



CITY OF  
RIVERSIDE

Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

## NOTICE OF PREPARATION

**FROM LEAD AGENCY:** Brian Norton, Senior Planner  
City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**DATE:** September 15, 2021

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report (EIR) and Scoping Meeting for the Kaiser Permanente Riverside Medical Center Expansion Project

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Kaiser Permanente Riverside Medical Center Expansion Project (Project). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This Notice of Preparation (NOP) identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A regional and vicinity map is included in this NOP (**Figure1**).

The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources Code Section 21080.4(a) and State CEQA Guidelines Section 15082. Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on: **September 15, 2021 and is set to close at 5:00 pm on October 15, 2021.**

Please send written responses to Brian Norton at the address shown above or via e-mail [BNorton@riversideca.gov](mailto:BNorton@riversideca.gov). Please include the name and contact person in your agency.

**DOCUMENT AVAILABILITY:** The Initial Study is available on the City's website at <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents> or contact Brian Norton at 951-826-2308 or via e-mail at [BNorton@riversideca.gov](mailto:BNorton@riversideca.gov) to obtain a PDF of the Initial Study.

**PROJECT TITLE:** Kaiser Permanente Riverside Medical Center Expansion Project – Planning Case PR-2021-000713 (Conditional Use Permit, Minor Conditional Use Permits, and Design Review)

**PROJECT APPLICANT:** Kaiser Permanente

**PROJECT LOCATION:** The main Project site is the Kaiser Permanente Riverside Medical Center, which encompasses approximately 37.5 acres and is located at 10800 Magnolia Avenue (APN 138-470-010) in the City of Riverside, Riverside County, CA. Two off-site locations will be used for construction and Medical Center employee parking. 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) (Refer to **Figure 1, Regional and Vicinity Map.**) The Project site and off-site areas are located within Sections 18 and 19, Township 3 South, Range 6 West, SBBM.

**PROJECT SETTING:** The Project site and temporary offsite parking areas are located in the southwestern portion of the City of Riverside within the La Sierra District of the Magnolia Avenue Specific Plan, in the La Sierra neighborhood of the City (**Figure 1, Regional Map and Vicinity Map** and **Figure 2A, Proposed Hospital Expansion**). The Project site is currently developed with a medical center and associated parking. The two off-site locations are currently vacant. (Refer to **Figure 2B, Proposed Temporary Offsite Parking Areas**). Surrounding land uses include commercial business and vacant lots to the north, healthcare and residential uses to the east, recreation and commercial uses to the south, and commercial and healthcare uses to the west.

**PROJECT GENERAL PLAN AND ZONING DESIGNATIONS:** The Project site located at 10800 Magnolia Avenue has a General Plan land use designation of Mixed-Use Urban (MU-U) and is zoned CR-SP - Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones. The off-site property located at 11510 Magnolia Avenue has a General Plan land use designation of Mixed Use Village (MU-V) and is zoned R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones and CG-SP – Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones. The off-site property located at 10821 Magnolia Avenue has a land use designation of Mixed Use Village (MU-V) and is zoned MU-V-SP - Mixed Use Village and Specific Plan (Magnolia Avenue) Overlay Zones.

**PROJECT DESCRIPTION:** Kaiser Permanente is proposing the redevelopment of approximately 15.5 acres of the existing 37.5-acre Medical Center to expand acute care medical service facilities and ancillary uses. The expansion of the existing Medical Center is proposed to address the need for additional adult single occupancy and neonatal intensive care unit (NICU)

beds, increase the capacity of operating rooms and interventional radiology, improve parking, and increase functional efficiencies in key clinical services, including the emergency department.

The proposed Project consists of a new, approximately 180,474-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) 1,200-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.

During construction, the Project will develop and utilize two off-site temporary parking areas for construction trailer and employee parking totaling approximately 6.31 acres. Project construction would occur over an approximate 4½ -year period in two major build phases: one for the parking structure and the other for the new hospital tower and D&T building.

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

- Environmental Impact Report (EIR)
- Conditional Use Permit (CUP) – To permit the expansion of the existing hospital.
- Minor Conditional Use Permits (MCUPs) – To permit the offsite stand alone parking lots.
- Design Review (DR) – Proposed site design and building elevations

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The City of Riverside, as the Lead Agency, has determined based on the analysis in the Initial Study that the Project could have a potentially significant impact in the following topic areas, which will be addressed in the forthcoming EIR:

- Transportation
- Tribal Cultural Resources

The EIR will address the short- and long-term effects of the Project on the environment and will evaluate the potential for the project to cause direct and indirect impacts, as well as cumulative impacts in these topic areas. Alternatives to the proposed Project will be addressed as part of the EIR. Analysis of a “No Project” alternative is required by law. In addition to the “No Project” Alternative, at least one additional alternative will be evaluated. The evaluation of alternatives will provide a comparative analysis to the proposed development.

For those impacts determined to be significant, feasible mitigation measures will be proposed. A Mitigation Monitoring and Reporting Program (MMRP) will be developed as required by State CEQA Guidelines Section 15126.4.

**Cumulative Impact Analysis:** The EIR will include a discussion of the potentially significant cumulative impacts associated with transportation and tribal cultural resources of the Kaiser Permanente Riverside Medical Center Expansion Project when considered with other past,

present, and reasonably foreseeable future projects in the area. Cumulative impacts of other environmental topics have been addressed in the Initial Study.

**Other Required Sections:** The EIR will also address other information typically required for an EIR, including the following: Introduction; Project Description; Effects Found Not to Be Significant; Environmental Impact Analysis; Growth-Inducing Impacts; Significant Unavoidable Environmental Effects; Significant Irreversible Changes; Consistency with Regional Plans; Discussion and Analysis of Energy Conservation based on Appendix F and G of CEQA Guidelines; Mitigation Measures; References; and List of Preparers.

Based on the analysis in the Initial Study and its supporting technical appendices, the following topics have been determined to have no impacts, a less than significant impact, or a less than significant impact with mitigation incorporated (which mitigation measures would be imposed as conditions of approval on the Project) and will not be addressed in the forthcoming EIR: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, and utilities/service systems, and wildfire.

In addition, an electronic copy of the Notice of Preparation will be made available on the City of Riverside website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>

Please send your response to Brian Norton, Senior Planner, at the physical or email address shown above. We will need the name of a contact person in your agency or organization, if applicable.

**SCOPING MEETING:** A virtual scoping meeting will be held about this project in order to hear from interested parties about issues that might need to be addressed in the forthcoming Environmental Impact Report.

**Meeting Information:** Monday, September 27, 2021  
6:00 – 7:00 pm (Pacific Standard Time)  
Attend the virtual meeting live webcast:

Zoom Webinar Information

**Webinar Link:**

<https://us02web.zoom.us/j/89765640592>


**Webinar ID:** 897 6564 0592

**Phone:** +1(669)900-9128

Note: No pre-registration is required. Entering the web address above will directly take you to the broadcast room sign-in. First name and email address are required to enter the broadcast room to keep track of attendees.

At this meeting, agencies, organizations, and members of the public will be provided a brief presentation on the project and will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed Kaiser Hospital Expansion.

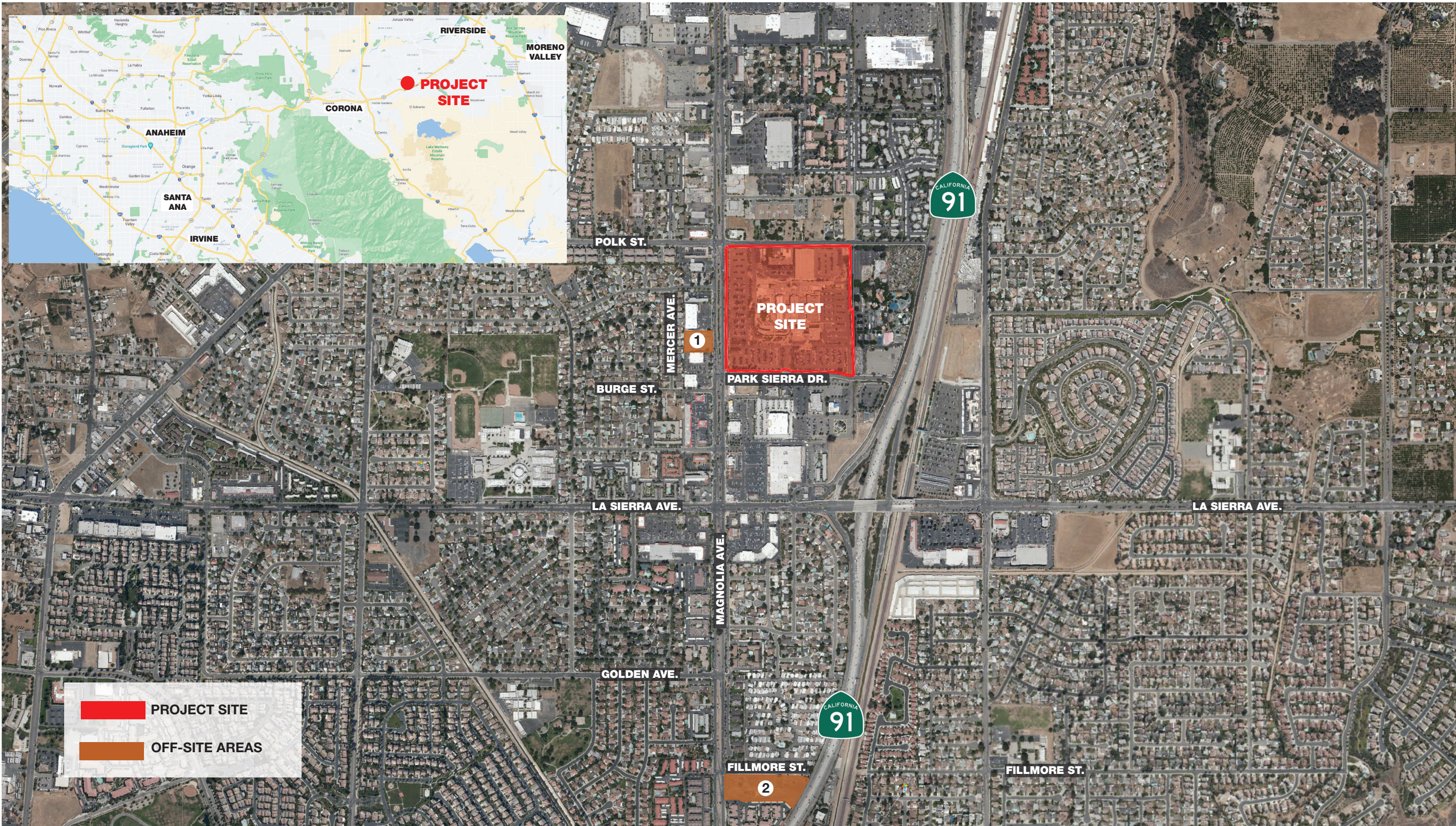
During the Notice of Preparation public review period, public agencies, interested organizations and individuals have the opportunity to identify those environmental issues that have the potential to be affected by the project and that they request be addressed in the EIR. For this project, the public review period is **September 15, 2021, through October 15, 2021.**

**SIGNATURE:**  \_\_\_\_\_

**TITLE;** Brian Norton, Senior Planner – City of Riverside

**TELEPHONE:** 951-826-2308

**DATE:** September 15, 2021

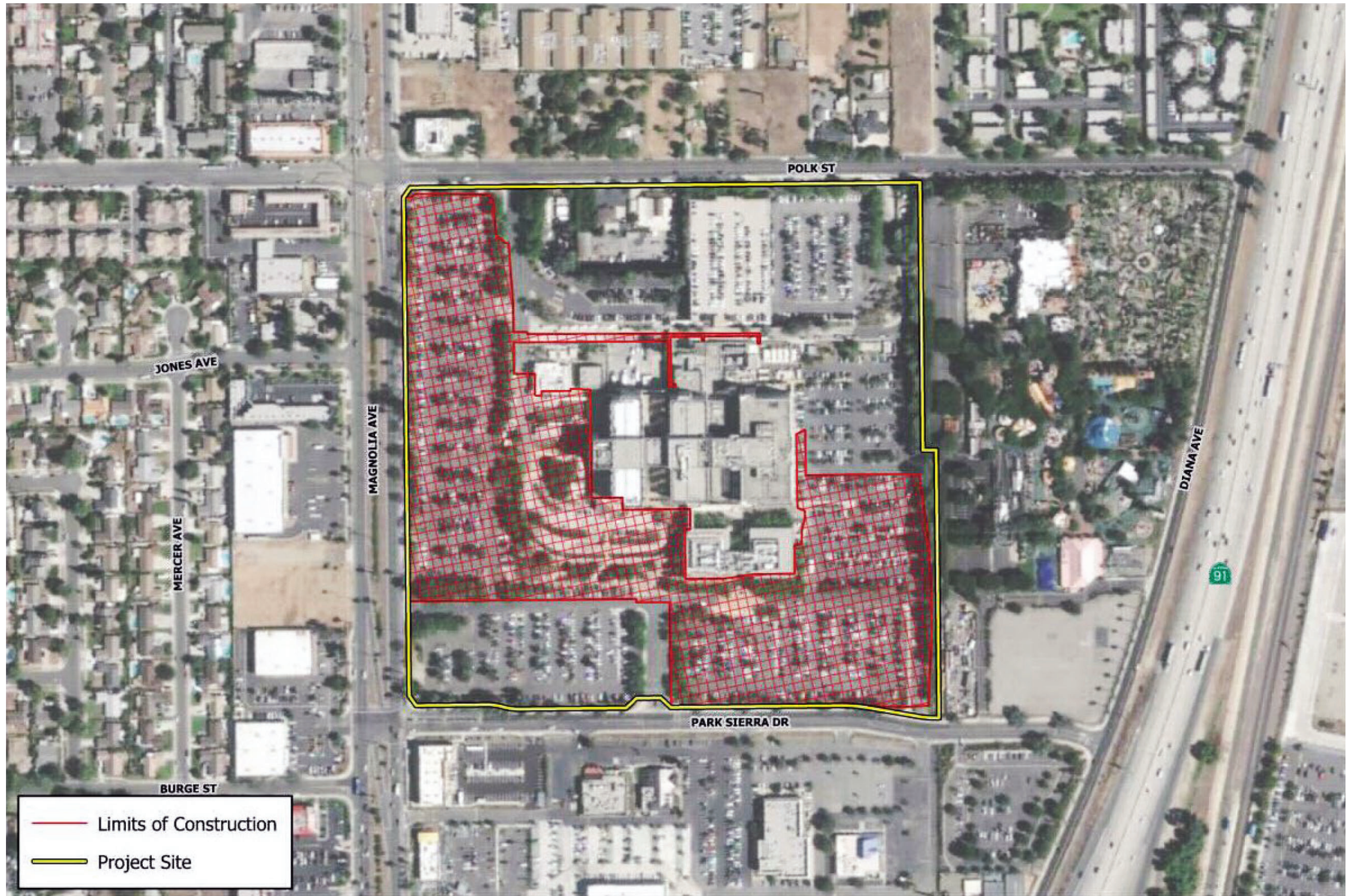


SOURCE: BING MAPS / GOOGLE MAPS



0 1,000' 2,000'

SOURCE: MICHAEL BAKER INTERNATIONAL / ESRI, RIVERSIDE COUNTY



SCALE: NOT TO SCALE

**FIGURE 2A PROPOSED HOSPITAL EXPANSION**  
KAISER PERMANENTE RIVERSIDE | MEDICAL CENTER EXPANSION



SOURCE: BING MAPS / GOOGLE MAPS



**OFF-SITE AREA 1** SCALE: 1" = 60'



**OFF-SITE AREA 2** SCALE: 1" = 60'



**FIGURE 2B** PROPOSED TEMPORARY OFF-SITE PARKING AREAS  
 KAISER PERMANENTE RIVERSIDE | MEDICAL CENTER EXPANSION