abutting streets).

Exhibit 3.6, Sewer Plan



Source: KTG Group

N. T. S.

3.6.4 Drainage

There are two main storm drain lines servicing the Specific Plan area and maintained by the City of West Covina. As depicted in *Exhibit 3.7, Storm Drain Plan*, there is one (1) 120-inch storm drain in Merced Avenue and one (1) 42-inch storm drain main line in Sunset Avenue. The storm drain in Sunset Avenue connects to the 120-inch storm drain in Merced Avenue, which runs to the northwest and outlets to the Walnut Creek Wash. The site, generally, has three drainage areas. The first drainage area, approximately 11.2 acres, in the southeast half of the Specific Plan area, surface flows southeast to Sunset Avenue where it is then collected by the 42-inch storm drain in Sunset Avenue. The second drainage area, approximately 6.5 acres in the west quadrant of the Specific Plan area, surface flows southwest to Merced Avenue where it is collected by the 120-inch storm drain in Merced Avenue. The third drainage area, approximately 8.3 acres, in the north quadrant of the Specific Plan area, surface flows southwest to an existing 24-inch storm drain that runs northwest and outlets to the Walnut Creek Wash. Additionally, there are several roof drain lines throughout the site varying in size from 6-inch to 12-inch. All roof drain lines connect to an internal 14-inch roof drain line in the access road, which connects to the existing 120-inch storm drain in Merced Avenue.

It is anticipated that future drainage will be similar to the existing condition. Structural or Treatment Control Best Management Practices (BMPs) will be required for future improvements under the Standard Urban Storm Water Mitigation Plan (SUSMP) conditions assigned by the City. The SUSMP requirements, approved by the Regional Water Quality Control Board, call for the treatment of the peak mitigation flow rate or volume of runoff produced by a 0.75 inch 24-hour rainfall event. Various stormwater treatment facilities will be provided throughout the site to capture and treat stormwater runoff from the site. It is not anticipated that storm drain improvements outside of the Specific Plan area will be necessary (other than future connections to existing lines within abutting streets).

Exhibit 3.7, Storm Drain Plan



Source: KTG Y Group

N. T. S.

3.7 Grading

Currently, the majority of the site is developed with impervious surfaces, with the exception of areas of ornamental landscape and the former park site. It is anticipated that grading activities will be minor and generally consist of recompacting existing dirt with little, if any import or exporting of soil. In the event that parking structures (above or below grade) are constructed, some excavations may be necessary to accommodate the caissons and/or underground parking levels, necessitating to potentially export dirt off of the Specific Plan area.

4

DESIGN GUIDELINES



Landscape Courtyard Between Buildings at Queen of the Valley Hospital

4.1 Introduction

This chapter contains the site planning, architectural, and landscaping design guidelines for the Queen of the Valley Hospital Specific Plan. These guidelines, when implemented, will ensure that the Project develops as a quality medical center with consistent design elements.

These design standards and guidelines are intended to identify and establish visual themes that are aesthetically pleasing, ensure that the Specific Plan area remains compatible with surrounding residential areas, and create a cohesive sense of place for the Queen of the Valley Hospital campus.

The design guidelines also incorporate sustainable site design practices that focus on enhancing and improving sustainability and energy conservation features throughout. They emphasize the use of native and drought-tolerant landscaping, preservation of the natural ecosystem, replenishment of groundwater, and reduction of waste. Specific projects developed pursuant to the Specific Plan shall also follow the Green Building Code.

4.2 Site Planning

The dynamic character of the Project will be established by the site design, placement, and architectural design of buildings that form the streetscene and pedestrian pathways. Characteristics contributing to a successful, pedestrian-friendly environment include strong relationships between building form, street, and pedestrian paths.

4.2.1 Building Placement and Orientation

The orientation of buildings plays an important part in the overall campus design to create an accessible, safe, and easily navigable environment for hospital visitors, staff, and patients.

- Building orientation should consider the following site design factors:
 - » Views of buildings from adjacent off-site locations and public rights-of-way
 - » Views from the buildings to surrounding areas, scenic vistas, and other natural features
 - » Pedestrian circulation, accessible to all users, especially to adjacent building entrances and parking facilities
 - » On-site vehicle/bicycle circulation and parking
 - » Access for service/delivery, fire and emergency, shuttles, and other vehicles
 - » Relationship of buildings to open spaces on campus
 - » Exposure to natural elements, such as sun and dominant wind patterns
- In general, buildings should maintain a strong relationship to the street or open space area, such as courtyards, to create an accessible and inviting environment.



Example of Building Orientation Towards On-Site Circulation

- Individual buildings should respond to adjacent uses, building massing, and open space to balance the overall campus environment.
- Buildings should be oriented to frame entry courts, courtyards, paseos, and similar spaces that create inviting and useful outdoor spaces.
- Buildings should be directed away from abutting residential uses.
- Building design plans should provide open space for each building, where appropriate, that is directly accessible and integrates landscape and architectural design.
- To enhance natural surveillance, project design should maximize unobstructed views of people and property near entryways, pathways, open spaces, parking lots, and streets.

4.2.2 Building Entrances

- Building entrances should be defined through landscaping, site design, and significant features or architectural elements, and in conjunction with primary patterns of use and entry, including defined accessible pedestrian circulation paths.
- Primary building entrances should be clearly visible and easily identifiable.
- Buildings should incorporate Crime Prevention Through Environmental Design (CPTED) design measures where appropriate to create safer environments. Entrances should be well lit, well defined, and have active frontages.
- Building entrances should be clearly identifiable from a considerable distance and offer protection from natural elements, such as overhangs and shading devices.
- Primary building entrances should be defined through building articulation and landscaping.



Example of Clearly Identifiable Building Entrance

4.3 Architectural Design

Provisions for architectural design draw on site context, individual building programs, and innovative building techniques to create a desired built environment characteristic of a cutting-edge hospital and medical research campus.

4.3.1 Building Form & Massing

- In general, buildings should employ high-quality architectural designs.
- High quality and consistent design should be employed on all sides of a building.
- High quality design, construction, and materials should be employed on all buildings to provide for long-term function and reduced maintenance of the building.
- Building forms should be articulated with varying roof heights, wall planes, colors and materials, and/or building modulation. Unarticulated walls of 100 feet and greater are strongly discouraged.
- The use of outdoor space between buildings, such as interior/side yards or terraces, should be considered as a means to break up and articulate building mass.
- The style of the roof should be in accordance with the building's architectural character to enhance the value of the building design and to shield rooftop equipment.
- Courtyards and atriums may be used to bring light and air into interior spaces, where appropriate.



Example of Materials and Articulation to Break up the Building Massing

4.3.2 Building Colors & Materials

- Use durable, sustainable, low maintenance, high quality materials to develop long-lasting buildings that could be adaptively reused over time and are appropriate to the architectural character of the campus:
 - » Glass of varied colors, tints, or effects; painted metals; metal sheens; travertine; sandstone; stucco; precast concrete; and factory-finished metal panels (heavy gauge only, in corrugated, louvered, architectural seam, or flat sections) are preferred.
 - » The finish, texture, and color of materials should be compatible with the overall architectural style of the Queen of the Valley Hospital campus.
- Use durable and complementary roof and rooftop screening materials that integrate with the architectural character of the buildings.
- Materials should be incorporated such that they do not appear to be merely surface applications, but a rather integral component of the architectural design.
- Where appropriate, buildings should use materials with a higher recyclable content, such as stucco, glass, laminate panel cladding, tile, stone, or metal.
- Garage openings, parapets, screens, entrance canopies, scuppers, downspouts, and metal railings should be compatible with the building design.
- Accent materials with a bolder texture or color (stone, laminate panel cladding, aluminum, tile, brick, mosaic, signature metals, etc.) can be used to highlight entrances and/or noteworthy architectural elements of new structures.

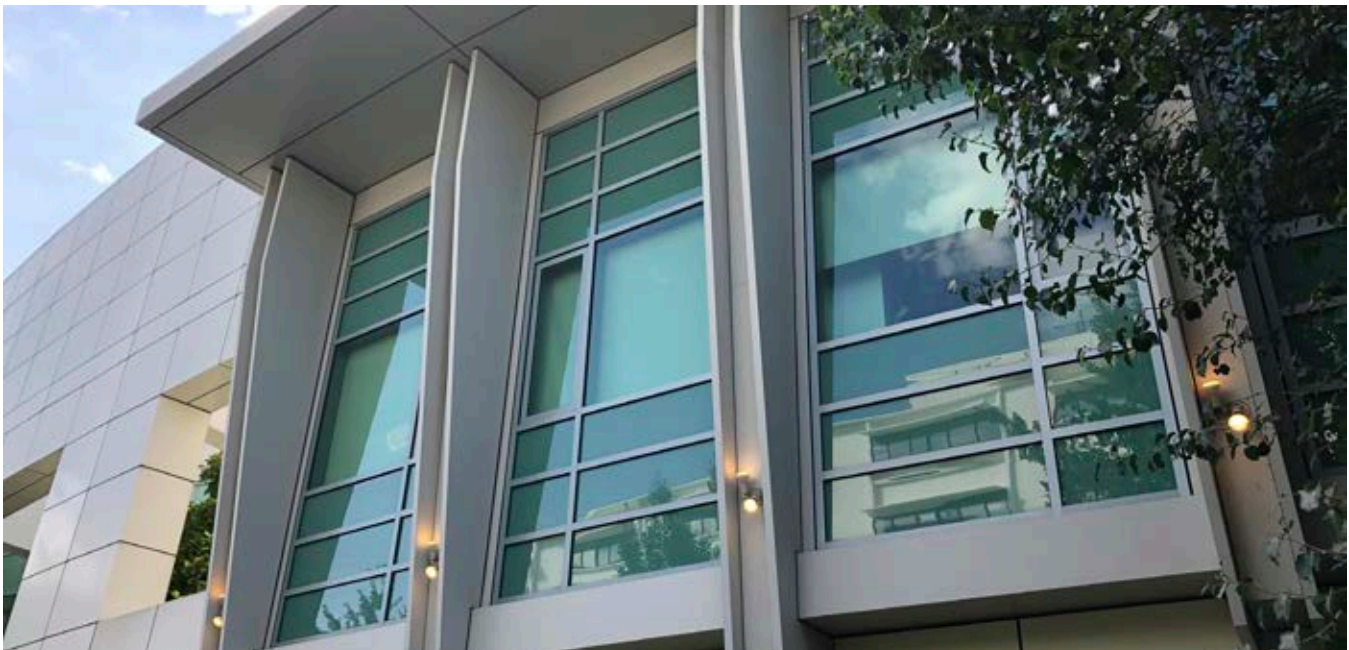


Example of Building with Multiple Material Types (glass, brick, and concrete)

- Color and finishes on all exterior elevations of a building shall be coordinated to provide a total continuity of design. A range of complementary colors and materials should be used to produce diversity and provide visual and architectural interest. Appropriate colors include, but are not limited to:
 - » Muted natural colors.
 - » Earth tone colors.
 - » Pastel colors.
 - » Natural stains.
- Undesirable colors on buildings exteriors include, but are not limited to:
 - » Fluorescent colors.
 - » Neon colors.
 - » Bright colors as the primary wall color.
 - » Primary colors (red, yellow and blue) as the primary wall color.

4.3.3 Windows

- The design, size, type, and location of windows should enhance interior daylight and potentially decrease the size/type of required heating/cooling systems.
- The use of a variety of different window types, shapes, sizes, and colors are highly encouraged to help define different building elements.
- Windows should use varied types of glass, glazing, and tints to accentuate different sections of the building. Windows and glass can also be featured as a design element for buildings, such as accents on towers and curvilinear surfaces.



Variety of Window Glass Sizes

4.3.4 Building Façades

- Greater attention to detail and architectural quality should be used at the ground level of buildings to help activate the streetscape and provide an engaging and interesting pedestrian experience.
- A material or massing break should be incorporated into building façades greater than two stories. This guideline does not apply to a porte-cochère designed primarily as a covered vehicle entrance.
- Varied modulation for exterior façade surfaces is encouraged, but cube-shaped projections are prohibited.
- All-glass buildings are prohibited.
- Buildings and structures adjacent to public roadways and pedestrian pathways should incorporate human-scaled building features at the pedestrian level, such as windows, doors, and entry features.
- For any new structure or addition, all façades should incorporate features that eliminate blank (one solid material) and unarticulated walls, add visual interest, and display a distinctive architectural style, in particular, as visible from the public right-of-way.
- The maximum width of a blank façade without any vertical or horizontal architectural design feature or articulation shall be 100 feet.
- The ground-level face of any building fronting a pedestrian path should incorporate modulation in plane, height, material, color, or roof treatment.
- Varied materials, texture, patterns, colors, and details on building façades should be used to diminish the perceived mass of large-scale buildings.



Example of Material Uses and Articulation Along the Building Façade

- Building façades should incorporate three-dimensional detailing such as window moldings, bay windows, belt courses, and cornices to create visual interest appropriate to the architecture style.
- Murals, trellises, or vines and espaliers may be placed on large expanses of walls at the rear or sides of buildings to soften the wall and create interest.
- Buildings greater than three stories should provide variation by using fenestration and sunshades to create an interesting pattern of projections and recesses, light, and shadow.

4.4 Landscaping

Landscape design standards and guidelines are established to give character and definition to the Queen of the Valley Hospital campus and to enhance the range of open spaces in the Specific Plan Area. Sustainable site design practices are emphasized for new landscaping and renovations—the use of native and drought-tolerant plants, preservation of the natural ecosystem, replenishment of groundwater, and reduction of waste. This section emphasizes the use of a variety of plant types, textures, heights, and colors to add character and properly define, identify, separate, and enclose spaces on the Queen of the Valley Hospital campus.

The term “landscape area” refers to all areas not used for buildings, roadways, parking/truck loading, or storage. Landscape area, unless otherwise noted, includes all pedestrian areas, plazas, and walkways. All landscape elements should be designed in coordination with adjacent development sites to ensure smooth



Open space area around main building entrance at Queen of the Valley Hospital

transition from one landscaped area to the next and should comply with the California Model Water Efficient Landscape Ordinance, as well as the West Covina Municipal Code.

The provisions of this Section apply to all new or replaced landscape and open space, hardscape and/or furniture projects. The following guidelines provide additional information on different open space and landscape areas, softscape, irrigation, hardscape and outdoor furniture.

4.4.1 Open Space Types

Different types of open space, which together compose the Queen of the Valley Hospital campus open space system, are described below:

Main Building Entrance

- The main building entrance is an area immediately in front of a building. The main entrance to any of the Queen of the Valley Hospital buildings is the transitional space between the outdoors and the interior of the building and is characterized as the welcoming space. New main building entrances should include enhanced paving such as colored concrete with special finishes, concrete pavers, or natural stone.



Example of a mix of hardscape and softscape elements

Building Frontage

- Landscaped areas adjacent to the primary front façade of the building. The building frontage is the area on either side of the main building entrance, running the length of the building.
- Building frontages facing a street should be landscaped and include pedestrian walkways and enhanced paving.
- A five-foot minimum-width sidewalk should be provided along street-facing building frontages. This requirement can be met with a five-foot-wide sidewalk included as part of the public sidewalk.

Building Perimeter

- The building perimeter is the landscaped area adjacent to the sides of the building, excluding the primary front facade. In most cases, the building perimeter will be landscaped, though in some areas the perimeter may be wide enough for a sidewalk. Building frontages not adjacent to a street should provide a minimum five-foot landscaping.
- Trees should be used around buildings with large expanses of wall, such as a parking structure or maintenance buildings.

Landscape Parkways & Medians

- An attractive and varied use of trees, shrubs and groundcover are highly encouraged within landscape parkways and medians. Plant selections should be designed to allow clear vehicular visibility.



Building perimeter landscape treatment



Connector space pathway

Transitional Buffer

- Landscape areas adjacent to neighboring residential uses should be designed to provide a buffer from campus lighting.
- Landscape areas adjacent to neighboring residential uses should utilize landscaping such as trees and dense plantings to increase privacy and reduce the visual connection between adjacent residential uses and the Specific Plan area.

Connector Space

- Connector space are landscaped areas along pathways that provide pedestrian access to buildings, parking and other open spaces.

Park and Garden Space

- Landscaped areas often used for gathering, recreation, and leisure. These areas can also include garden space where various plants are cultivated, such as herbs, fruits, flowers, or vegetables.

Softscape

- Invasive plants listed by the California Invasive Plant Council in Southern California are not permitted in any new landscape areas on the campus.
- Low shrub masses, groundcovers, and/or grasses should be used where visibility and line-of-sight is important.
- Where existing landscaping is retained, it should be used as an integral element of the new landscape design so that there is a seamless visual and functional connection between new and existing landscaping.



Variety of softscape between buildings

- Plant material should incorporate native and low-water-use species. Drought-tolerant grasses should be used for lawn areas where possible.
- Softscaping should integrate sustainable design approaches, such as replenishment of groundwater, the reduction of waste, and the preservation of existing natural ecosystems.
- The use of local resources and materials is encouraged in all landscape areas.
- Shading through landscaping or man-made structures should be provided in landscaped areas where appropriate.
- Planting of trees along southern and western building walls is encouraged to reduce the urban heating effect.
- Landscaping should include a climate-adapted plant palette, in varying heights, colors and forms; with accent trees; within mulch, decomposed granite, rock or stone or similar natural material landscaping beds.
- Quality mulch of sufficient spread and depth to provide an effective weed barrier should be used in all planted areas.
- Large specimen trees should be incorporated near major new buildings to provide a signature landscape element and to help increase the building's energy efficiency through additional shading.
- Plant materials should be used to screen trash enclosures, parking structures or areas, and utilities.
- Landscape buffers should provide a varied landscape design, which includes continuous, tall, evergreen plants—in addition to security walls and fences—to provide a physical and visual barrier between the campus and adjacent residential uses.
- Boulders, rocks, and stones are encouraged within landscaped areas.

4.4.2 Irrigation Standards

The City of West Covina has adopted a landscaping ordinance pursuant to state requirements, which requires new landscaping to be designed to conserve water and adhere to an annual water budget, also known as the Maximum Applied Water Allowance or MAWA (in gallons per year). Projects that trigger Model Water Efficient Landscape Ordinance or MWELo shall comply with the requirements and standards in Section 26.750 of the West Covina Municipal Code. For projects that do not meet those thresholds, the design guidelines below are applicable:

- Irrigation systems should be operated automatically using an electronic controller and low-voltage remote control valves and rain sensors.
- Irrigation systems should use water-conserving methods and water-efficient technologies such as drip emitters, evapotranspiration controllers, and moisture sensors.
- Drainage should be directed to subterranean retention systems, permeable areas or small bioswales, where feasible, to minimize discharge to the storm drain system.
- Vegetation and other improvements capable of carrying, retaining, infiltrating, and treating runoff should be used in a safe manner to the extent feasible.

4.4.3 Hardscaping and Outdoor Furniture

- The campus should incorporate a comprehensive system of visually coordinated, comfortable, and weather-resistant outdoor furniture, located in high-use areas and shaded by trees or other overhangs where possible.
- Outdoor furniture such as trash receptacles, poster kiosks, benches, and other amenities should be compatible with the overall campus design and elements such as signage and paving, to enhance the identity of the campus.
- Outdoor furniture should be provided outside main building entrances or where buildings serve the public.
- Outdoor furniture should be made of permanent and weather resistant materials.
- All hardscaped areas shall be ADA accessible and made of approved ADA materials.
- All paved areas should be sloped to drain at one percent (1%) except where accessibility requirements preclude it.
- Visual interest should be created by varying the colors, patterns, and textures of quality paving materials.
- Distinct and contrasting hardscape materials should be used in major open space areas, building entrances, pedestrian/vehicular entries into the campus, pathways and paths to outpatient or visitor care, and parking areas.
- The use of dark-colored paving materials should be limited in order to reduce the urban heat island effect.
- Pervious or open-grid paving is recommended for use in parking areas, to reduce the negative effects of stormwater runoff and facilitate groundwater recharge. Where feasible, all runoff in parking areas should be directed to bioswales or retention basins.
- Permeable paving and/or recycled materials should be used to the extent feasible.



Stained concrete with landscape pockets and metal benches

- Decomposed granite and other natural paving materials may be incorporated into landscaped areas to provide visual interest or to allow for limited pedestrian use.
- It is recommended that thirty percent of hardscaped areas on the campus be paved with at least one of the following decorative paving materials, and the remainder of hardscape area should be paved with uncolored concrete:
 - » Colored concrete, stained concrete, or stamped concrete
 - » Brick or natural stone paving materials
 - » Interlocking concrete pavers
 - » Tile
 - » Decomposed granite or other small rock
 - » Other decorative paving materials subject to approval by the Community Development Director, as applicable

4.4.4 Public Art

Chapter 17, Article II of the WCMC requires all non-residential projects in excess of a valuation of \$500,000 to provide artwork and/or payment of an in-lieu fee to enhance the cultural and artistic resources within the City. Artwork shall be processed as per the WCMC. This Specific Plan encourages the inclusion of public art, water features, and other decorative elements in highly visible areas such as plazas, drop-off areas, at the primary entry (along S. Sunset Avenue). Elements such as arbors, murals, and decorative water fountains will create artistic harmony between the community’s buildings, landscape, and open spaces.

The guidelines for public art are as follows:

- Public art may be integrated into the buildings, interior plazas, interior landscape areas, at the primary community entry, and other outdoor areas of the campus that are accessible to the public.



Example of Mural as Public Art

- All art used in exterior areas shall be constructed of durable, all-weather materials including, but not limited to, steel, bronze, glass, concrete, metal, paint, wood, stone, tile, brick and other similar durable, low maintenance materials.
- The art may be created using a variety of mediums and techniques and be as fleeting as sprays of water or as permanent as a sculpture. Examples of items qualifying as art include, but are not limited to: earthwork, neon glass mosaic, photograph, print, calligraphy, water features, decorative tiles, paving and mosaics, murals (including on utility boxes and walls), sculptures, decorative carvings, ornamental benches, special light displays, decorative bike racks, and other items of a unique and high-quality nature that embody artistic elements.
- Each piece of art shall be designed to enhance or complement the outdoor area or building to which it relates.
- Art may not involve advertising, the name of the Project, and/or special events and activities.
- Artwork must comply with all applicable site-distance requirements.

Stand-alone art visible from public views such as painted murals on walls or utility boxes, decorative bicycle racks, or stand-alone art located within the public right-of-way is permissible but shall be reviewed by the City Engineer and/or the Community Development Director prior to Planning Commission review.

4.4.5 Walls & Fences

- All new interior fences and walls, retaining walls, and screening walls within public view from within or outside the Queen of the Valley Campus should provide visual interest that is compatible with surrounding site improvements.
- When walls are used, decorative walls shall be required along the Sunset Avenue right-of-way and when next to non-commercial property.
- Unfinished walls are prohibited.
- Fences along buildings, retaining walls in the interior of the campus, and screening walls should be compatible with the scale, material, and color of adjacent buildings and landscaping.

4.4.6 Mechanical Equipment and Trash Screening

- Screening trees should be used around buildings with large expanses of wall such as parking structures or maintenance buildings.
- All ground-mounted equipment should be in designated utility and/or service areas, and/or screened from public view by landscape and/or architectural treatments.
- Trash enclosures do not count towards required landscaping. However, the design should be integrated with surrounding landscaping through the use of vines, trellises, etc.
- Architectural design and materials used on trash, recycling, utility, and mailbox enclosures and screens should be compatible with the primary building they serve.
- All areas with utility, mechanical, trash and recycling equipment should be located in strategic areas to minimize the effects (noise, visual qualities, etc.) such equipment may have on adjacent uses, and should be screened by landscaping, a fence, or a wall and designed to be visually compatible with other site elements.

4.5 Lighting

Lighting is a primary contributor to the security and safety of the campus during nighttime hours. Lighting provisions are established to promote energy efficiency, address safety and security needs, and minimize light pollution. They are also intended to create a consistent lighting theme.

- Lighting should use CPTED guidelines to create well-lit entryways, pathways, open spaces, and parking structures.
- High-efficiency, warm white light is encouraged throughout the campus. Overly bright or glaring lights should be avoided.
- Lighting design should consider the use of control systems that reduce light levels during low-usage times while not sacrificing uniformity or safety.
- Special and subtle illumination is encouraged on and around buildings to accent main building entrances, special architectural elements (such as distinctive building elements or rooftops), and landscaping.
- Light fixtures should be made of materials that have long life spans and are able to withstand exposure to harsh weather and constant use.
- Similar or identical lighting fixtures should be used for buildings, signage, parking, internal road, and pathway lighting throughout campus to maintain a consistent and cohesive theme.
- Areas along the perimeter of the Specific Plan Area should be well illuminated to enhance the perimeter landscape and provide accent lighting for campus identity markers, except when abutting residential properties.
- Pole-mounted lights should be as short as possible and use more fixtures, rather than fewer but taller fixtures.



Example of building lighting using a variety of methods

4.6 Environmental Sustainability Strategies

This Specific Plan addresses environmental sustainability in various aspects of the Queen of the Valley Hospital campus to provide an environmentally responsible working environment while contributing energy efficiency improvements and improved occupant health and sustainable benefits for the community. The following standards and guidelines emphasize sustainable development practices and best management practices in an effort to establish Queen of the Valley Hospital as a leader in sustainability.

4.6.1 Energy Efficiency

- Exceeding local and state energy-efficiency building requirements is encouraged.
- Energy-efficient and natural lighting and ventilation should be used wherever possible.
- The use of materials that reduce heat transfer into and out of buildings (such as light-colored roofing materials) is encouraged.
- Whenever possible, building articulation and form should be expressive of and driven by environmental and site conditions, such as solar orientation, views, noise, prevailing winds, and local climate. South- and west-facing windows should either be tinted or shaded with an overhang, deciduous trees, or awnings to reduce summer exposure.
- Buildings are encouraged to integrate sustainable design features such as photovoltaic panels (especially on top of parking structures).
- Nontoxic, recycled-content materials should be prioritized in the design and construction of buildings.
- Green roofs may be considered as alternatives to active spaces and to help reduce the urban heat island effect.

4.6.2 Occupant Health

- Recreational amenities should be incorporated on campus, including gardens, gathering spaces, campus walking paths/routes, or areas for physical activity.
- Windows should provide visibility to landscape areas for the interior occupants/employees.
- Interior stairs should be clearly labeled and/or identified near the building's entrance.
- To facilitate pedestrian movement, a continuous, unobstructed path of travel should be maintained in any pathway. Pedestrian pathways can be used to connect less active outdoor spaces with more active uses.

4.6.3 Lighting

Proper lighting design has many benefits including energy savings, reduced sky-glow, and improved quality of life. Solar-powered lighting and energy efficient lighting can reduce energy consumption, thereby reducing emissions and improving air quality. Proper lighting design promotes safety, eliminates light trespass onto adjacent properties, minimizes the impact to nocturnal animals, and minimizes disruption to human's circadian rhythms to promote better sleep and healthier communities.

The following includes sustainable lighting Guidelines that should be considered by future developers:

- High-efficacy solid-state light emitting diode (LED) lighting for outdoor applications, including signage.
- Appropriate color spectral distribution to reduce glare and enhance safety and navigation.

4.6.4 Minimize Heat Island

Guidelines to reduce the heat island effect include the following.

- For surface parking lots, encourage evergreen canopy trees to be planted to meet the parking lot requirements described in *Section 5.5, Parking Standards*. Trees above the minimum amount required in said Section are also encouraged.
- Encourage the use of low albedo (reflection coefficient) materials in both paving, roofing, and building materials to reflect rather than absorb incoming solar radiation.
- Encourage utilizing green roofs.

4.6.5 Water Quality

- Encourage the following grading and paving techniques to reduce impacts related to drainage and to keep water from entering into buildings:
 - » Swales
 - » Water collection and disposal system
 - » French drains
 - » Water retention gardens
 - » Other water measures which keep surface water away from buildings and aid in groundwater recharge.

4.6.6 Recycling

- Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals.

4.7 Signage

Signage provisions establish identifiers for the campus; provide wayfinding for employees, visitors, and guests; and maintain consistent quality and appearance of signs throughout the campus. New signage within the campus shall comply with the Queen of the Valley Hospital Master Signage Program and Article VII of the West Covina Zoning Code, as applicable.

- All signs should be compatible with the campus character, architecture style, and landscaping and should enhance the overall identity of the campus.
- Sign typeface should be legible, in a consistent style and color, and of an appropriate scale to be read by the intended user.
- No more than 3 colors should be used for most sign types, not including the company’s logo. A substantial contrast between letters and symbols and the background help improve a sign’s legibility.
- All signs should be constructed of durable and weatherproof materials.
- Signs at public entrances should be internally illuminated.
- Existing signs should be replaced over time to comply with the Master Signage Program standards and guidelines.
- Signs should only advertise the Queen of the Valley Hospital, its donors and businesses/uses on campus.



Existing Queen of the Valley Hospital entry monument off S. Sunset Avenue

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5

DEVELOPMENT REGULATIONS



Primary Entry to Queen of the Valley Medical Arts Building

5.1 Overview & Intent

This section of the Queen of the Valley Hospital Specific Plan includes the development regulations, which are strongly shaped by the objectives in *Chapter 1*. The development regulations govern development of the principal physical components of the Specific Plan Area, including but not limited to: new and existing campus buildings, circulation and parking facilities, setbacks, parking standards, land uses, and open space on the campus.

5.1.1 Applicability

The provisions of this section are applicable to all parcels in the Queen of the Valley Hospital Specific Plan Area and shall supersede the provisions in the West Covina Municipal Code. The City of West Covina shall administer the provisions of this Specific Plan, in accordance with California Government Code (§§ 65450–65457) and the City of West Covina General Plan. Where this Specific Plan differs from provisions in the West Covina Municipal and/or Municipal Codes, the provisions herein shall prevail. If the Specific Plan is silent on an issue, the provisions of the West Covina Municipal Code shall be consulted. Design guidelines in *Chapter 4* of this Specific

Plan shall be used in concert with these development standards. Compliance with a development standard written as a “shall” or “must” is required. A standard written as “prohibited” or “not allowed” identifies an action or design that is not permitted.

5.1.2 General Provisions

This Specific Plan constitutes the zoning for the Queen of the Valley Hospital Specific Plan Area. Subsequent agreements, precise plans, tract or parcel maps, and any other action requiring ministerial or discretionary approval relative to the Specific Plan Area must be consistent with the development regulations in this section.

5.1.3 Definitions

Definitions for terms used in this document are provided in the appendix at the end of the document. If a term is not defined in the appendix, definitions can be found in the West Covina Municipal Code (WCMC) Section 26-63, as applicable.

5.2 Land Use Plan

The Queen of the Valley Hospital Specific Plan is a 28.79-acre hospital campus development located within the city limits of West Covina. The Project Site currently has about 1,090,000 square feet of existing medical facilities and up to 325 licensed beds. The proposed Specific Plan would increase the maximum intensity of the site by up to 490,000 gross square feet and up to 200 licensed beds for a total campus of 1,580,000 gross square feet and 525 licensed beds, as indicated in *Table 5.1, Land Use Summary*.

The Specific Plan Area is comprised of three zones containing the hospital campus and supporting medical uses. The three zones, Core Medical, Transitional Office, and Transitional Flex, are intended to guide development at varying intensities to provide a buffer or transitional space between the center of campus and the surrounding community. The zones are not intended to be exact in their respective location on *Exhibit 5.1, Land Use Plan*, but rather as a guide to facilitate the start of a proposed transition.

Table 5.1, Land Use Summary

Zones	Acres	Maximum Potential Intensity	Maximum Floor Area Ratio
Zone 1: Core Medical	18.67	1,580,000 Square Feet (Gross Floor Area) and 525 Hospital Beds	1.26
Zone 2: Transitional Office	3.73		
Zone 3: Transitional Flex	6.39		

Exhibit 5.1, Land Use Plan



Source: KTG

N. T. S.

5.3 Permitted Uses

Table 5.2, *Permitted Uses* establishes the uses which are permitted within the Specific Plan Area. The symbols used in the table represent the following:

- P Permitted Use
- NP Use Not Permitted
- CUP Conditional Use Permitted required
- AUP Administrative Use Permit required

Table 5.2, Permitted Uses

Land Use Types	Zone 1	Zone 2	Zone 3
Residential			
Hospitality (i.e., hotel) ¹	CUP	CUP	CUP
Multifamily dwelling	NP	NP	NP
Single-family dwelling	NP	NP	NP
Recreation, Education, and Assembly			
Community assembly/auditoriums and multipurpose facilities	P	P	CUP
Educational institution (college and/or postgraduate only)	P	P	CUP
Library, museum/cultural institution	P	P	CUP
Open space	P	P	P
Recreation facility (passive and active)	P	P	P
Retail			
General retail and/or pharmacy	P	P	NP
Eating or drinking establishment	P	P	NP
On-site sales and/or distribution of alcoholic beverages ²	CUP	CUP	NP
General Services			
Child day care (15 or more children)	P	P	CUP
Long-term care/hospice	P	P	CUP
Personal services, general ³	P	P	CUP
Place of religious assembly	CUP	CUP	CUP

Table 5.2, Con't.

Land Use Types	Zone 1	Zone 2	Zone 3
Medical Services			
Inpatient hospital	P	P	CUP
Outpatient services (clinic)	P	P	CUP
Office	P	P	P
Physical therapy/rehabilitation facilities	P	P	CUP
Data center	P	P	P
Research (laboratory)	P	P	P
Skilled nursing facilities	P	P	CUP
Infrastructure, Communication, Transit & Other			
Accessory uses and structures where related and incidental	P	P	P
Emergency (Medical) Aircraft Landing Facilities (within 300 feet of an off-site residential building)	CUP	CUP	NP
Emergency (Medical) Aircraft Landing Facilities (300 feet or more from an off-site residential building)	P	P	CUP
Wireless communication facilities ⁴	Per Sec. 26-285.980 to 999 of the WCMC	Per Sec. 26-285.980 to 999 of the WCMC	Per Sec. 26-285.980 to 999 of the WCMC
Farmer's Market	AUP	AUP	AUP

Footnotes:

1. Includes graduate student housing and short-term lodging and accommodations for patients, Campus guests, and others.
2. Only relates to hospitality, retail, restaurant uses where alcohol is sold for on-site consumption. Fundraising and philanthropic events, as well as conferences and meetings, involving alcohol sales or service for on-site consumption area may be allowed subject to state Alcoholic Beverage Control (ABC) requirements.
3. Personal Services, General include, but are not limited to, the following: acupuncture, barber and beauty shops, dry cleaning, nail salon, shoe repair, tailors and seamstresses.
4. Where applicable, all wireless telecommunication facilities must meet the standards of City of West Covina Municipal Code Section 26.685.988.

5.3.1 Temporary Uses

The purpose of this Section is to allow for short-term activities that would be compatible with adjacent and surrounding uses when conducted in compliance with this Section and the Noise Regulations of the City of West Covina (West Covina Municipal Code Chapter 15, Article IV).

The following two categories of temporary land uses identify the level of permit required, if any, based on the proposed duration, size, and type of use:

1. Exempt temporary uses, which will not require the issuance of a Temporary Use Permit (TUP).
2. Permitted temporary uses and special events, non-exempt temporary uses, including special events, shall require a permit and are identified below.

Exempt Temporary Uses

The following minor and limited duration temporary uses are exempt from the requirement for a Temporary Use Permit. Permits may be required by the Building and Safety, CAL OSHA and/or other regulating governmental agency or department, before the beginning of the event/use. Uses that do not fall within the categories defined below shall comply with the regulations for Permitted Temporary Uses.

1. Minor Outdoor Events. Minor outdoor events of very limited duration which include, but are not limited to: receptions, gatherings, trainings, small events and festivals. Minor outdoor events are not open to the general public, but for campus personnel, patients, and their families only. Indoor events are not subject to this section. Minor outdoor events are subject to the following limitations:

- Limited to no more than one (1) day.
- Hours are limited to 7:00 am to 9:00 pm.
- Used or attended by no more 300 persons (non-employees or contractors) at any one time; except for employee events, which are not subject to the population limitations.
- Tents, trailers or other temporary structures (subject to West Covina Fire Department approval) are allowed with proper permits, if required, so long as the combined area of all said structures does not exceed 1,000 square feet. In addition to this square footage, tents, trailers or other temporary structures used for catering or food service are permitted and shall not exceed 500 square feet.
- Events are non-retail in nature, except for Farmers, Food and Craft Markets, defined below.
- No signage may be oriented to and/or visible from the public right-of-way, except for up to two (2) signs with an aggregate area not to exceed 50 square feet.
- Minor Outdoor Events are prohibited within 70 feet of a residential use adjacent to the specific plan area.

2. Farmers, Food and Craft Markets. Retail-oriented, outdoor markets selling food products, hand-made crafts and like-products intended for on-site staff, patients and families, subject to the following limitations:

- May be located anywhere on the campus, but must not be visible from the public right-of-way.
- Limited to a total of one (1) events per week, with operating hours from 7:00 am to 9:00 pm.

- No signage may be oriented to and/or visible from public right-of-way.
- The sale and/or distribution of alcoholic beverages or other intoxicants is not allowed.
- Farmers, Food, and Craft Markets are prohibited within 70 feet of a residential use adjacent to the specific plan area.

Permitted Temporary Uses & Special Events

The following temporary uses and special events are allowed, subject to the issuance of the appropriate permit, and only when conducted in compliance with Department of Approval (section below). Other permits may be required by the Building and Safety, CAL OSHA and/or other regulating governmental agency or department, before the beginning of the event/use.

1. Special Events. Any outdoor event or an event housed within a temporary structure that has the potential to generate on or off-site impacts must meet the required findings as listed in the section below prior to the TUP may be issued. Special events include, but are not limited to: receptions, gatherings, trainings, events, festivals, parades, public assemblies; carnivals, circuses, concerts, fairs, outdoor entertainment/athletic events, rodeos, swap meets, and any farmers, food and craft market(s) or other outdoor event(s) that do not meet the criteria listed in Exempt Temporary Uses. Special events are subject to the following limitations:

- Each event is limited to 14 consecutive days or less and up to 12 events per year, within a 12-month period. When an annual special event plan is submitted the frequency and duration of these special events may be extended, subject to review and approval of the annual special event plan by the Community Development Director. Through the approval of such a plan.
- Outdoor display and sale events conducted by a retail business shall comply with Section 26-615 of the West Covina Municipal Code.
- Special Events are prohibited within 70 feet of a residential use adjacent to the specific plan area.

2. Modular Buildings Housing Administrative Uses. Due to the complex nature of hospital modernization and improvements, modular buildings allow for cost effective measures to house administrative services during construction. Modular buildings that are identified as part of the Precise Plan may remain for the life of the building. Temporary modular building may be approved as part of a Minor Site Plan Review for a duration of three (3) years. Additional three (3)-year terms may be granted by the Community Development Director, or his/her designee as part of a Minor Site Plan Review. Temporary modular buildings shall comply with the below provisions.

- All new temporary modular buildings shall comply with the required setbacks.
- All temporary modular buildings shall meet all applicable CAL OSHA requirements.
- All new temporary modular buildings shall not be visible from Sunset or Merced Avenues.

3. Other Similar Temporary Uses. Similar temporary uses that, in the opinion of the Community Development Director or their designee, are compatible with the Specific Plan and surrounding land uses.

5.4 Development Standards

The development regulations provided in this section translate the vision and guiding principles into prescriptive, physical standards to guide the development of the Queen of the Valley Hospital Campus. In addition to these development regulations, standards and guidelines relating to Specific Plan Area mobility and design are provided in *Chapters 3 and 4*, respectively. The development regulations in this Specific Plan, in conjunction with the mobility and design guidelines, are intended to foster a walkable, accessible campus environment, provide space and amenities for on-site buildings relative to their district, and create a reasonable buffer from adjacent off-site uses.

Table 5.3, Primary Development Standards, outlines the development regulations of the Campus Land Use Plan. Development regulations are provided for building orientation, height, setbacks, open space, landscaping, hardscape, and utilities and service areas.

All applicable proposed healthcare buildings shall conform to all applicable Office of Statewide Health Planning and Development (OSHPD) design standards. Medical Office and non-medical buildings do not need to comply with this requirement.

5.4.1 Primary Development Standards

Primary development standards related to building setbacks, height and orientation shall apply to projects involving new building construction, additional square footage, and additional building height.

Building Orientation

Building entrances shall not face or have primary access oriented towards adjacent, off-site residential uses. An emergency exit shall not be considered a secondary building entrance.

Height

Maximum heights are established to strategically locate taller structures toward the interior of the Queen of the Valley Hospital Campus and away from adjacent residential neighborhoods and roadways including S. Sunset Avenue and W. Merced Avenue.

- The primary building height is measured by the number of finished floor levels above finished grade. Height is as defined by the WCMC.
- Buildings shall have stepped back height limitations along S. Sunset Avenue. Within 50 feet of the edge of the right-of-way, there shall be a height limit of four (4) stories.
- Zone 3 shall have a maximum height limit of three (3) stories.
- Portions of the building that extend above the primary building height can include elevator overruns, accent towers, cupolas, steeples, fire stair towers, mechanical equipment, mechanical screens, and solar canopies or solar panels/structures subject to *Table 5.3, Primary Development Standards*. Fire stair towers shall be located internally within a building.

Table 5.3, Primary Development Standards

Standard	Requirement
Building Orientation	
Toward internal roadway/pedestrian access	Primary Entrance
Toward open space area	Secondary Entrance
Height	
Primary building height	6 stories max. 4 stories max. within 50' of Sunset Ave. 3 stories in Zone 3
Portions of the building that extend above the primary building height ¹	20 ft. max
Parking structures ²	60 ft. max 30 ft. max in Zone 3
Modular structures ³	30 ft. max
Separations⁷	
Building from internal roadway ⁴	5 ft. min.
From South Sunset Avenue ROW	10 ft. min.
From Specific Plan boundary ⁴	15 ft. min. from Open Space, Walnut Creek Wash, or Residential
Between primary buildings ⁶	15 ft. min.

Footnotes:

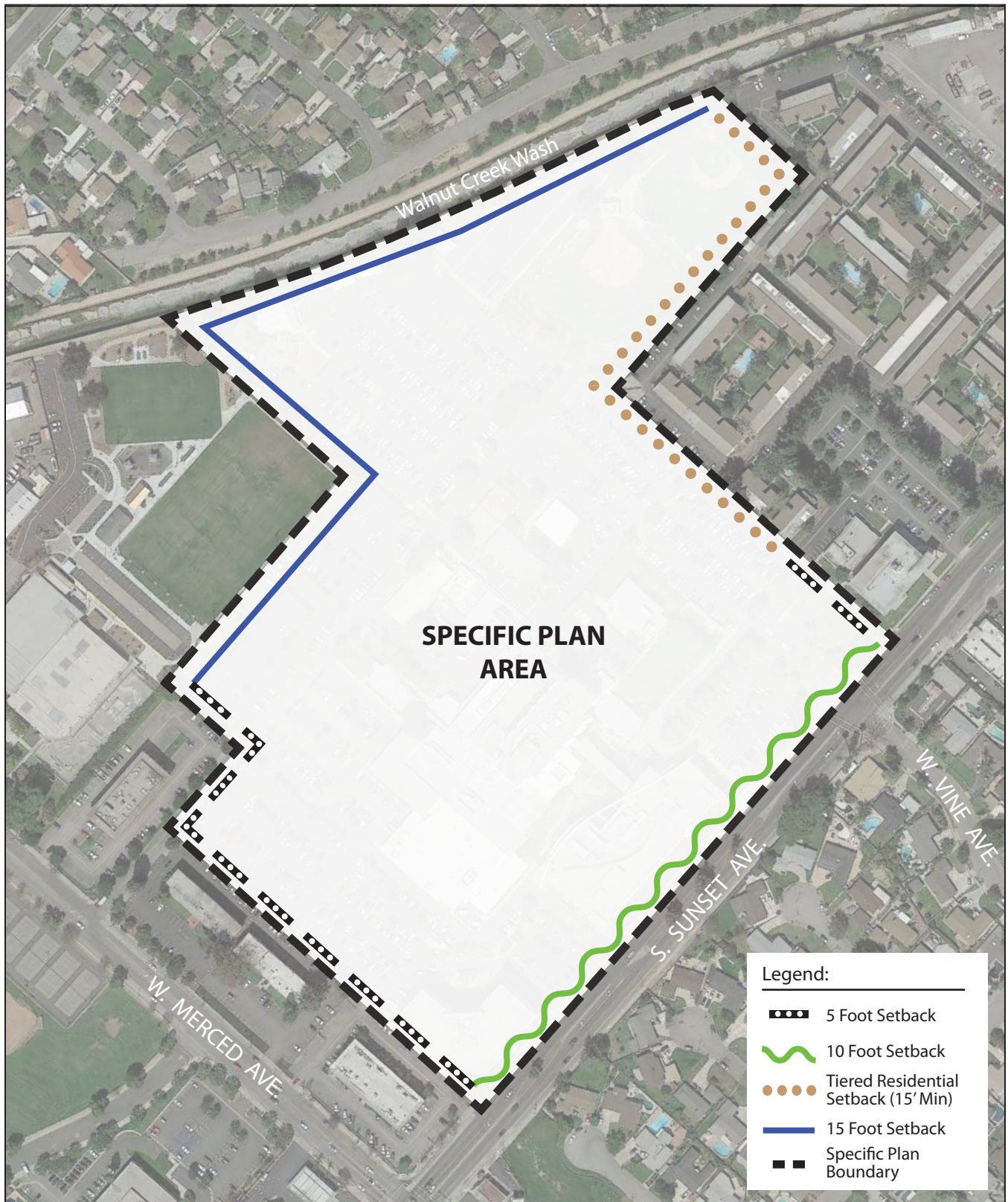
1. Portions of the building such as screened mechanical and electrical towers, chimneys, staircases, elevators, architectural elements such as towers, cupolas, domes, etc., and other integral parts of the building may project above the roofline of the uppermost floor, provided these elements do not constitute more than 15% of the roof area.
2. Parking is allowed on the top deck of parking structures. Light standards and parapet walls exempt from height.
3. Modular structures are prohibited from being visible from any public right-of-way.
4. As measured from front of curb.
5. When the boundary is not along South Sunset Avenue, it will be measured from the property line.
6. Buildings may be physically connected to each other subject to applicable building and fire codes, and secondary buildings do not need to observe these setback distances.
7. Surface parking lots are subject to separate standards provided in this Section.

Setbacks

Minimum setbacks are established to provide for attractive landscaping and as a buffer from vehicular/ pedestrian traffic and buildings. Setbacks from the Specific Plan boundary are depicted in *Exhibit 5.2 Setbacks*.

- Setbacks are measured to the building face from edge of right-of-way (property line), curb for internal streets, the Specific Plan boundary line, or other building face, whichever is applicable, unless otherwise noted. Examples of setbacks are illustrated in *Exhibits 5.3 to 5.6*.
- A 10-foot landscape setback area is required for the portion of the site adjacent to Sunset Avenue, Walnut Creek Wash and Orangewood Park. The only improvements permitted in this area are driveway entrances, sidewalks, planters, and walls.
- A 10-foot landscape setback area is required for any portion of the site adjacent to a residential use. No sidewalks are permitted in this landscape setback area unless if required by OSHA or state and federal ADA requirements.
- Setbacks between adjacent buildings shall apply from side to side, side to rear, and rear to rear. The setback from a building front to any adjacent building face shall be at least 20 feet.
- Encroachments, such as awnings, arcades, balconies, cornices, eaves, and other non-occupiable architectural features, may project into the setback area up to three (3) feet from the edge of curb or from the Specific Plan boundary line, whichever is applicable. Additional encroachments shall be subject review as part of the Precise Plan application or part of a Minor Site Plan Review for projects that have previously been reviewed by the Planning Commission.
- Where encroachments project into the setback area between buildings, the minimum setback shall be at least ten (10) feet as measured from the edge of the encroachment to edge of the encroachment or the nearest building face.
- Encroachments shall be at least eight (8) feet above the adjacent sidewalk, where applicable. Outdoor gathering and dining areas may be located in the setback area and not adjacent to the Specific Plan boundary, provided they meet open space and landscaping design standards and guidelines in *Chapter 4*.
- Outdoor gathering and dining areas abutting the building may be located in the landscape area described in *Section 4.4.1*.
- Main building entrances shall be landscaped, unless the area around the entrance makes it infeasible.
- All above-grade utilities such as backflow preventers, transformers, EV charging stations, etc. are exempt from the setback requirements in this section.
- For buildings that are adjacent to a portion of the specific plan boundary abutting a residential use, tiered building setbacks shall be as follows: 15-foot minimum setback to first story, 30-foot minimum setback for the second story, and 45-foot minimum setback for any story higher than the second story.

Exhibit 5.2, Setbacks



Source: KTGy

N. T. S.

Exhibit 5.3, Setback from Internal Roadway

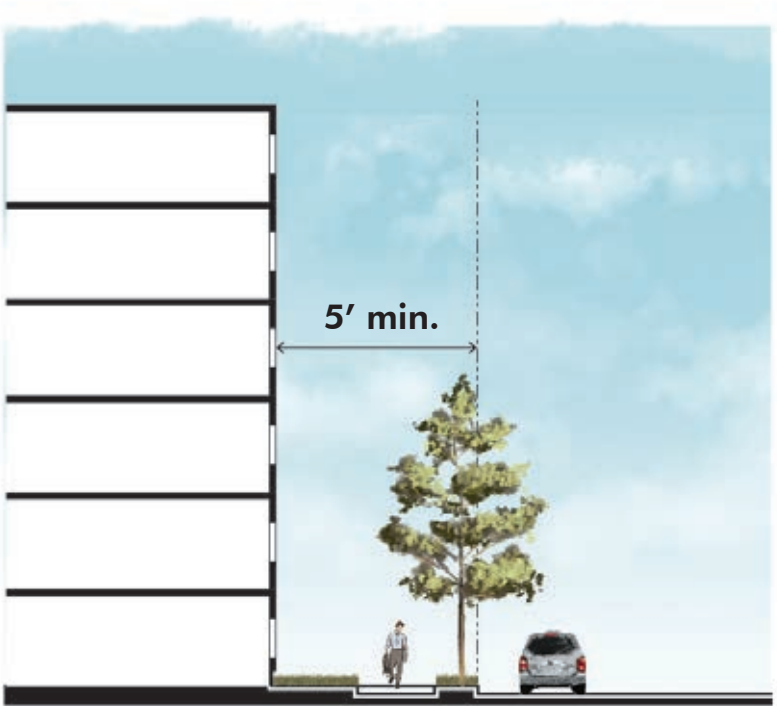


Exhibit 5.4, Setback from South Sunset Avenue

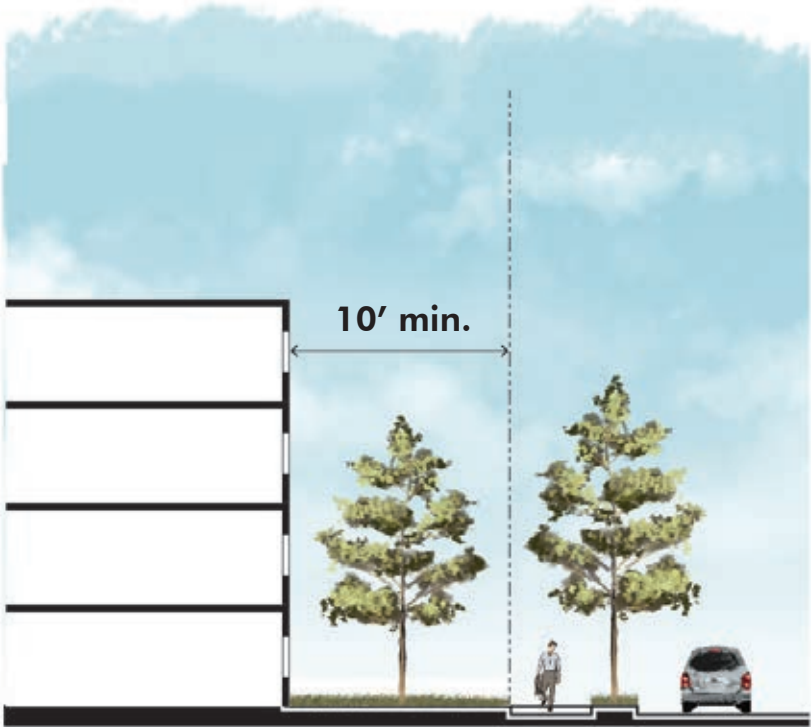
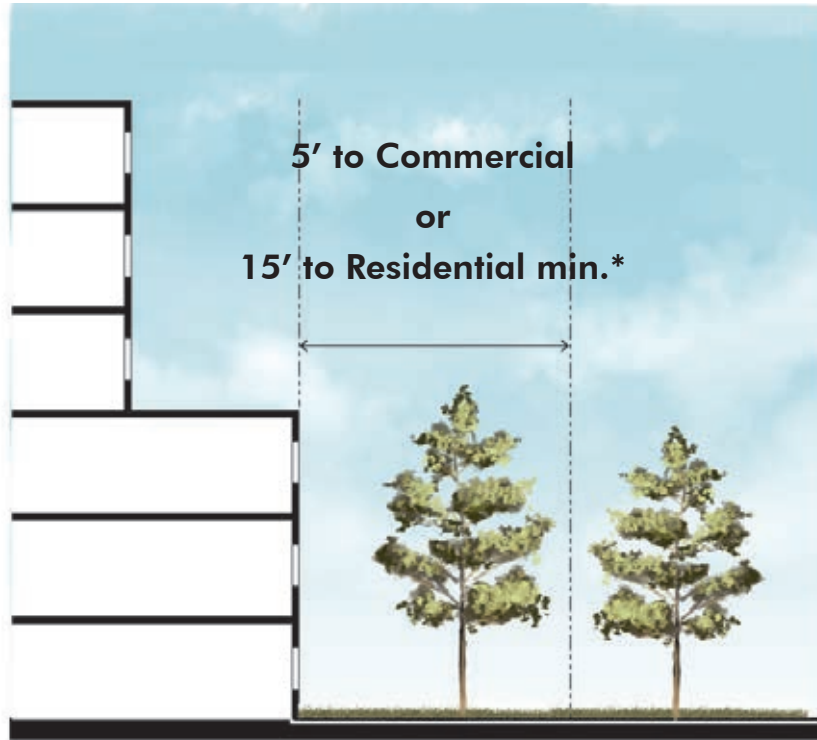
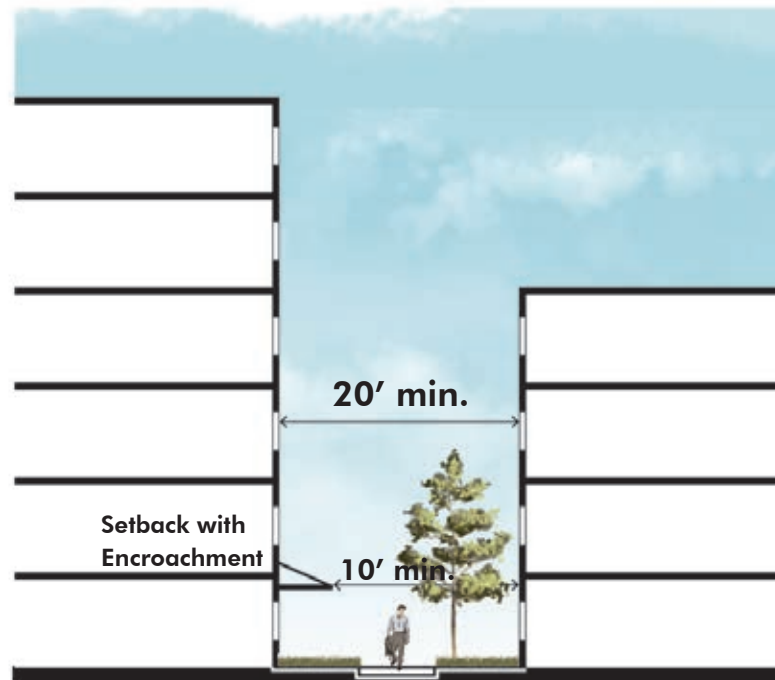


Exhibit 5.5, Setback from Specific Plan Boundary



* First Story Setback to Residential Uses: 15'
Second Story Setback to Residential Uses: 30'
Setback for any story higher than the second story: 45'

Exhibit 5.6, Setback between Buildings



5.4.2 Secondary Development Standards

The following secondary development standards and requirements of this Specific Plan shall include: open space, landscaping, hardscape, and furniture; fences and walls; surface parking lots; and utility/service areas.

Open Space, Landscaping, Hardscape & Outdoor Furniture

Open space is a key feature of the Queen of the Valley Hospital, offering employees, visitors, and local residents areas to relax, gather, and exercise. Additionally, open space provides visual relief and a connection to the natural setting, which contributes to a healing environment. Open space within the Queen of the Valley Hospital Campus shall be defined as the areas that are completely open to the sky or under encroachment, with the exceptions of street rights-of-way, parking, or driveway areas.

Other than the required landscaped setbacks shown in *Table 5.3, Primary Development Standards*, provisions for landscape and open space, hardscape and outdoor furniture shall be pursuant to the design guidelines in *Chapter 4.4*. Prior to construction project submittal, a pre-development meeting will be held between the Queen of the Valley Hospital and the City of West Covina as set forth in *Chapter 6.1*. A building envelope development site will be established around the proposed new or modified project area. The guidelines provide for different types of open space areas and their suggested standards within the envelope. Emphasis will be placed on building frontages and entries.

Additionally, when the Walnut Creek Wash is improved to a regional bike and pedestrian path, portions of the Project should connect to the wash. Future development should not be designed so that no access from the Wash can be provided. Once the Wash serves as a trail, the Project shall provide a minimum of one point of connection between the Wash and the primary entrance of the hospital.



Courtyard with Statue

Along with any new or modified project, a landscape, irrigation, hardscape and outdoor furniture plan shall be submitted for plan check review to the City of West Covina, to determine consistency with Specific Plan requirements and to determine compliance with applicable City of West Covina Water Efficient Landscape Ordinance (MWELo) requirements and California's Water Conservation Act. In the event there is a discrepancy in the establishment of a building envelope or consistency with Specific Plan standards, the plan shall require review and approval by the Community Development Director.

Fences and Walls for Internal Streets and Property Line

The setbacks for fences and walls are measured from back of curb for internal streets and the property line for public rights-of-way. The following fence and wall setbacks apply on the Queen of the Valley Hospital Campus:

- Fences and walls shall be set back a minimum of 15 feet from S. Sunset Avenue.
- Fences and walls shall not exceed six (6) feet in height if located adjacent to S. Sunset Avenue, or eight (8) feet if internal to campus. Walls in excess of this height shall be subject to the approval of an Administrative Use Permit, per the WCMC.
- All ground-level trash, storage, loading, service, maintenance and mechanical and electrical equipment areas in public view from within or outside the medical campus shall be screened by a solid masonry wall or decorative metal fence, and to be consistent with the adjacent architectural or landscape character of the Queen of the Valley Hospital Campus.
- All fences and walls abutting the public rights-of-way are subject to approval from the Community Development Director and/or City Engineer as part of the applicable City review process.
- A minimum setback of five (5) feet shall be used for walls/fences to the edge of internal campus roadways, unless a greater setback is required by other provisions of the Queen of the Valley Hospital Specific Plan.
- A six (6) foot masonry, concrete, or decorative block wall shall be required along any portion of the specific plan boundary that abuts a residential use.
- At all entrances from a public street, walls, fences, hedges, trees, or other physical obstructions shall not exceed a maximum height of three (3) feet within a triangular area formed by lines extending 15 feet along the right-of-way and entry drive from the intersecting point of the right-of-way and entry drive, and a diagonal line connecting the two (2) lines.

Ground-Mounted Equipment

Ground-mounted equipment, including cooling towers, shall be fully screened from view, consistent with screening design standards and guidelines in *Chapter 4*.

- Ground-mounted equipment not within setback areas and not exceeding a height of four (4) feet shall be permitted by right. Ground-mounted equipment exceeding four feet (4) in height or located in a setback area shall be subject to an Administrative Review by the Planning Director. The planning Director may elect to forward the Administrative Review to the Planning Commission.
- External staircases, chases, or roof-access ladders are prohibited unless otherwise approved by the City of West Covina, as applicable.

Rooftop Mechanical Equipment

- Rooftop mechanical equipment shall be screened in such a way to visually integrate with the base building, to be consistent with the building's surrounding character, and to help mitigate any potential noise pollution.
- All roof utilities and mechanical equipment, including wireless telecommunications facilities, shall be screened through the use of architectural screening, and/or raised parapets so that they are not visible from the public view.



Ground-Mounted Mechanical Equipment Screened Behind a Fence

Waste Disposal

- Waste disposal areas shall be distributed evenly amongst campus buildings.
- All exterior storage, including cartons, containers or trash, shall be screened from view within a building or area enclosed by a wall not less than six (6) feet in height.
- New waste disposal areas shall be located near designated service loading zones and shall not be visible from main building entrances.
- The minimum interior dimension for a waste enclosure shall be consistent with the West Covina Municipal Code, as applicable.
- Alternative trash enclosure standards may be proposed by a future applicant, subject to review and approval of an Administrative Review. The Planning Director may elect to forward the Administrative Review to the Planning Commission.
- Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.

Telecommunications Facilities

- Telecommunication facilities must meet the minimum requirements identified in Division 16 of Article XII of the WCMC, in addition to regulations in this Specific Plan. Processing of wireless facilities shall be per the WCMC.

Water Quality

- Projects that disturb one acre or more of land must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities.



Waste Disposal Bins and Electric Boxes Screened Behind a Metal Wall

Lighting

- All new parking lot and other security lighting shall be directed away from surrounding land uses and towards the specific location intended for illumination. State-of-the art fixtures shall be used, and all lighting shall be designed to minimize the production of glare and light spill onto surrounding uses. If light shields are necessary, they shall be painted to match the surface to which they are attached. If any light standards are proposed on the uppermost deck of a parking structure, a photometric study shall be submitted to ensure that direct light rays do not spill onto properties outside of the Specific Plan area.
- Light fixtures in other new surface parking areas shall not exceed 27 feet in height except that light fixtures immediately adjacent to residential areas shall be limited to 20 feet in height.
- Uplighted and back-lighted canopies or awnings, searchlights, flashing lights (except as used in conjunction with a security alarm system), roof-mounted lights, and any light that imitates or causes visual interference with a traffic signal or other necessary safety or emergency light are prohibited.
- Parking structure lighting for the upper-most deck shall use low-height bollard style fixtures, under solar canopy fixtures, or low height poles as otherwise approved by applicable review process.

Solar Panels

- Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code.
- Solar canopies for parking areas shall be subject to an Administrative Review by the Planning Director. The Planning Director may elect to forward the Administrative Review to the Planning Commission.

Energy Efficiency

- Require compliance with Cal-Green, Title 24, the City of West Covina's Municipal Code and General Plan or the guidelines found in Section 4.6.1 of this Specific Plan, whichever results in greater energy efficiency or reduced energy consumption.
- For new parking lots with 10 or more parking spaces, electric vehicle charging stations shall be provided for a minimum of four (4) percent of the newly created parking spaces. Conversion of existing parking spaces into electric vehicle parking spaces may qualify towards this requirement.

Bike Storage

- Short-term bicycle parking (bicycle racks) shall be provided for five (5) percent of the new visitor parking spaces provided. Long-term bicycle parking (bicycle lockers, enclosures, or rooms with anchored racks) shall be provided for five (5) percent of the new parking spaces provided for employees. Bicycle storage and racks should be secure, easily accessible and identifiable, and located near the entrance of the building they are intended to serve.

5.5 Parking Standards

All off-street parking requirements shall be subject to Sections 26-581 and 26-582 of the WCMC unless otherwise prescribed within this Specific Plan. This section contains requirements related to parking within the Specific Plan area. The Community Development Director, or his/her designee, may reserve the right to interpret the requirements listed within this section on a case-by-case basis.

- As part of any submittal that increases square footage or reallocates uses within the Specific Area so that parking demand may be impacted, the applicant shall provide a parking ratio calculation for each existing and proposed use for the campus, per the provisions of this Specific Plan and/or WCMC
- Off-street parking shall be provided at the following ratios:
 - Two and one-half (2.5) parking spaces per hospital bed.
 - One (1) parking space per 200 square feet of outpatient facilities.
 - One (1) parking space per 200 square feet of medical offices.
 - Parking requirements for uses not indicated above shall be per the non-residential parking ratios established in Section 26-582 of the WCMC.
- For parking ratios not identified within this Specific Plan or the WCMC, the Community Development Director, or his/her designee, may make a determination on parking requirements



Electric Vehicle Parking

based on submitted materials for justification by an applicant or an applicant's representative. If necessary, a parking study may be required as part of the submittal requirements for review.

- Parking may be provided on a different site than the use is located on, provided that the required off-street parking space is provided within the Specific Plan area. If determined necessary by the Community Development Director, a binding agreement shall be prepared and recorded that maintains the parking site for the same period of time as the lease or purchase of the site where the use is located. Deviations from these requirements will require a Conditional Use Permit pursuant to Article VI, Division 3 of the West Covina Zoning Code.

Parking stall design and parking lot circulation shall be pursuant to the West Covina Engineering Standards.

5.5.1 Parking Standard Modifications, Parking Study

For parking facilities within the Specific Plan area, modifications to the above parking standards may be permitted through a Conditional Use Permit pursuant to Article VI, Division 3 of the West Covina Zoning Code. Said modification shall require the submittal of a parking study, prepared by a parking consulting firm acceptable to the Community Development Director or his/her designee. This parking study shall determine the number of parking spaces necessary for the proposed mix of uses within the Specific Plan area.

If a development utilizes a parking reduction through this section, no new parking study shall be required for future uses so long as:

- The aggregate developed square footage is not increased;
- The proposed future use does not require a Conditional Use Permit approval; or
- There is no increase in the parking demand previously analyzed in the parking study (i.e. general office uses are proposed to be converted to medical office uses).

If any of the above events is to occur, the new development must comply with the parking requirements identified in this section, or a new parking study and Conditional Use Permit shall be required.

5.5.2 Surface Parking Lot Design Standards

- There shall be a minimum ten (10)-foot landscape area from a surface parking lot to a residential use, Walnut Creek Wash, or Orangewood Park. This landscape area may include a curb, walls, walkways, bikeways, and drive approaches.
- There shall be a minimum five (5)-foot landscaped area from walls/fences to surface parking lots. This landscape area may include a curb.
- There shall be a minimum ten (10)-foot landscaped setback from surface parking lots to all public streets. This landscape area may include a curb, walls, walkways, bikeways, and drive approaches.
- There shall be a minimum ten (10)-foot setback from surface parking lots to buildings. This landscape area may include a curb, walls, walkways, and bikeways.

- A minimum of eight (8) percent of the total net area (net area shall be computed by excluding public streets) of the development shall be landscaped, and permanently watered with a water efficient automatic irrigation system. Approximately one-half of such landscaped area shall be generally distributed throughout the parking lot with the remainder as planted areas around buildings, peripheral planters around the site, parkways, street tree wells and other locations as deemed appropriate by the planning director. The planning director shall also determine whether the type, size, and location of the proposed landscaping is appropriate given the scale and design of the development.
- No planting area shall be less than twenty-four (24) square feet or less than three (3) feet in width (inside dimensions) with the exception of raised planter boxes around or in close proximity to buildings.
- An average of at least one (1) tree (minimum fifteen (15) gallon) of a species satisfactory to the planning director shall be planted for every ten (10) single row parking stalls or every twenty (20) double row parking stalls within the parking lot in all zones.
- Landscaping shall consist of combinations of trees, shrubs, and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability, drought tolerance and adaptability to existing soil and climatic conditions. A majority of plant material used through a development must be specimen-size material a combination of twenty-four (24) inch boxed, thirty-six (36) inch boxed, and fifteen (15) gallon trees and minimum five (5) gallon for shrubs.



Surface Parking Lot with Landscape Treatment

- Unused space resulting from the design or layout of parking spaces or accessory structures which is over twenty-four (24) square feet shall be landscaped.
- All planted areas shall be surrounded by a concrete curb six (6) inches above final grade or above asphalt level of the parking lot. However, when such planted areas lie adjacent to a concrete sidewalk, masonry wall, or a building, a raised concrete curb need not be provided in the adjacent area.
- Undeveloped areas proposed for future expansion shall be maintained in a weed free and dust free condition.
- All landscaping referred to in this section shall be maintained in a neat orderly fashion and free of debris.
- The landscaping and irrigation plan shall be approved by the planning director in compliance with the provisions of this Specific Plan. Landscape and irrigation plans or projects with required landscaping consisting of two thousand five hundred (2,500) square feet or more, shall be prepared by a licensed landscape architect. The Planning Director has the right to disapprove a landscaping plan if the quantity, size, type, placement and use of plant material do not meet the minimum requirements of this Specific Plan, the Planning Commission Guidelines for Water Efficient Landscaping, and Article XIV, Division 1 of the City of West Covina Zoning Code.
- All landscape areas and irrigations systems shall be subject to the water efficiency provisions contained in Division 1, of Article XIV of Chapter 26 of this Code, and the Planning Commission Guidelines for Water Efficient Landscaping, unless specifically exempted by those water efficiency provisions.

5.5.3 Parking Structure Design Standards

The following requirements apply only to parking areas located within above-ground parking structures:

- The perimeter of the parking structure shall be landscaped at ground level with a minimum of one tree (15-gallon minimum size) for every 20 linear feet. The landscape screening shall have a minimum width of eight (8) feet, measured from face of curb/property line to face of parking structure. Trees may be clustered when site constraints do not allow for the planting of trees (such as at garage entries, above-grade utilities, etc.).
- In lieu of meeting the landscape screening requirements identified in Paragraph 1, above, the Planning Commission, as part of the Precise Plan review process, may approve alternative form of architectural treatment, including, but not limited to textured/colored concrete, supergraphic (not for off-site advertising), wall planters (e.g. green wall), trellises, artwork, or other architectural facade treatments.
- No parking lot trees identified in Section 5.5.2, Paragraph 5 shall be required for parking spaces located in parking structures.

5.6 Signage Standards

All signage within the Queen of the Valley Specific Plan area shall comply with the provisions and procedures in Article VII of the West Covina Zoning Code, as amended.

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6

IMPLEMENTATION



Open Space Lawn Area

6.1 General Provisions

The City of West Covina shall administer the provisions of the Queen of the Valley Hospital Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the West Covina General Plan, the City of West Covina Municipal Code, and other applicable State and City regulations. The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future.

Any development regulation and building requirement not addressed in the Specific Plan shall be subject to the City's adopted codes and regulations. Where there is a question of interpretation, the City's Community Development Director or equivalent shall make a determination as to the intent of any disputed clause, paragraph, section, or development standard. Said determination shall be judged to be final.

6.1.1 Interpretation

In instances where any section, subsection, sentence, clause, phrase, portion or word contained within this Specific Plan is undefined, unclear or vague, then the City's Community Development Director shall make a determination as to its meaning and intent. The Development Services Director may elect to forward any item to the Planning Commission for final determination. Said determination shall be judged to be final.

6.1.2 Severability

If any section, subsection, sentence, clause, phrase, or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

6.1.3 Compliance with Adopted Specific Plan

The City of West Covina shall monitor compliance with the adopted Specific Plan and the mitigation measures of the certified EIR at these stages, as appropriate:

- During the review and approval of subsequent Precise Plans, Tentative Tract/Parcel Maps, Conditional Development Permits, and other planning entitlements, as appropriate.
- During the review of construction documents, and prior to the issuance of grading and/or building permits.
- Prior to the issuance of a certificate of occupancy for any building within the Specific Plan area.
- Prior to the recordation of any parcel map or final map within the Specific Plan boundaries.

6.1.4 Office of Statewide Health Planning and Development

The Office of Statewide Health Planning and Development (OSHPD) is responsible for overseeing all aspects of the design and construction of general acute care hospital, psychiatric hospital, and skilled nursing home and intermediate care facility construction in California. Its responsibilities include establishing building standards that govern construction of these types of facilities; reviewing the plans and specifications for new construction, alteration, renovation, or additions to health facilities; and observing construction in progress to ensure compliance with the approved plans and specifications.

In addition, OSHPD is responsible for establishing the building standards for freestanding licensed clinics, but plan review and construction observation functions are the responsibility of local building departments. For two types of clinics—dialysis clinics and surgical clinics—local building departments may defer these functions to OSHPD or the facility owner may request that OSHPD provide plan review and construction oversight services.

OSHPD's responsibilities are carried out by its Facilities Development Division (FDD). The FDD design, construction, and quality assurance oversight process entails the following: construction drawings and specifications are submitted to the FDD and reviewed for code compliance by division architects; structural, electrical, and mechanical engineers; and fire and life safety personnel assigned to the specific regional group defined by the geographical location of the project. Upon approval of the project plans, specifications and Test, Inspection, and Observation (TIO) Plan, a building permit is issued and construction begins.

The facility owner hires one or more FDD-certified Inspectors of Record (IOR), who work under the direction of the registered design professional throughout the construction phase and reports to FDD field personnel and the owners on the progress of the construction.

The scope of authority for OSHPD FDD extends to many types of healthcare buildings. It does not normally include medical office buildings or other non-hospital buildings on a campus. Other elements of the medical campus such as the right to site an acute care facility, grounds and landscaping, parking lot construction, and the general aesthetics of the site remain in the domain of the local government. Site development may also come under the requirements of the California Environmental Quality Act (CEQA). Local health departments govern issues related to operation of food preparation areas in acute care buildings.

Hospitals must recognize and account for local jurisdiction entitlements, design review, and site engineering approvals, which are completed outside of OSHPD jurisdiction but are required to be completed prior to issuance of an OSHPD permit. OSHPD requires proof of local jurisdiction approvals. For Queen of the Valley Hospital, OSHPD will require proof the City of West Covina approval, pursuant to this Specific Plan, prior to issuance of an OSHPD permit for new construction under its authority. To the extent that there is any inconsistency between the requirements of this Specific Plan and OSHPD requirements concerning development under OSHPD jurisdiction, OSHPD requirements shall control.

6.1.5 Appeals

For development in the City of West Covina, an appeal of any determination, decision, or requirement of City of West Covina staff or the Planning Commission shall be made in conformance with the procedures established by the West Covina Municipal Code, unless modified by this Specific Plan.

6.2 Specific Plan Modifications and Amendments

Final development plans for Development Projects within each land use designation of the Specific Plan Area may be adjusted or modified based on final design and engineering and the precise development plans proposed by Queen of the Valley Hospital.

Documentation related to modifications or amendments must be submitted for the review and approval of the Planning Department, its Community Development Director or his/her designee, as applicable pursuant to the provisions described in *Section 6.1* of this Specific Plan. The Community Development Director or their designee shall have the authority to identify and approve, on behalf of the City of West Covina, as applicable, minor adjustments or modifications, as defined herein, which substantially conform to the approved Specific Plan and relevant sections of other City codes.

Minor Site Plan Adjustments

Minor modifications to the Specific Plan shall not require a Specific Plan amendment and shall be subject to a “substantial conformance” determination—an administrative mechanism by which minor modifications to the Specific Plan that do not result in significant impacts and are consistent with the intent of the plan shall be permitted without a formal amendment process. The Community Development Director or his/her designee shall make determinations of substantial conformance.

Minor modifications that satisfy the substantial conformance determination’s requirements may result from the final design and engineering that cause adjustments in: roadway alignments; locations of utilities or other infrastructure; development of innovative product design; distribution of permitted uses within the Specific Plan; application of design guidelines; or other similar modifications deemed to be minor and which implement the provisions of the plan.

Minor modifications or technical adjustments may include, but are not limited to:

- Modifications necessary to comply with final conditions of approval or mitigation measures.
- Addition of information to the Specific Plan (including maps or text) for purposes of clarification that does not change the intent of any standard, regulation, or design guideline under the Specific Plan, as well as correction of any clerical or grammatical errors.
- Adjustments to the alignment, location, and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the City of West Covina Engineering or Public Works Department, as applicable, so long as the adjustments or changes are found to be in compliance with applicable plans and regulations of the agency responsible for such utilities and facilities.
- Changes in roadway alignment, project ingress/egress locations and configurations, width, or improvements through the final engineering/improvement plan process so long as minimum rights-of-way meet the standards outlined in the Specific Plan.
- An adjustment of any land use district acreage, of up to five percent (5%) of the designated acreage.
- Minor adjustment up to five percent (5%) of any quantitative standard, such as heights or setbacks, that are defined in *Section 5* of this Specific Plan.

- » Any building height extensions over ten feet shall require Planning Commission approval.
- Minor changes to the architectural design guidelines, which are intended to be conceptual in nature and flexible in implementation.
- Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs.
- In instances where there is not enough right-of-way width to have sidewalks on both sides of a secondary roadway, a minor modification process may be used at the discretion of the Community Development Director or his/her designee. This process would waive or reduce the requirements for a roadway that does not have sufficient right-of-way width for sidewalk improvements on both sides of the street.

The minor modifications described above are not comprehensive. Any modification that is deemed by the Community Development Director or their designee to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted.

The application for and documentation of substantial conformance shall include text and/or maps that describe the nature of all proposed modifications or adjustments to the Specific Plan. This application shall undergo any necessary technical review by City agencies and the Community Development Director, or his/her designee, deems necessary to provide for updated conditions of project approval. A request for a minor modification shall be subject to all associated fees.

Amendments to the Specific Plan

Specific Plan amendments are governed by California Government Code Section 65456 and require a Zone Change application and fee to be submitted to the City's Planning Department. The application shall state the reasons for the proposed amendment.

If Queen of the Valley Hospital seeks a modification to the Specific Plan that the Community Development Director or their designee determines does not satisfy the requirements of a Minor Modification, then the Community Development Director shall have the discretion to refer any such requests to the Planning Commission of West Covina, for review and consideration as an amendment to the Specific Plan. Amendments to the Specific Plan require a public hearing before the Planning Commission, which will make a recommendation to the City Council for action. The City Council may approve, deny, or conditionally approve amendments to the Specific Plan.

An amendment to the Specific Plan is required in the event of any of the following:

- Changes to the overall Specific Plan boundaries, including an expansion of the Specific Plan Area.
- A change in any other provision, purpose, or standard of the Specific Plan that would significantly alter the basic intent, spirit, identity, or concepts of the Specific Plan.
- Relocation or proposed construction of parking structures without primary access to a primary or secondary roadway.
- An increase in maximum building square footage.
- An increase in the overall development density thresholds within the Specific Plan.

The Specific Plan shall not be amended unless the following findings are made by the Planning Commission and City Council:

- The Specific Plan amendment implements and is consistent with the applicable General Plan in compliance with Government Code Section 65454.
- The Specific Plan amendment allows for a coordinated and cohesive development.
- The Specific Plan amendment provides for the construction, improvement, or extension of transportation facilities, public utilities, and public services required for the long-term needs of the project and/or other area residents, and complements the orderly development of the City.

6.3 Temporary Use Permit Processing

- 1. Filing.** An application for a Temporary Use Permit shall be filed with the Department together with the required fee in compliance with the City's Fee Schedule. The application shall be filed with the Department at least 30 days before the date that the proposed temporary use is scheduled to take place.
- 2. Temporary Use Permit Review Procedures.** Temporary Use Permits shall be processed in the same manner as described in Section 26-602 of the West Covina Municipal Code.

Conditions of Approval

- 1. May Impose Conditions.** In approving a Temporary Use Permit application, the Community Development Director may impose conditions that are deemed reasonable and necessary.
- 2. Appropriate Conditions.** These conditions may address any pertinent factors affecting the operation of the temporary event, or use, and may include the following:
 - Fixed period of time;
 - Operating hours and days;
 - Regulation of temporary structures;
 - Police/security and safety measures;
 - Signs;
 - Other conditions.
- 3. Condition of Site Following Temporary Use.** Each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall continue to be used in compliance with this Specific Plan.

6.4 Certification of Environmental Impact Report (EIR)

An EIR has been prepared to analyze environmental impacts of the full build-out of the Specific Plan Area (subject to the average daily population limitation, building floor area limitation, building densities, building heights, and other regulations set forth in the Specific Plan), discuss feasible alternatives, and recommend feasible mitigation measures in compliance with the provisions of CEQA.

The EIR analyzes the entire Specific Plan Area and addresses potential impacts associated with future development and improvements as related to the implementation of the Specific Plan. The EIR includes a Mitigation Monitoring and Reporting Program and analyzes implementing actions allowing development and other physical changes to the Specific Plan Area. The Mitigation Monitoring and Reporting Program is included in *Appendix C*. The EIR was prepared in conformance with the applicable CEQA Guidelines and pursuant to State Law.

6.5 Subdivision Maps

Tentative tract maps will be approved by the City of West Covina for the project indicating the approximate boundaries and dimensions of lots and grading for the project site. Following approval by the City of the tentative tract maps, final maps will be prepared for City approval. Following recordation, final maps become the legal documentation defining parcels that be developed.

6.6 Precise Plan

All development projects within the confines of the Queen of the Valley Hospital Specific Plan shall be subject to the Precise Plan process as established in the City's Municipal Code. Pursuant to these provisions, Precise Plan constitutes a design review of project, site plans, preliminary grading plans, architectural plans and preliminary landscape plans.

Adoption of the Specific Plan by the City includes adoption of the design guidelines contained within the Specific Plan which provide direction for the design of development projects. Where the Specific Plan development regulations are silent, the applicable development and design regulations and design guidelines contained within the City's Municipal Code shall apply. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review of development projects by the City.

6.7 Project Phasing

Phasing of development within the Specific Plan shall meet the following objectives:

- Orderly build-out of the project based upon market and economic conditions.
- Provision of adequate infrastructure and public facilities as determined and deemed necessary by the City concurrent with development of each phase.
- Protection of public health, safety and welfare.

It is anticipated that the build-out of the Queen of the Valley campus will occur over a 15- to 20-year period. It is anticipated that the initial phase will consist of converting the former park into an improved parking lot. Shortly thereafter, a medical office building, a new emergency room facility, and a new intensive care unit will be constructed, totaling approximately 150,000 square feet of improvements. These improvements are anticipated to occur between 2019 and 2022. A new parking structure will also be constructed to accommodate the parking demand for these uses.

After 2022, up to two new hospital towers, a new medical office building, and another parking structure are currently contemplated for the build-out of the Specific Plan. It should be noted that actual build-out will be subject to market and economic conditions, demand for hospital services, infrastructure timing, and may vary from the phasing currently anticipated. All necessary infrastructure (e.g., sewers, water lines, storm drains, drainage improvements, etc.) shall be phased and installed concurrently with development.

6.8 Infrastructure Financing

- Infrastructure improvements, which may or may not be specifically identified in this Specific Plan, shall be implemented consistent with City requirements and the adopted Development Agreement between Queen of the Valley Hospital and the City of West Covina.
- Electricity, gas, telephone, and cable television lines shall be installed and maintained by the appropriate utility company.
- Roadway and parking improvements (the timing and responsibility for construction/ funding of which shall be negotiated between Queen of the Valley Hospital and the City), which may include improvements to S. Sunset Avenue, traffic signalization at S. Sunset Avenue and W. Merced Avenue, street and parking lot restriping, parkway landscaping, land dedications, street and parking lot shall occur as required.
- Water, sewer, and drainage improvements shall be financed on a fair share basis or financed through an assessment district, community benefits district, or other financing mechanism acceptable to both the City of West Covina and Queen of the Valley Hospital.
- Queen of the Valley Hospital shall be responsible for installation, maintenance, and upkeep of all slope plantings, common landscape areas, hardscape areas, and irrigation systems within the Specific Plan Area.
- All bicycle trails and regional trails shall be the responsibility of the City of West Covina or other public entity to design, fund, construct, and maintain.

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A

APPENDIX

Definitions

This chapter contains the definitions of words used in the Queen of the Valley Hospital Specific Plan.

City Engineer

He or she is the supervisor of the City of West Covina's Public Works Division and has also historically been known as the Public Works Director. All references shall mean this manager or equivalent position, or his/her designee.

Community Development Director

He or she is the supervisor in charge of the Planning Division and has also historically been known as the Planning Director. All references shall mean this manager or equivalent position, or his/her designee.

Inpatient

A patient who needs to stay in a hospital while being treated and have been formally admitted by a doctor.

Outpatient

A patient who is sent to the hospital for diagnostic testing or same-day surgery and has not been formally admitted by a doctor.

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B

APPENDIX

General Plan Consistency Analysis

This Appendix contains a consistency analysis between The Queen of the Valley Specific Plan and the applicable policies and actions contained in the City of West Covina General Plan as required by Section 65454 of the California Government Code. As shown by this consistency analysis, The Queen of the Valley Specific Plan is consistent with the City of West Covina General Plan.

Our Natural Community

POLICY 1.1: Promote alternative transportation modes like walking, biking, and transit that reduce emissions related to vehicular travel.

Action		Consistency Analysis
A1.1	Continue to channel Federal, State and Local transportation funds to programs, and infrastructure improvements that reduce air pollution through the promotion of walking, biking, ride-sharing, public transit use, the use of alternative fuel vehicles or other clean engine technologies.	The Specific Plan includes provisions that will encourage walking, biking, ride-sharing, and public transit services to the site, as well as minimum car charging requirements. Furthermore, the hospital does not include its vehicle fleet.

POLICY 1.3 Minimize the adverse impacts of growth and development on air quality and climate.

Action		Consistency Analysis
A1.3	Prepare and adopt a plan to reduce greenhouse gases as part of the Environmental Impact Report (to be concurrently approved with the West Covina General Plan) to achieve compliance with State mandates, and consistency with the Regional Transportation Plan/Sustainable Community Strategy to facilitate development by streamlining the approval process, and to improve air quality.	An air quality analysis was prepared at part of the Project's Environmental Impact Report (EIR) and impacts are less than significant with the implementation of recommended mitigation measures.

POLICY 1.5: Where appropriate, new development shall minimize impervious area, minimize runoff and pollution, and incorporate best management practices.

Action		Consistency Analysis
A1.5	Develop standards to increase pervious surfaces to recharge groundwater basin, where appropriate.	Pervious or open-grid paving is recommended for use in parking areas to reduce the negative effects of stormwater runoff and facilitate groundwater recharge. Permeable paving and/or recycled materials should be used to the extent feasible.

POLICY 1.6: Preserve, conserve, and add to public open space.

Action		Consistency Analysis
A1.6	Maintain the existing conservation areas and prohibit any development in spaces designated as parks and open space on the land use plan.	A referendum was approved selling the Sunset Fields to the hospital and using the funds from that sale for park purposes elsewhere in the City.
A1.6b	Continue to add public open spaces through developer dedication, in-lieu fees, or conservation easements.	The project does not include any residential uses. Should residential uses be added, in-lieu fees and/or parkland dedication will be required per applicable City of West Covina dedication requirements.

POLICY 1.7: Develop a multi-use integrated trail system that supports recreational and mobility needs.

Action		Consistency Analysis
A1.7c	Identify and provide additional access points adjacent to the Walnut Creek Wash and existing and planned trails.	Once the Wash has been improved to function as a trail, the Project can provide a minimum of one point of connection between the Wash and the primary entrance of the hospital. Standards within the Specific Plan require a 15-foot setback between the wash and any buildings.

POLICY 1.9: During the review of public and private development projects, analyze potential impacts to views of natural areas from public streets, parks, trails, and community facilities.

Action		Consistency Analysis
A1.9	Adopt development standards that protect public views and assess the impact to public views during the development review process.	Building placement and orientation will be designed so that views of buildings from adjacent off-site locations and public rights-of-way are taken into consideration.

POLICY 1.10: To preserve nighttime views within and immediately adjacent to single family residential zones, require property owners within and directly adjacent to these zones to utilize shielding and directional lighting methods to direct lighting away from adjoining properties.

Action		Consistency Analysis
A1.10	Adopt development standards that prevent glare and light trespass and assess the impact of outdoor lighting during the development review process.	All new parking lot and other security lighting shall be directed away from surrounding land uses and towards the specific location intended for illumination. State-of-the art fixtures shall be used, and all lighting shall be designed to minimize the production of glare and light spill onto surrounding uses. <i>Section 4.5 Lighting</i> , has additional provisions to limit glare and trespass.

POLICY 1.11: Plant to maximize the social, economic, and environmental benefits of trees.

Action		Consistency Analysis
A1.11c	Pursue an expanded and equitable distribution of trees and greening throughout the City. Fill in the gaps in canopy cover, address aging tree population, and identify vacant and new planting spots. Target planting where pedestrian and public realm improvements are prioritized such as safe streets to schools and parks. Set a citywide tree canopy coverage goal.	Landscape design standards and guidelines are established to give character and definition to the Queen of the Valley Hospital campus and to enhance the range of open spaces in the Specific Plan Area. Where appropriate, additional trees will be planted to reduce the heat island effect.

Our Prosperous Community

POLICY 2.1: Maintain and enhance the City's current tax base.		
Action		Consistency Analysis
A2.1a	Continue to strengthen the City's retail base.	<i>Table 5.2, Permitted Uses</i> , includes retail as a permitted use within the parts of the Specific Plan Area. In addition, Farmers, Food and Craft markets are allowed as a temporary use.
A2.1c	Ensure that new development is not a fiscal burden to the City.	The implementation of the project will be phased in a fiscally responsible manner not to be a burden on the City's infrastructure and budget. However, improvements to facilitate the project are not expected to occur beyond the project site, with the exception of some improvements to the access and utilities on the property to the southwest of the project site and the access points along Merced and Sunset Avenues. Project phasing and financing are discussed in <i>Sections 6.7 and 6.8</i> .
POLICY 2.6: Create a diversity of housing options.		
Action		Consistency Analysis
A2.6b	Explore opportunities for affordable senior housing.	The project site is designated as the primary medical campus for the City of West Covina and is one of the leading campuses in the eastern San Gabriel Valley. Affordable housing is not considered for this site, but the project would not block implementation of this policy in other areas of the City.
POLICY 2.7: Target employment based uses to downtown.		
Action		Consistency Analysis
A2.7a	Explore health/medical campus opportunities.	The Queen of the Valley Hospital Specific Plan serves as a planning guide to implement this action with the intent to add and expand the medical campus. Job growth from the proposed project is expected to increase by about 50 percent over the next 10 to 15 years.

Our Well Planned Community

POLICY 3.3: New growth will complete, enhance, and reinforce the form and character of the unique West Covina neighborhoods, districts, and corridors.

	Action	Consistency Analysis
A3.3	Adjust regulations for the neighborhoods, districts and corridors to reflect the nature of intended change.	The development regulations provided in <i>Section 5.4, Development Standards</i> , translate the vision and guiding principles into prescriptive, physical standards to guide the development of the Queen of the Valley Hospital Campus.

POLICY 3.5: Support the growth of Queen of the Valley Hospital while developing a unifying vision and code for Sunset Avenue.

	Action	Consistency Analysis
A3.5	Partner with Queen of the Valley hospital to develop a Corridor Plan and Development Code for Sunset Avenue that accommodates future hospital growth in a contextual manner with enhancements to Sunset Avenue Corridor.	The creation of this Specific Plan occurs before the Sunset Avenue Corridor Plan and Development Code has been undertaken. However, the General Plan identifies the subject property as being designated as a medical center. Uses within this Specific Plan are consistent with that designation. Furthermore, the implementation of this Specific Plan will not impact the City’s ability to create a future Sunset Avenue Corridor Plan.

POLICY 3.6: Reduce West Covina’s production of greenhouse gas emissions and contribution to climate change, and adapt to the effects of climate change.

	Action	Consistency Analysis
A3.6	Key land use adaptation strategies to reduce greenhouse gas emissions are: <ul style="list-style-type: none"> • Promoting transit-oriented infill development, and • Providing incentives for high-performance buildings and infrastructure. 	The Specific Plan Area is served by Foothill Transit, which has several bus stops located adjacent to the hospital campus. Bicycle lanes and sidewalks also exist adjacent to the Specific Plan Area, which facilitates alternative modes of transportation. <i>Section 5.4 Development Standards</i> requires compliance with Cal-Green Title 24, Part 11), California Energy Code (Title 24, Part 6), the City of West Covina’s Municipal Code and General Plan or the guidelines found in <i>Section 4.6.1</i> of this Specific Plan, whichever results in greater energy efficiency or reduced energy consumption.

Our Accessible Community

POLICY 4.5: Work to eliminate barriers to pedestrian and bicycle travel.

	Action	Consistency Analysis
A4.5b	Require the construction of pedestrian and bicycle facilities and amenities, where warranted, as a condition of approval of new development projects.	Short-term bicycle parking (bicycle racks) shall be provided for five (5) percent of the new visitor parking spaces provided. Long-term bicycle parking (bicycle lockers, enclosures, or rooms with anchored racks) shall be provided for five (5) percent of the new parking spaces provided for employees.

POLICY 4.7: Increase the efficiency, cost-effectiveness and utility of existing parking and road supply by managing demand.

	Action	Consistency Analysis
A4.7a	Revise the municipal parking code as described in a following section of this document.	As part of the project, a comprehensive parking study was conducted to evaluate the parking demand for Queen of the Valley’s facilities. The requirements identified in <i>Section 5.5 Parking Standards</i> , include specific parking requirements based on the parking demand on this site. Furthermore, <i>Section 5.5.1, Parking Standard Modifications</i> allows for the modification of parking standards by implementing the recommendations of a parking study and required by a Conditional Use Permit.

POLICY 4.8: Implement “green” streetscape elements for purposes of beautification, carbon reduction and stormwater runoff management.

	Action	Consistency Analysis
A4.8	As part of the green infrastructure plan, develop a strategy to increase the tree canopy along existing arterial streets by 25 percent.	<i>Section 4.4, Landscaping</i> , highly encourages the installation of trees in the landscape area between the building and the parkway, which would increase the overall canopy along Sunset Avenue.

POLICY 4.11: To ensure that the City is prepared for future changes in transportation technologies and preferred modes of travel, seek to incorporate emerging mobility options such as Transportation Network Companies (TNC) and autonomous vehicles into planning and other efforts.

	Action	Consistency Analysis
A4.11a	Understanding that increased adoption of TNCs and future introduction of autonomous vehicles may reduce parking needs, seek to limit the scale of investments in expensive parking infrastructure (parking structures). Consider investing instead in surface parking lots and on-street spaces that can be more easily repurposed for other needs.	The parking study prepared for the project identify a parking shortage at the current campus. In order to implement future improvements and for the facility to grow, additional parking will be necessary for the immediate future. Therefore, parking structures are permitted within the Specific Plan, albeit at more restrictive height limitations than buildings. Recognizing the possibility of future reduction of parking demand, <i>Section 5.5.1, Parking Standard Modifications</i> allows for the modification of parking standards by implementing the recommendations of a parking study.
A4.11b	Consider ways to facilitate use of TNCs and taxis by considering their infrastructure in new development, for example by requiring TNC/taxi loading zones in large developments	Most hospital campuses have a minimum of one drop-off and pick-up area for the campus. The Specific Plan includes design guidelines that direct the design and location of drop-off areas (<i>Section 4.4.1</i>).

Our Resilient Community

POLICY 5.1: Promote fine-grained network of complete streets in new and redevelopment projects.

Action		Consistency Analysis
A5.1	Adjust development regulations and review processes to require new development and redevelopment projects to provide a fine-grained, interconnected, multimodal transportation network with a balance of motor vehicle, pedestrian, bike, and transit amenities.	<i>Chapter 3, Plan Elements</i> , includes pedestrian & bicycle circulation, transit network, and vehicular circulation. The sections cover details of how the multimodal transportation network operates in and around the Specific Plan area.

POLICY 5.2: Allocate land uses based primarily on the control of physical form, intensity, and arrangement of buildings, landscapes, and public spaces that enable land and building functions to adapt to economic, environmental, energy, and social changes over time.

Action		Consistency Analysis
A5.2	Adopt form-based codes for downtown and corridors and require applicants to comply with the standards.	The Queen of the Valley Specific Plan is located along the Sunset Avenue corridor. The corridor plan for this street has not been implemented yet. Although hospital campuses may have unique design criteria, implementation of this Specific Plan will not prohibit a future form-based code for the Sunset Avenue corridor. Furthermore, this Specific Plan includes design guidelines intended to implement a high-level of design for the campus.

POLICY 5.3: Parks and other public open spaces will be connected to, informed by, and in a hierarchical relationship with the surrounding physical context and development intensities. Natural and landscaped parcels should also be configured for place-making and food production. Multifunction, multimodal, transportation corridors with transit, motor vehicles, bike, and pedestrian facilities, spatially enclosed by buildings and trees.

	Action	Consistency Analysis
A5.3	Adjust development regulations and review processes to incorporate pedestrian scale place-making in the design of streets and open spaces.	<i>Chapter 4, Design Guidelines</i> includes design standards and guidelines that are intended to identify and establish visual themes that are aesthetically pleasing, ensure that the Specific Plan area remains compatible with surrounding residential areas, and create a cohesive sense of place for the Queen of the Valley Hospital campus.

POLICY 5.4: Buildings, lots, and blocks primarily scaled around the pedestrian and transit, creating a human-scaled spatial enclosure. Buildings should be informed by surrounding physical context, the adjacent landscapes, structures, local conditions, building traditions, and the microclimate.

	Action	Consistency Analysis
A5.4	Adjust development regulations and review processes to require assessment and appropriate response to local context.	<i>Chapter 4, Design Guidelines</i> includes guidance on building placements and orientation, architectural design, and landscaping design that will ensure the project develops as a quality medical center with consistent design elements that fit in with the local context.

POLICY 5.6: Continue existing beneficial energy conservation programs, including adhering to the California Energy Code in new construction & major renovations.

	Action	Consistency Analysis
A5.6d	Consider providing an incentive program for new buildings that exceed California Energy Code requirements by 15%.	<i>Section 5.4, Development Standards</i> requires compliance with Cal-Green (Title 24, Part 11), California Energy Code (Title 24, Part 6), the City of West Covina’s Municipal Code and General Plan or the guidelines found in <i>Section 4.6.1</i> of this Specific Plan, whichever results in greater energy efficiency or reduced energy consumption.

POLICY 5.7: Manage & develop safe, reliable, economical water supply for existing & planned new customers.

Action		Consistency Analysis
A5.7a	Reduce demand through water conservation techniques.	Along with any new or modified project, a landscape, irrigation, hardscape and outdoor furniture plan shall be submitted for plan check review to the City of West Covina, to determine consistency with Specific Plan requirements and to determine compliance with applicable City of West Covina Water Efficient Landscape Ordinance (MWELo) requirements and California’s Water Conservation Act.
A5.7c	Set conditions of approval for each new development to ensure adequate water supply prior to occupancy.	The project’s EIR includes an analysis on anticipated future water demand. Additionally, prior to construction of each individual phase that involves an increase in water use, the future applicant will be required to obtain a “Will-Serve” letter from the applicable water purveyor.

POLICY 5.8: Ensure provision of adequate sewer system capacities to serve existing & planned development.

Action		Consistency Analysis
A5.8d	Pursue enlargement or extension of the sewage collection system where necessary to serve new development, with the capital costs & benefits allocated equitably & fairly between the existing users & new users.	The project’s EIR includes an analysis on anticipated future sewer capacity from the project. It is anticipated that the development intended within this Specific Plan will potentially need some sewer enlargements within on-site mains, as well as a main within the access drive to the southwest of the project site. However, it is anticipated that adequate capacity exists within the sewer mains in Merced and Sunset Avenues.

POLICY 5.10: Consider incorporating community gardens as part of city parks and recreation planning, and work with local schools, Hurst Ranch, and Queen of the Valley Hospital to facilitate the development, administration and operation of additional community gardens throughout the city.

	Action	Consistency Analysis
A5.10c	Amend Zoning Ordinances to allow Community Gardens throughout the City.	Section 4.4.1, <i>Open Space Types</i> encourages the development of gardens and park spaces within the landscape areas of the Project site.

Our Healthy and Safe Community

POLICY 6.1: Promote and support transportation decisions that reduce driving and increase rates of transit use, walking, and biking.

	Action	Consistency Analysis
A6.1b	<p>The development review bodies should consider active living as a development criteria and encourage:</p> <ul style="list-style-type: none"> • Where practical, locating the building near transit and a diverse mix of uses; • Siting the building to encourage walking; and • Securing bicycle parking, and where feasible, other cycling friendly facilities such as showers and lockers. 	<p>The Specific Plan area abuts Sunset Avenue, which has two routes operated by Foothill Transit. Chapter 4, Design Guidelines includes numerous guidelines about connecting buildings to encourage pedestrian activity and transit use. Section 5.4.2, Secondary Development Standards also includes requirements pertaining to bicycle storage.</p>

POLICY 6.2: New and renovated buildings should be designed and constructed to improve the health of the residents, workers, and visitors.

	Action	Consistency Analysis
A6.2	<p>Encourage the use of stairs between floors by designing internal staircases to be visually prominent and attractive.</p>	<p>The buildings within the Specific Plan will include stairs between floors, which will be clearly identified to help facilitate use by the patients, workers and visitors.</p>

POLICY 6.3: Support and partner with health providers to offer active living activities and events.

	Action	Consistency Analysis
A6.3b	<p>Support health fairs with information, health care screenings and services, and activities celebrating active living. The event should be sponsored by a range of health service partners. The health fair should have a strong focus on active living, healthy eating, and mental health.</p>	<p>The Queen of the Valley Hospital serves the residences of West Covina with their medial needs and includes screenings and services to support this.</p>

POLICY 6.7: Preserve and strengthen social capital by supporting formal and informal social networks in the community.

	Action	Consistency Analysis
A6.7	Increase access to safe, comfortable, and interesting public spaces.	Different types of open space, which together compose the Queen of the Valley Hospital campus open space system, are described in section 4.4.1, <i>Open Space Types</i> .

POLICY 6.9: Increase awareness about how to prevent mental illness and promote mental health.

	Action	Consistency Analysis
A6.9	Partner with health care providers, caregivers, schools, senior center to increase access to mental health information and resources	The Specific Plan allows for both in-patient and out-patient facilities, which allow for additional mental health programs and services to local residents.

POLICY 6.11: Provide community safety through enhanced police services.

	Action	Consistency Analysis
A6.11a	Increase public access to police services by: <ul style="list-style-type: none"> • Increasing police staffing to coincide with increasing population, development, and call for services; • Require the funding of new services from fees or assessments from new development. 	The project’s EIR analyzes impacts to police services and no significant impact will occur. As individual developments progress, the implementing projects will pay the applicable impact fees.

POLICY 6.12: Address safety during development review process.

	Action	Consistency Analysis
A6.12a	Incorporate Crime Prevention Through Environmental Design (CPTED) principles and best practices into zoning ordinances and development review processes for new development and major rehabilitation.	Design Guidelines state that buildings should incorporate Crime Prevention Through Environmental Design (CPTED) design measures where appropriate to create safer environments. Entrances should be well lit, well defined, and have active frontages.

POLICY 6.13: Optimize firefighting and emergency response capabilities.

	Action	Consistency Analysis
A6.13a	Resolve extended response time problems by: <ul style="list-style-type: none"> Increasing fire staffing to coincide with increasing population, development, and call for services; Require the funding of new services from fees or assessments from new development. 	The project’s EIR analyzes impacts to fire services and no significant impact will occur. As individual developments progress, the implementing projects will pay the applicable impact fees.

POLICY 6.15: Limit the exposure to potential natural hazards through adoption and enforcement of appropriate building standards, land use controls, and environmental review.

	Action	Consistency Analysis
A6.15a	Require all development to comply with the provisions of the latest California Building Code, including provisions related to design and engineering to mitigate potential impacts from seismic events, fires, and other hazards.	The Office of Statewide Health Planning and Development (OSHPD) is responsible for overseeing all aspects of the design and construction of general acute care hospital, psychiatric hospital, and skilled nursing home and intermediate care facility construction in California. More information is listed in <i>Section 6.1.4, Office of Statewide Health Planning and Development</i> .
A6.15c	Require CEQA environmental reviews to analyze and as necessary mitigate potential natural hazards on a site-specific basis	<i>Section 6.4, Certification of Environmental Impact Report (EIR)</i> , states an EIR has been prepared to analyze environmental impacts of the full build-out of the Specific Plan Area, discuss feasible alternatives, and recommend feasible mitigation measures in compliance with the provisions of CEQA.
A6.15d	Require Specific Plans to recognize the findings of this Safety Element as critical land use guidelines are developed for specific areas	<i>Section 4.2, Site Planning</i> , includes surveillance and safety guidelines to be incorporated in the design process.

POLICY 6.23: Ensure that new development is not exposed to excessive noise.

	Action	Consistency Analysis
A6.23a	Require new developments to reduce exterior noise levels for any usable outdoor area to the “normally acceptable” range in the City’s land use/noise compatibility matrix, shown in Table 6.4 of this Noise Element.	All areas with utility, mechanical, trash and recycling equipment should be located in strategic areas to minimize the effects (noise, visual qualities, etc.) such equipment may have on adjacent uses, and should be screened by landscaping, a fence, or a wall and designed to be visually compatible with other site elements. Sound attenuation will comply with the applicable noise mitigation measures in the project’s EIR.

POLICY 6.24: Ensure that new development does not expose surrounding land uses to excessive noise.

	Action	Consistency Analysis
A6.24	Through the environmental review process, require applicants for new development to analyze potential noise impacts on nearby noise-sensitive receivers. If noise levels generated exceed the “normally acceptable” range shown in Table 6.4 of this Noise Element, require appropriate noise mitigation so that these levels would no longer be exceeded.	The project’s EIR includes a noise analysis and appropriate mitigation measures that would reduce potential impacts from noise sources to below a level of significance.

POLICY 6.27: Minimize the noise impacts of transportation facilities and improvements.

Action	Consistency Analysis
A6.27c	Consider, where appropriate, tools for mitigating noise impacts of transportation facilities on new and existing development. Such tools may include noise insulation for interior spaces, site design solutions, and noise barriers such as sound walls and berms. Site design solutions such as setbacks are frequently preferable to barriers, and berms are frequently preferable to sound walls, for reasons of aesthetics and potential noise reflection effects.
The Queen of the Valley will implement the appropriate noise mitigation measures contained in the Project's EIR, which would reduce potential impacts from transportation facilities to below a level of significance.	

Our Creative Community

POLICY 7.4: Expand places and spaces where cultural activities can occur.

	Action	Consistency Analysis
A7.4c	Examine current zoning, licensing, and permitting requirements with the objective of supporting and facilitating community groups planning festivals and events.	Table 5.2, <i>Permitted Uses</i> permits the uses of recreation, education and assembly in the Specific Plan area. Section 5.3, <i>Temporary Uses</i> , also includes language to support outdoor events, farmers markets, and other special events.

POLICY 7.7: Assess, avoid, and mitigate potential impacts to archaeological, paleontological, and tribal resources through the CEQA review process for development projects carried out within the City. Comply with existing regulations relating to Native American resources, including California Environmental Quality Act Section 15064.5(d) and (e) and Public Resources Code §5097.98 concerning burial grounds, and AB 52 and SB 18 for consultation with Native American tribes for development projects carried out within the City.

	Action	Consistency Analysis
A7.7	Require development to avoid archaeological and paleontological resources, whenever possible. If complete avoidance is not possible, require development to minimize and fully mitigate the impacts to the resources. Notify California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources.	The project's EIR analyzes impacts to cultural and Tribal resources. All impacts to these resources are reduced to a less than significant level.

Our Active Community

POLICY 8.1: Encourage the distribution of a variety of park types and sizes throughout the City.

Action		Consistency Analysis
A8.1	Develop variety of new park types of different sizes and require them in new development.	Different types of open space, which together compose the Queen of the Valley Hospital campus open space system, are described in section 4.4.1, <i>Open Space Types</i> .

POLICY 8.2: Encourage the development of non-traditional park types, including green belts, linear parks, urban trails, and pocket parks.

Action		Consistency Analysis
A8.2a	Require dedication of land identified as linear park in conjunction with new development.	The Specific Plan includes an area that is fully developed as a hospital campus. Improvements that are anticipated to occur do not include residential uses and therefore, impacts to parkland will be minimal and less than significant. However, no portion of the property is identified as a future linear park. It should be noted that the standards in <i>Chapter 5, Development Standards</i> include a minimum 10-foot landscape setback between the potential future Walnut Creek Wash trail to transition between the trail and campus uses.

POLICY 8.4: Small and frequent open spaces should be dispersed throughout the neighborhood.

Action		Consistency Analysis
A8.4	Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs and require them in new development.	Different types of open space, which together compose the Queen of the Valley Hospital campus open space system, are described in <i>Section 4.4.1, Open Space Types</i> .

POLICY 8.6: Develop a network of open spaces.

Action	Consistency Analysis
A8.6a	Connect the open spaces to neighborhoods through a series of landscaped streets that provide green links to the Walnut Creek as well as stormwater drainage.
Where feasible and appropriate, the Queen of the Valley Hospital Specific Plan encourages pedestrian-friendly connections to all buildings, structures, and to the public rights-of-way. Furthermore, <i>Section 5.4.2, Secondary Development Standards</i> requires that at least one connection be provided from the Specific Plan area to the future Walnut Creek Trail once the trail has been completed.	
A8.6b	Revise zoning ordinance to require new development to connect their open spaces to the open space network.
The Specific Plan area includes connector spaces that are landscaped areas along pathways that provide pedestrian access to buildings, parking and other open spaces.	

POLICY 8.9: Investigate and evaluate opportunities and incentives for other agencies, nonprofits, private businesses, and user groups to participate in the maintenance and replacement costs of parks, open space, and recreational facilities.

Action	Consistency Analysis
A8.9c	Institute an impact fee for capital improvements to mitigate the impact of new development on parks and open spaces.
The Specific Plan includes an area that is fully developed as a hospital campus. Improvements that are anticipated to occur do not include residential uses and therefore, impacts to parkland will be minimal and less than significant. It should be noted that the standards in <i>Chapter 5, Development Standards</i> include a minimum 10-foot landscape setback between the potential future Walnut Creek Wash trail to transition between the trail and campus uses. Furthermore, the implementation of the Specific Plan will not impact the City’s ability to institute a park impact fee.	

C

APPENDIX

Mitigation Monitoring & Reporting Program

The following pages contain the Mitigation Monitoring and Reporting Program (MMRP) found within the Queen of the Valley Hospital Specific Plan Program EIR.

**Mitigation Monitoring and Reporting Program
Queen of the Valley Hospital Specific Plan
Final Program Environmental Impact Report**

**(GPA No. 18-02 and ZC No. 17-02)
SCH No. 2018101068**

July 2019

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Acronym List

The following are acronyms used in the Mitigation Monitoring and Reporting Matrix:

A	
ACM	asbestos-containing material
AES	Aesthetics
AIR	Air Quality
B	
BIO	Biological Resources
BMP	Best Management Practice
C	
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CGS	California Geological Survey
City	City of West Covina
Council	City of West Covina City Council
CPTED	Crime Prevention Through Environmental Design
CUL	Cultural Resources
D	
DIF	Development Impact Fee
DTSC	Department of Toxic Substances Control
E	
EIR	Environmental Impact Report
F	
Final EIR	<i>Final Environmental Impact Report, Queen of the Valley Hospital Specific Plan</i>
G	
GEO	Geology and Soils
GHG	Greenhouse Gas Emissions
H	
HAZ	Hazards and Hazardous Materials
HYD	Hydrology and Water Quality
L	
LID	Low-Impact Development
LUP	Land Use and Planning
M	
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendent
MMRP	Mitigation Monitoring and Reporting Program
MWELo	Model Water Efficient Landscape Ordinance
N	
NAHC	Native American Heritage Commission
NPDES	National Pollutant Discharge Elimination System
P	
Program	Mitigation Monitoring and Reporting Program
PS	Public Services and Recreation

Q	
QVHSP	Queen of the Valley Hospital Specific Plan
S	
SWPPP	Storm Water Pollution Prevention Plan
T	
TCP	Traffic Control Plan
TCR	Tribal Cultural Resources
TRA	Transportation/Traffic
U	
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geological Survey
UTL	Utilities and Service Systems
V	
VOC	volatile organic compound
W	
WCPD	West Covina Police Department
WQMP	Water Quality Management Plan

MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

In accordance with the requirements of Section 21081.6 of the *California Public Resources Code*, and as part of its certification of the adequacy of Final Environmental Impact Report (Final EIR) for the Queen of the Valley Hospital Specific Plan (Project), the City Council (Council) of the City of West Covina (City) adopts the following Mitigation Monitoring and Reporting Program (MMRP or Program). The Council adopts this MMRP in its capacity as the lead agency for Final EIR in accordance with the provisions of the California Environmental Quality Act (CEQA) (*California Public Resources Code* Section 21000 et seq.), the State CEQA Guidelines (*California Code of Regulations*, Title 14, Section 15000 et seq.), and the City of West Covina Monitoring Requirements.

2. MITIGATION MONITORING PROCEDURES

The principal purpose of the MMRP is to ensure that the Council-approved mitigation measures and development requirements for the adopted Project are reported and monitored to ensure compliance with the measures' requirements. In general, City of West Covina, Community Development Department is responsible for overseeing implementation and completion of the adopted measures. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the attached MMRP Table. However, the Council retains overall responsibility for verifying implementation of all adopted mitigation measures.

3. MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is provided in tabular format to facilitate effective tracking and documentation of the status of regulatory requirements and mitigation measures. The attached MMRP Table provides the following monitoring information:

- **Regulatory Requirements.** All adopted Regulatory Requirements for the Project from the Final EIR are included.
- **Mitigation Measures.** All adopted mitigation measures for the Project from the Final EIR are included.
- **Responsible for Implementation.** The Project Applicant or designated representative is the responsible party for implementing the measures, and the City of West Covina or a designated representative is responsible for monitoring implementation of the measures, unless noted differently.
- **Timing of Mitigation.** A time frame is provided for performance of the mitigation measures, and the specific action deadline is designed to ensure that impact-related components do not proceed without establishing that the mitigation is implemented.
- **Responsibility for Monitoring.** The City Department(s) or other public agency(ies) responsible for overseeing the implementation and completion of measures is listed.
- **Completion Date.** The dates the measures are completed are to be filled in by the approving/verifying authority at a later date. Upon completion, the MMRP and associated documentation will be kept on file at the City of West Covina Community Development Department, Planning Division.

4. PROJECT LOCATION

The Queen of the Valley Hospital Specific Plan (QVHSP) Project site occupies approximately 28.8 acres and is located at 1115-1135 South Sunset Avenue in the City of West Covina. The property is at the north corner of South Sunset Avenue and West Merced Avenue, approximately one-half mile south of the Interstate 10 (I-10) Freeway in the east-central portion of the San Gabriel Valley. The City is approximately 18 miles east of downtown Los Angeles and 3 miles east of the I-10/Interstate 605 (I-605) Freeway Interchange. The site is located at 34° 3' 50" North latitude and 117° 56' 43" West longitude, within Section 20 of Township 1 South Range 10 West in West Covina. The property is in the Baldwin Park (1972) 7.5-minute series topographic map by the U.S. Geological Survey (USGS).

5. PROJECT DESCRIPTION SUMMARY

The Queen of the Valley Hospital (QVH or Hospital) currently includes 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 phases from 2019 to 2028+ depending on need and financing. Initially, four existing buildings (Marian Rooms A and B and Buildings A–C) would be demolished to 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 north of the hospital grounds.

The first phase (1A) of new construction would involve expansion and new construction of the emergency room and intensive care unit for a total of 66,000 square feet. Phase 1B will entail construction of a new medical office building and ambulatory surgery center and a new multi-story parking structure. Phases 1A and 1B are expected to occur in the 2020-2022 time frame. Phase 2 construction would occur from 2022-2026 and include a new five- to six-story medical tower with 132,000 square feet of new building space. The final phase of long-range improvements planned for 2028 or later would involve consolidation of the two medical towers, a new medical office building with 90,000 square feet of space, a second multi-story parking structure, and a new hospital building with 132,000 square feet. New buildings may be up to six stories tall depending on location. Details of the Project Description are in Section 3.0, Project Description of the Program EIR. The Primary Development Standards from the Specific Plan are shown below.

PRIMARY DEVELOPMENT STANDARDS

Standard	Requirement
Building Orientation	
Toward internal roadway/pedestrian access	Primary Entrance
Toward open space area	Secondary Entrance
Height	
Primary building height	6 stories max. 4 stories max. within 50 ft. of Sunset Ave. 3 stories in Zone 3
Portions of the building that extend above the primary building height ¹	20 ft. max. ⁷
Parking structures ²	60 ft. max.
Modular structures ³	30 ft. max.
Separations⁴	
Building from internal roadway ⁵	5 ft. min.
From South Sunset Avenue ROW	10 ft. min.
From Specific Plan boundary ⁵	15 ft. min. from Walnut Creek Wash, Residential, or Open Space
Between primary buildings ⁶	15 ft. min.
<p>¹ Portions of the building such as screened mechanical and electrical towers, chimneys, staircases, elevators, architectural elements such as towers, cupolas, domes, etc., and other integral parts of the building may project above the roofline of the uppermost floor, provided these elements do not constitute more than 15 percent of the roof area.</p> <p>² Parking is allowed on the top deck of parking structures. Light standards and parapet walls exempt from height.</p> <p>³ Modular structures are prohibited from being visible from any public right-of-way.</p> <p>⁴ As measured from front of curb.</p> <p>⁵ When the boundary is not along South Sunset Avenue, it will be measured from the property line.</p> <p>⁶ Buildings may be physically connected to each other subject to applicable building and fire codes, and secondary buildings do not need to observe these setback distances.</p> <p>⁷ Surface parking lots are subject to separate standards provided in this Section.</p> <p>Ave.: Avenue; ft.: foot/feet; max.: maximum; min.: minimum Source: <i>Queen of the Valley Hospital Specific Plan, 2019.</i></p>	

**QUEEN OF THE VALLEY HOSPITAL SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
Aesthetics				
AES-1 Construction staging areas shall be located as far as practical from residential neighborhoods immediately adjacent to the Project site, and perimeter fencing shall be installed to obstruct views from adjacent ground-level vantage points into the Project site during construction. Implementation of this measure shall be verified by the City during construction.	Hospital and Contractor	Prior to and during construction activities	City Planning Department	
AES-2 The development of the QVHSP limits new parking structures to 60 feet in height. Buildings would be subject to a six-story height limit in Zones 1 and 2. Zone 3 would reduce the height limit of 30 feet for parking structures and three stories for buildings. Compliance with the established height limits shall be confirmed by the City in accordance with implementation provisions outlined in Chapter 6 of the Queen of the Valley Specific Plan prior to the issuance of any building permits.	Hospital	Prior to the issuance of any building permits	City Planning Department	
AES-3 Prior to approval of any building plans for structures over 45 feet or three stories in height that are within 100 feet of the Orangewood Park soccer fields, a detailed shade and shadow analysis shall be conducted to accurately inform the City and park users as to any anticipated encroachment (i.e., shade or shadow) on the park fields upon completion of the involved structure(s). The hospital shall also plan for any structures in this location to be at the minimum height necessary to minimize shade and shadow impacts on City park facilities to the extent practical. This measure shall be implemented to the satisfaction of the City Community Development Director.	Hospital	Prior to building plan approval within 100 feet of the Orangewood Park soccer fields	City Planning Department	
AES-4 Temporary nighttime lighting installed during construction for security or any other purpose shall be downward-facing and hooded or shielded to prevent light from spilling outside the staging area and from directly broadcasting security light into the sky or onto adjacent residential properties. Compliance with this measure shall be verified by the City's Building and Safety Services Department during inspections of the construction site.	Hospital and Contractor	During construction activities	City Public Works, Building and Safety Services Department	
Air Quality				
AIR-1 During construction of the Long Range Improvements Phase of the Project, the Hospital shall use paints that have a volatile organic compound (VOC) content of 10 grams/Liter (g/L) or less for all architectural coating activities.	Hospital and Contractor	During construction activities	City Public Works, Building and Safety Services Department	



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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>AIR-2 During all construction phases of the Project, all off-road diesel-powered construction equipment that is greater than or equal to 50 horsepower shall be required to meet or exceed U.S. Environmental Protection Agency (USEPA) Tier 3 emission standards.</p>	Hospital and Contractor	During all construction phases	City Public Works, Building and Safety Services Department	
<p>AIR-3 Prior to the start of any construction activities, proposed building plans shall demonstrate that any standby emergency generator proposed as part of that phase shall be powered by natural gas. This measure shall be implemented to the satisfaction of the City Engineer.</p>	Hospital	Prior to construction activities	City Public Works, Building and Safety Services Department	
<p>Biological Resources</p>				
<p>BIO-1 All construction activities shall comply with the federal Migratory Bird Treaty Act of 1918 (MBTA), the Golden Eagle Protection Act, and <i>California Fish and Game Code</i> Sections 3503, 3511, and 3513. The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. Compliance with the MBTA shall be accomplished by completing the following: Construction activities involving vegetation removal shall be conducted between outside of the peak nesting period (February 1 and September 1), if possible. If it is not possible for construction to occur outside of the peak nesting season, a pre-construction survey by a qualified biologist shall be conducted within 72 hours prior to construction activities to identify any active nesting locations. If the biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur. If the biologist finds an active nest on the Project site and determines that the nest may be impacted, the Biologist shall delineate an appropriate buffer zone around the nest. The size of the buffer shall be determined by the biologist in consultation with California Department of Fish and Wildlife (CDFW), and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. These buffers are typically 300 feet from the nests of non-listed species and 500 feet from the nests of listed species. Any active nests</p>	Hospital	Prior to and during construction activities	City Planning Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The Biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner, CDFW, and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.</p>	<p>Hospital</p>	<p>Prior to and during vegetation clearing/grubbing, grading, and construction activities</p>	<p>City Planning Department</p>	
<p>BIO-2 All construction activities shall comply with Sections 3503, 3503.5, 3511, and 3513 of the <i>California Fish and Game Code</i>, which protect active nests of any raptor species, including common raptor species. Compliance with these codes shall be accomplished by completing the following: If vegetation is to be cleared during the potential raptor nesting season (December 1 to August 31), all suitable habitat within 500 feet of the Project site shall be thoroughly surveyed for the presence of nesting raptors by a qualified biologist within 72 hours prior to clearing. If the biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur. If any active nests are detected, the area shall be flagged and mapped on the construction plans with a buffer. The size of the buffer shall be determined by the biologist in consultation with CDFW and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. These buffers are typically 500 feet from the nests of raptors. The buffer area shall be avoided until the nesting cycle is complete or until it is determined that the nest has failed. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner, CDFW and the City. The monitoring report shall summarize the results of the nest</p>				

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until authorization is received by the applicant from CDFW.</p> <p>Although presumed absent, prior to development of the Project site, a pre-construction burrowing owl clearance survey shall be conducted to ensure burrowing owls remain absent from the Project site. The clearance survey shall be conducted in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation, which requires that two clearance surveys be conducted 14 to 30 days before and 24 hours prior to any grading or vegetation removal on the Project site. If burrowing owls are observed on the Project site during the pre-construction surveys, a burrowing owl passive relocation plan shall be prepared and submitted to CDFW for review and approval prior to commencement of vegetation clearing/grubbing, grading, and construction activities on the Project site. The burrowing owl relocation plan shall outline methods to passively relocate any burrowing owls occurring on the Project site and ensure compliance with the MBTA and California Fish and Game Code.</p>				
<p>Cultural and Scientific Resources</p> <p>CUL-1 A qualified archaeologist (the "Project Archaeologist") shall be retained prior to the start of grading for Project-related construction. The Project Archaeologist shall monitor all ground-disturbing activities within the areas of native soil (i.e., below existing areas of artificial fill from previous hospital construction). If archaeological or historical resources are encountered during implementation of any phase of the Project, the Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity of the find in order to make an evaluation of the find.</p> <p>If historical materials are found during grading, a qualified historian ("Project Historian") shall be retained to evaluate and make appropriate recommendations on the disposition of any historical artifacts in consultation with the City local historical experts as determined appropriate by the City. The disposition of any archaeological resources shall be governed by Mitigation Measure CUL-3.</p>	Hospital and Contractor	Prior to issuance of grading permits	City Planning Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>CUL-2 Prior to the start of any Project-related grading, the following note shall be placed on the Grading Plan:</p> <p>"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and appropriate Tribal representatives to the site to assess the significance of the find."</p>	<p>Hospital and Contractor</p>	<p>Prior to issuance of grading permits</p>	<p>City Planning Department</p>	
<p>CUL-3 The Project Archaeologist shall monitor Project-related grading as outlined in Mitigation Measure CUL-1. Any archaeological resources uncovered during the course of Project-related grading shall be recorded and/or removed per applicable guidelines, in consultation and cooperation with the City, the South Central Coastal Information Center Staff (located at California State University, Fullerton) and appropriate Native American tribal representatives.</p> <p>If a significant archaeological resource(s) is discovered on the property, ground-disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), Hospital Staff, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan and/or preservation plan shall be prepared by the archaeological monitor and reviewed by representatives of the appropriate Native American Tribe(s), Hospital Staff, and the City Planning Department and implemented by the archaeological monitor to protect the identified archaeological resource(s) from damage and destruction.</p> <p>The Hospital shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the Project site to the culturally affiliated Native American tribe(s) for proper treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeological monitor and submitted to the City Planning Department, the appropriate Native American tribe(s), and the South Central Coastal Information Center. All cultural material, including sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous</p>	<p>Hospital and Contractor</p>	<p>Prior to issuance of grading permits and during grading</p>	<p>City Planning Department</p>	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>archaeological studies or excavations on the Project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include a culturally affiliated tribal curatorial facility.</p> <p>CUL-4 A qualified Paleontologist (the "Project Paleontologist") shall be retained prior to the start of grading for any Project-related construction. Also prior to the start of grading, the Project Paleontologist shall review the grading plan to identify any areas where excavation will occur in native soils that could contain fossils (i.e., older Quaternary alluvium). The Project Paleontologist shall monitor all ground-disturbing activities in those areas and prepare a brief memo report on monitoring activities during that time. If fossiliferous materials are found during grading in other (i.e., non-marked) areas, work shall be halted until the Project Paleontologist is contacted and can evaluate the find and determine an appropriate course of action to protect significant paleontological resources.</p>	<p>Hospital and Contractor</p>	<p>Prior to issuance of grading permits and during grading</p>	<p>City Planning Department</p>	
<p>CUL-5 If human remains are encountered during any Project-related ground-disturbing activities, Section 7050.5 of the <i>California Health and Safety Code</i> states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the materials pursuant to Section 5097.98 of the <i>California Public Resources Code</i>. The provisions of Section 15064.5 of the California Environmental Quality Act Guidelines shall also be followed. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The descendant must complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements shall be included as notes on the contractor specification and verified by the Community Development Department, prior to issuance of grading permits. This measure shall be implemented to the satisfaction of the City in consultation with the County Coroner.</p>	<p>Hospital and Contractor</p>	<p>During grading</p>	<p>City Planning Department</p>	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>Geology and Soils</p> <p>GEO-1 Prior to approval of Project plans, a site-specific Geotechnical Report shall be prepared for each proposed structure. The Geotechnical Report shall be prepared by a registered Civil Engineer or certified Engineering Geologist and shall contain site-specific evaluations of the seismic and geologic hazards affecting the Project and shall identify recommendations for earthwork and construction. All recommendations from forthcoming site-specific geotechnical studies shall be included in the site preparation and building design specifications. Compliance with this requirement shall be verified by the City Engineer as part of the Project certification process, which includes review and approval of the site-specific geotechnical studies by the California Geological Survey (CGS).</p>	Hospital	Prior to approval of Project plans	City Public Works, Building and Safety Services Department	
<p>GEO-2 Prior to the issuance of building permits, the final Grading Certification (on the approved City of West Covina form) shall be prepared, stamped, and signed by the appropriate professional personnel. A California registered Civil Engineer, soil engineer, and geologist (if applicable) and the grading contractor shall sign the final Grading Certification. In addition, the final compaction report shall be signed by the soils engineer and submitted for review and approval by the Building and Safety Official prior to the issuance of building permits.</p>	Hospital and Contractor	Prior to the issuance of building permits	City Public Works, Building and Safety Services Department	
<p>Greenhouse Gas Emissions</p> <p>GHG-1 Prior to completion of all new Project-related buildings or structures, the Hospital shall install solar photovoltaic panels that generate at least 25 percent of the additional electricity demand associated with the new Project-related structure(s). The location, size, and other design parameters of the panels shall be at the discretion of the Hospital. This measure shall be implemented to the satisfaction of the City Engineer.</p>	Hospital	Prior to completion of Project-related buildings	City Public Works, Building and Safety Services Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>Hazards and Hazardous Materials</p> <p>HAZ-1 Prior to the start of any grading or excavation during Project-related improvements, the Hospital shall have on staff or retain qualified personnel to be available should any unknown potentially hazardous materials (hazmat) be found during grading or excavation. If any unknown or suspected hazardous materials are found, work in that area shall cease immediately and the qualified hazmat professional shall evaluate/characterize the find and make appropriate recommendations for its safe removal and disposal according to applicable federal and state laws and regulations. The qualified hazmat professional shall also determine if consultation and coordination with the California Department of Toxic Substances Control (DTSC) is necessary to characterize and/or remediate the hazardous material(s). The Hospital shall inform the City Planning Department on the same day such materials are found. If necessary, the Hospital shall enter into a Voluntary Cleanup Agreement with DTSC for remediation of the hazardous materials. Within two weeks of disposal of the material(s), the qualified hazmat professional shall prepare a closure report on the incident and submit it to the Hospital and City Planning Department. This measure shall be implemented to the satisfaction of the City Planning Department and DTSC if they are involved in the characterization and/or remediation of the material(s).</p>	<p>Hospital and Contractor</p>	<p>Prior to grading or excavation</p>	<p>City Planning Department in consultation with the California Department of Toxic Substances Control (DTSC) if needed</p>	
<p>HAZ-2 Prior to demolition of any structures or interior remodeling of existing buildings, the hospital shall provide evidence that an assessment for asbestos-containing materials (ACMs) and lead-based paint (LBP) has been performed and any necessary abatement has been conducted in accordance with local, State, and federal guidelines. This measure shall be implemented to the satisfaction of the City Planning Department.</p>	<p>Hospital and Contractor</p>	<p>Prior to demolition</p>	<p>City Planning Department</p>	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>HAZ-3 Prior to the start of Project construction and at least annually thereafter during the Project construction period, the Hospital Facilities Staff shall meet with the principals of the Edgewood Middle and High Schools and the Superintendent of the West Covina Unified School District to review the planned hospital expansion and discuss health and safety issues relative to hazardous materials at the hospital. The Hospital Staff shall also share their hazmat response and disaster preparedness plans with the school and district personnel so each has an understanding of potential risks, lines of communication and responsibility and can comment on the plans as they may affect the adjacent school facilities. This measure shall be implemented to the satisfaction of the City Planning Director.</p>	<p>Hospital and Contractor</p>	<p>Prior to and during construction</p>	<p>City Planning Department</p>	
<p>Hydrology and Water Quality</p>				
<p>HYD-1 Prior to issuance of any grading or building permit, the Queen of the Valley Hospital shall comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) applicable at the time the grading or building permit is issued. The Queen of the Valley Hospital shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) during construction of any Project-related improvements. The SWPPP must include erosion- and sediment-control Best Management Practices (BMPs) that will meet or exceed measures required by the determined risk level of the Construction General Permit, as well as BMPs that control the other potential construction-related pollutants. A Construction Site Monitoring Program that identifies monitoring and sampling requirements during construction is a required component of the SWPPP. Evidence of compliance with the NPDES Construction General Permit shall be provided to the City's Building and Safety Services Director prior to issuance of a grading permit. This measure shall be implemented to the satisfaction of the City Engineer.</p>	<p>Hospital</p>	<p>Prior to issuance of any grading or building permit</p>	<p>City Public Works, Building and Safety Services Department</p>	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>HYD-2 Prior to issuance of any grading or building permit, the Queen of the Valley Hospital shall submit a Water Quality Management Plan (WQMP) for review and approval by the City's Engineering Department. The WQMP shall identify all BMPs to be incorporated into the Project to control storm water and non-storm water pollutants during and after construction (i.e., ongoing operations of the hospital). This measure shall be implemented to the satisfaction of the City Engineer.</p>	Hospital	Prior to issuance of any grading or building permit	City Public Works, Building and Safety Services Department	
<p>HYD-3 Prior to issuance of any building permits, the Queen of the Valley Hospital, its engineer, and/or its contractor shall demonstrate that all applicable Low Impact Development (LID) design requirements have been included in Project plans and shall be implemented in each phase of the Project, as appropriate. LID design aspects of each facility of the Project shall include an evaluation of the use of permeable pavement and other infiltration enhancement techniques. This measure shall be implemented to the satisfaction of the City Engineer.</p>	Hospital	Prior to issuance of any building permits	City Public Works, Building and Safety Services Department	
<p>Land Use and Planning</p>				
<p>LUP-1 Except for surface parking, any improved uses placed adjacent to the residential uses to the northeast of the QVHSP property, including the former Sunset Field site, shall be located and designed to minimize impacts related to views, lighting, and noise on local residents. Consistent with the required noticing for precise plans per the Municipal Code, property owners and residents living northeast of the site (i.e., Torrey Pines Apartment Homes) shall be notified of a public hearing at least 30 days prior to the hearing for any buildings in the portions of Specific Plan Zones 1 or 3, adjacent to these residences. This process is consistent with the Municipal Code's requirement to hold a public hearing for new buildings and to notify owners and residents within 300 feet of the proposed building of the public hearing. This measure shall be implemented to the satisfaction of the City Community Development Director.</p>	Hospital	Prior to issuance of a grading or building permit	City Planning Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
Public Services and Recreation	Hospital	Prior to issuance of a building permit	City Planning Department	
PS-1 Pursuant to Chapter 17, Article IV, Development Impact Fees of the City's Municipal Code, prior to issuance of each building permit, the Queen of the Valley Hospital shall be responsible for payment of the City's Development Impact Fees (DIFs) including police facilities, fire facilities, park facilities, administration facilities, and public works facilities, as appropriate and in amounts established by City Council Resolution. The fees paid shall be those in effect at the time of issuance of the building permit, subject to applicable fee credits for community facilities provided as part of the Project.	Hospital	Prior to issuance of a building permit	City Planning Department	
PS-2 The Queen of the Valley Hospital shall verify that all Project-related improvements comply with applicable codes, ordinances, and standard conditions, including the current edition of the California Fire Code and the West Covina Fire Department, regarding fire prevention and suppression measures, fire hydrants, automatic fire extinguishing systems, access, water availability, and fire sprinkler system, among other measures. Prior to issuance of building permits, the Planning Department and West Covina Fire Department shall verify compliance with applicable codes and that appropriate fire safety measures are included in the project design. All such codes shall be compiled with, and all measures shall be implemented prior to issuance of a certificate of occupancy.	Hospital	Prior to issuance of building and occupancy permits, as appropriate	City Planning Department and West Covina Fire Department	
PS-3 The Hospital shall comply with PlanWC appropriate Crime Prevention Through Environmental Design (CPTED) features as determined by West Covina Police Department (WCPD) for all improvements related to the proposed Project. CPTED features incorporated into the design of spaces shall include, but not be limited to, territorial reinforcement, strategic natural surveillance, well-lit spaces, and appropriate maintenance. CPTED review of each proposed development shall be completed by the WCPD prior to issuance of building permits.	Hospital	Prior to issuance of a building permit	City Planning Department and West Covina Police Department	
PS-4 Prior to the issuance of each building permit, the Property Owner/Developer shall pay applicable developer's fees to the impacted school district(s) pursuant to Section 65995 of the California Government Code. Under State law, payment of the developer fees provides full and complete mitigation of the	Hospital	Prior to issuance of a building permit	City Planning Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>project's impacts on school facilities. Evidence that these fees have been paid shall be submitted to the Planning Department.</p>				
Transportation/Traffic				
<p>TRA-1 Prior to the issuance of building permits for improvements identified under Phase 1 of the Project, the Queen of the Valley Hospital shall make fair share contributions toward the installation of the following improvements:</p> <ul style="list-style-type: none"> • Cameron Avenue/Sunset Avenue <ul style="list-style-type: none"> ○ Convert the outside lane on Sunset Avenue to a shared thru-right turn lane in both directions. This will require additional striping on the downstream side of the intersection in both directions and will require that parking be prohibited on Sunset Avenue within the improvement area. • Merced Ave/Dalewood Street/Garvey Avenue <ul style="list-style-type: none"> ○ Restripe the eastbound approach to include one thru lane and one exclusive right turn lane. ○ Convert the intersection to two-way stop control, with free eastbound and westbound movements. • Merced Avenue/California Avenue <ul style="list-style-type: none"> ○ Restripe both approaches on Merced Avenue to include one exclusive left turn lane, one thru lane, and one shared thru-right turn lane. • Cameron Avenue/Orange Avenue <ul style="list-style-type: none"> ○ Restripe both approaches on Orange Avenue to include one exclusive left turn lane and a shared thru-right turn lane. <p>Prior to issuance of any building permits beyond Phase 1, identified improvements at these intersections will need to be physically in place to mitigate potential impacts of Project-related traffic. This measure shall be implemented to the satisfaction of the City Engineer.</p>	Hospital	Prior to issuance of Phase 1 building permits	City Public Works, Traffic and Lighting Section	
	Hospital	Beyond the issuance of Phase 1 building permits	City Public Works, Traffic and Lighting Section	

**QUEEN OF THE VALLEY HOSPITAL SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>TRA-2 Prior to the issuance of building permits for any improvements identified under Phase 2 of the Project, the Queen of the Valley Hospital shall make a fair share contribution toward the installation of the following improvements:</p> <ul style="list-style-type: none"> • West Covina Parkway/I-10 WB Ramps <ul style="list-style-type: none"> ○ Restripe the northwest-bound West Covina Parkway approach to include two left turn lanes, one thru lane, and a shared thru-right turn lane. <p>Prior to completion of construction under Phase 2, these improvements shall be physically in place to mitigate Project-related traffic impacts. This measure shall be implemented to the satisfaction of the City Engineer.</p>	<p>Hospital</p>	<p>Prior to the issuance of Phase 2 building permits</p>	<p>City Public Works, Traffic and Lighting Section</p>	
<p>TRA-3 Prior to issuance of building permits for any improvements identified beyond Phase 2 of the Project, the Queen of the Valley Hospital shall make fair share contributions towards the installation of the following improvements:</p> <ul style="list-style-type: none"> • Vine Avenue/Sunset Avenue <ul style="list-style-type: none"> ○ Restripe both approaches of Sunset Avenue to include two thru lanes and a shared thru-right turn lane. This will require additional striping on the downstream side of the intersection in both directions and will require that parking be prohibited on Sunset Avenue in the improvement area. ○ Widen the project driveway across from Vine Avenue to provide two left turn lanes and a shared thru-right turn lane for traffic exiting the hospital campus. 	<p>Hospital</p>	<p>Prior to completion of all Phase 2 improvements</p>	<p>City Public Works, Traffic and Lighting Section</p>	
<ul style="list-style-type: none"> • West Covina Parkway/Sunset Avenue <ul style="list-style-type: none"> ○ Restripe both approaches of West Covina Parkway to include two thru lanes and an exclusive right turn lane. This should only require restriping, but if needed, right-of-way is available. 	<p>Hospital</p>	<p>Prior to and beyond the issuance of Phase 2 building permits, as appropriate</p>	<p>City Public Works, Traffic and Lighting Section</p>	

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MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>Prior to certification of Project completion, these improvements shall be physically in place to mitigate Project-related traffic impacts. This measure shall be implemented to the satisfaction of the City Engineer.</p>	<p>Hospital</p>	<p>Prior to certification of Phase 2 completion</p>	<p>City Public Works, Traffic and Lighting Section</p>	
<p>TRA-4 Prior to the start of any major construction activity or improvement on the Project site, the Queen of the Valley Hospital shall discuss planned activities with the City and prepare a Traffic Control Plan (TCP) for City review and approval. The TCP shall provide for appropriate temporary control measures, including barricades, warning signs, speed control devices, flaggers, and other measures to mitigate potential traffic hazards and protect public safety. The TCP would also ensure coordination with emergency response providers to provide sufficient emergency response access to the Project site and to surrounding areas. This measure shall be implemented to the satisfaction of the City Engineer and City Planning Department, as appropriate.</p>	<p>Hospital</p>	<p>Prior to construction activities and/or improvement on the Project site</p>	<p>City Public Works, Traffic and Lighting Section and City Planning Department</p>	
<p>TRA-5 Prior to completion of Phase 1 improvements, the Hospital shall document to the City that it has provided at least the following based on the Project Parking Study:</p> <ul style="list-style-type: none"> • Provide 85 parking spaces for the new/expanded Emergency Room (per parking generation rate based on the existing campus), either as surface parking or on the ground level of the nearest planned parking structure. • Maintain existing parking spaces designated for maternal and child health center in existing location adjacent to the Family Birth & Newborn Center. 	<p>Hospital</p>	<p>Prior to completion of Phase 1 improvements</p>	<p>City Public Works, Traffic and Lighting Section and City Planning Department</p>	
<p>TRA-6 Prior to the start of any phase of Project improvements that contains a parking structure, the Queen of the Valley Hospital shall provide documentation as to the location, need, and appropriate size of the structure, to the satisfaction of the City Engineer and the City Planning Department.</p>	<p>Hospital</p>	<p>Prior to the start of any Project improvement phase with a parking structure</p>	<p>City Engineering Division and City Planning Department</p>	
<p>TRA-7 Any parking structure constructed as part of the Project shall be opened and available for parking prior to the completion of the phase within which it is being constructed.</p>	<p>Hospital</p>	<p>During all construction phases</p>	<p>City Planning Department</p>	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
TRA-8 During all phases of construction, signs shall be posted and information placed on the Queen of the Valley Hospital's website on where complaints regarding parking, noise, etc. during construction should be directed. The Queen of the Valley Hospital shall make a good faith effort to resolve complaints by local neighbors regarding parking or other construction-related issues.	Hospital	During all construction phases	City Planning Department	
TRA-9 During all phases of Project construction, the Queen of the Valley Hospital shall provide sufficient onsite or designated offsite parking for construction workers to prevent parking in adjacent residential areas. Construction workers will be given information in writing on specific parking locations they can use if off-site parking is needed. This measure shall be implemented to the satisfaction of the Planning Department.	Hospital	During all construction phases	City Planning Department	
TRA-10 At least twice a year the Queen of the Valley Hospital shall provide printed information to its employees regarding carpooling and ridesharing. Copies of this information shall be transmitted to the City Planning Department.	Hospital	During Project occupancy	City Planning Department	
Tribal Cultural Resources				
TCR-1 Prior to the start of grading for each phase of the Project, the Queen of the Valley Hospital shall enter into a Cultural Resources Monitoring Agreement with qualified tribal representatives, and that a professional archaeological monitoring Secretary of Interior standards has been retained to conduct monitoring of all grading activities and has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist and tribal representatives shall attend any pre-grading meetings with the City and contractors to explain and coordinate the requirements of the monitoring program for each phase of Project work as appropriate.	Hospital	Prior to the start of grading for each phase of the Project	City Planning Department	
TCR-2 During all Project-related grading activities, the City, Queen of the Valley Hospital representatives, Project Archaeologist, and the tribal representative(s) shall be allowed to monitor and have received a minimum of 30 days advance notice of all grading and trenching activities. The Project Archaeological Monitor shall observe all mass grading and trenching activities per the Cultural Resources Monitoring	Contractor	Before and during all Project-related grading and trenching activities	City Planning Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>Agreement. If the tribal representatives suspect that an archaeological resource may have been unearthed, the archaeologist, in consultation with the tribal representative, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the appropriate Native American tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to <i>California Public Resources Code</i> Section 21083.2.</p>				
Utilities and Service Systems				
<p>UTL-1 Water and sewer plans shall be designed and constructed to meet the applicable requirements of Suburban Water Systems and City of West Covina Municipal Code. Approval of the plans by the Suburban Water Systems shall be required prior to final map approval or issuance of permits, whichever occurs first.</p>	Hospital	Prior to final design or building and occupancy permit	City Public Works, Engineering Division	
<p>UTL-2 Landscaping associated with future development in the Queen of the Valley Hospital Specific Plan (QVHSP) area shall be implemented in compliance with Section 26-515, <i>Landscaping Criteria</i>, of the City of West Covina Development Standards, which sets landscape standards and water conservation requirements. In addition, all landscape areas and irrigation systems shall be subject to the water efficiency provisions contained in Division 1 of Article XIV of Chapter 26 of the Municipal Code and the Planning Commission Guidelines for Water Efficient Landscaping, unless otherwise exempted. Section 26.750 of the West Covina Municipal Code includes the requirements and standards of the Model Water Efficient Landscape Ordinance or MWEL0.</p>	Hospital	Prior to and during all Project improvements	City Planning Department	
<p>UTL-3 Landscape plans prepared for future development in the QVHSP area shall be developed in compliance with Section 26.708, <i>Landscaping Plans</i>, of the City of West Covina Development Code, which requires final map landscaping plans including planting design and an irrigation system to be prepared by a licensed landscape architect and submitted by the applicant for review and approval by the planning director or duly authorized representative.</p>	Hospital	Prior to approval of any Project-related improvements	City Planning Department	

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Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility of Monitoring	Completion Date (Signature Required)
<p>UTL-4 Demolition and construction activities during implementation of the Queen of the Valley Hospital Specific Plan shall be conducted in compliance with requirements of Chapter 7, Article XVI, <i>Waste Reduction, Reuse and Recycling of Construction and Demolition Debris</i>, of the West Covina Municipal Code, which requires diversion of construction waste into landfills for every "covered project" as set forth in Section 7-261(a) and (b). Construction and demolition wastes shall be made available for deconstruction, salvage, and recovery prior to demolition. Further, demolition and construction waste requires the recycling or salvage for re-use of a minimum of 65 percent of the construction and demolition debris in compliance with State and local statutory goals and policies. Prior to permit issuance, the Project applicant shall submit a "Waste Diversion Plan" to the Department of Public Works. The Project Applicant may be exempt from meeting the 65-percent diversion requirement if the applicant uses the City-franchised hauler/collector pursuant to Section 12-17 of the West Covina Municipal Code and provides the completed documentation as required by Section 7-262, including receipts and/or other documentation from the waste hauler/collector bearing the name(s) of the City of West Covina franchised hauler/collector.</p>	<p>Hospital</p>	<p>During demolition and construction activities</p>	<p>City Public Works, Maintenance Division, Environmental Services Section</p>	
<p>UTL-5 Development in the QVHSP area shall comply with Chapter 12, <i>Garbage and Rubbish Collection</i>, of the West Covina Municipal Code, which requires that collection and disposal of refuse, recyclables, or green waste shall only be conducted by entities contracted by the City to do so (either through its own employees or through an entity under exclusive franchise with the City), as identified in the Municipal Code. In addition, the Project shall comply with Article III, <i>Trash Enclosure District</i>, of the West Covina Municipal Code, outlining the regulations pertaining to proper storage and disposal of solid waste in commercial areas of the City.</p>	<p>Hospital</p>	<p>During Project occupancy</p>	<p>City Public Works, Maintenance Division, Environmental Services Section</p>	

**Queen of the Valley Hospital
Specific Plan**

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City of West Covina, CA

