



NOTICE OF DETERMINATION

To: County of Riverside
 County Clerk & Recorder
P.O. Box 751
2724 Gateway Drive
Riverside, Ca 92507-0751
(951) 486-7405
Office of Planning & Research
 P.O. Box 3044,
1400 Tenth Street, Room 222
Sacramento, Ca 95812-3044

From: City of Riverside
Community & Economic Development
Department - Planning Division
3900 Main Street, 3rd floor
Riverside, CA 92522
(951) 826-5625

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2021090271

Project Title: Kaiser Permanente Riverside Medical Center Expansion – Planning Cases DP-2021-0008 (Conditional Use Permit, (DP-2021-01307 (Minor Conditional Use Permit), DP-2021-01650 (Zoning Code Amendment), DP-2021-01306 (Minor Conditional Use Permit), SD-2021-00020 (Summary Vacation), DP-2021-00009 (Design Review), and DP-2021-00731 (Environmental Impact Report)

Project Applicant: Kaiser Permanente, Deborah Han, Senior Land Use Manager

Project Location: The Hospital Expansion Site encompasses approximately 37.5 acres and is located at 10800 Magnolia Avenue (APN 138-470-010.). Off-Site Area 1 encompasses approximately 1.3 acres and is located at 10821 Magnolia Avenue (APN 142-293-028).
All sites are located within the City of Riverside.

Project Description: The redevelopment of approximately 15.5 acres of the existing 37.5-acre Kaiser Permanente Riverside Medical Center (the Hospital Expansion Site) consisting 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) 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 project also includes construction of two off-site parking lots at Off-Site Area 1 and Off-Site Area 2. Off-Site Area 1 would include an 87-parking stalls and up to five construction trailers during the project's construction phase. Off-Site Area 2 would include approximately 516 parking stalls. Project construction would occur over an approximate 4½ -year period in two major build phases. Phase 1 would construct the parking structure at the Hospital Expansion Site and the two off-site parking lots. Phase 2 would construction the new hospital tower and D&T building at the Hospital Expansion Site.

Implementation of the proposed project requires the following discretionary approvals:

- ReZone (RZ) – (DP-2021-01650) to change Off-Site Area 2 zoning from R- 1- 700- SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones and CG- SP – Commercial

General and Specific Plan (Magnolia Avenue) Overlay Zones to MU- V- SP – Mixed-Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones to permit construction of a parking lot.

- Conditional Use Permit (CUP) – (DP-2021-00008) would serve as a modification to the original CUP (CU-038-834) approved in 1984 for the construction of the existing Kaiser Permanente Riverside Medical Center campus. CUP – (DP-2021-00008) would permit the redevelopment of 15.5-acres of the existing 37.5-acre Riverside Medical Center Site with a five-story hospital tower, a two-story diagnostic and treatment (D&T) building, five story (six decks) aboveground parking structure, and ancillary features.
- Minor Conditional Use Permit (MCUP) – (DP-2021-01306) to permit the construction of an 516-stall parking lot (505 standard stalls and 11 American with Disabilities Act (ADA) compliant stalls) at Off-Site Area 2.
- Minor Conditional Use Permit (MCUP) – (DP-2021-01307) to permit the construction of an 87-stall parking lot (82 standard stalls and five ADA compliant stalls) at Off- Site Area 1.
- Summary Vacation (VC-S) – (SD-2021-00020) Request for City of Riverside to vacate a 0.042-acre area located on along the western side of the project site along Park Sierra Drive that was dedicated for driveway apron in 1983. However the driveway apron was never built and is no longer needed as part of the proposed project.
- Design Review (DR) –(DP-2021-00009) of new buildings, structures, signs, exterior alterations, enlargement of existing buildings and new landscaping and irrigation proposed by the Project.
- Consideration of proposed Floor Area Ratio (FAR) to ensure the proposed project would not have detrimental effects to infrastructure, municipal service, future development, and the surrounding neighborhood areas.
- Environmental Impact Report (DP-2021-00731).

The EIR determined that the project will have a significant effect on the environment

This is to advise that the Riverside City Council held the first reading of the Zoning Code Amendment ordinance described above, and has approved the remainder of the above-described entitlements and above-described project on July 5, 2022 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was not] adopted for this project.
5. A Statement of Overriding Considerations [was not] adopted for this project.
6. Findings [were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature:  Title: Senior Planner

Date: July 8, 2022 Date Received for filing at OPR: _____