

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Kaiser Permanente Riverside Medical Center Hospital Expansion State Clearinghouse No. 2021090271

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2021090271, for the project as described below.

PROJECT TITLE: Kaiser Permanente Riverside Medical Center Hospital Expansion

PROJECT LOCATION: The proposed project consists of three sites, totaling approximately 37.5 acres, in the City of Riverside. The Hospital Expansion Site is located at 10800 Magnolia Avenue (APN 138-470-010). Off-Site Area 1 is located at 10821 Magnolia Avenue (APN 142-293-028), and Off-Site Area 2 is located at 11510 Magnolia Avenue (APN 132-020-033). Collectively these three locations are referred to as the Project Site. The Project Site is located within Sections 18 and 19, Township 3 South, Range 6 West, SBBM.

PROJECT DESCRIPTION: Kaiser Permanente is proposing to expand the existing medical facility, by redeveloping approximately 15.5 acres of the existing 37.5-acres to expand acute medical care service facilities and ancillary uses. The expansion includes a 175,968-square-foot, five-story hospital tower with 152 new beds for a total number of 359 beds upon Project completion, a new 115,526 square foot two-story diagnostic and treatment (D&T) building, a 5-story (6 decks), 1,151-space aboveground parking structure, and upgrades to the existing central utility plant, including installation of a new emergency generator. The Project also includes ancillary features such as a new patient drop-off canopy, driveways, walkways, surface parking, landscaping, lighting, and signage.



The proposed Project also includes construction of two off-site parking lots. Off-Site Area 1 encompasses 1.3 acres and would be developed with 87 parking stalls and up to five construction trailers for construction personnel during the Project's construction phase. Off-Site

Area 2 encompasses 5.0 acres and would be developed with 516 parking stalls and would be used by employees and construction personnel.

Project construction would occur over an approximately 58-month time frame in two major build phases. Phase 1 would construct the two off-site parking lots and the parking structure at the Hospital Expansion Site. Phase 2 would include construction of the new hospital tower and D&T building at the Hospital Expansion Site.

The following environmental review and entitlements are requested for implementation of the project:

- **Conditional Use Permit (CUP) (DP-2021-00008)** – To permit the expansion of the existing hospital.
- **Minor Conditional Use Permit (MCUP) (DP-2021-01307)** – To permit a parking lot at Off-Site Area 1.
- **Rezone (RZ) (DP-2021-01650) and Minor Conditional Use Permit (MCUP) (DP-2021-01306)**– To permit a parking lot at Off-Site Area 2.
- **Summary Vacation (VC-S) (SD-2021-00020)** – To vacate excess right-of-way along Park Sierra Drive
- **Design Review (DR) (DR-2021-00009)** – Proposed site design and building elevations
- **Environmental Impact Report (EIR) (DP-2021-00731)**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Draft EIR determined that even with feasible mitigation measures Transportation would result in significant and unavoidable environmental impacts. Additionally, the Draft EIR determined that Tribal Cultural Resources would have potential significant environmental impacts that will be mitigated to a below a level of significance.

PUBLIC REVIEW PERIOD: As mandated by State Law, the minimum public review period for this document is 45 days. As a result, the Draft EIR is available for public review and comment beginning Wednesday, January 26, 2022 and ending Monday, March 11, 2022. The City of Riverside as the Lead Agency, will provide an electronic copy of the Draft EIR, and it will be made available on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>.

Due to current COVID-19 guidance from the California Department of Public Health, and the current closure of government facilities, copies of the Draft EIR will be made available for public viewing at the following City facilities when they return to normal business hours of operations: (1) Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522; (2) Riverside Main Public Library, 3911 University Avenue, Riverside, CA 92501; and (3) Riverside Public Library, La Sierra Library, 4600 La Sierra Avenue, Riverside, CA 92505.

Responses to this Draft EIR should be sent to Brian Norton, Senior Planner, no later than March 11, 2022, at the following address:

LEAD AGENCY:

City of Riverside
Community & Economic Development
Department, Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522

Attn: Brian Norton, Senior Planner
(951) 826-5371
(951) 826-2308
BNorton@riversideca.gov

PUBLIC HEARING: Notification of the date, time, and place of future public hearings will be provided in compliance with the City and California Environmental Quality Act (CEQA) requirements.

HAZARDOUS MATERIALS STATEMENT: The applicant has certified that the project site is not a listed toxic site pursuant to Government Code Section 65962.5.

NOTES: *It should be noted that Tribal Consultations have been conducted.*