

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: RUHS Medical Center Master Plan and Phase I Development

Lead Agency: <u>Riverside County</u>	Contact Person: <u>Mike Sullivan</u>
Mailing Address: <u>3450 14th Street, Suite 307</u>	Phone: <u>(951) 529-7653</u>
City: <u>Riverside</u> Zip: <u>92501</u>	County: <u>Riverside County</u>

Project Location: County: Riverside County City/Nearest Community: City of Moreno Valley
 Cross Streets: Northwest of intersection of Cactus Avenue at Nason Street Zip Code: 92555

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 42 " N / 117 ° 11 ' 50 " W Total Acres: Approx. 80.0

Assessor's Parcel No.: 486-280-(025, 026, 037, and 057) Section: 16 Twp.: 3S Range: 3W Base: San Bern

Within 2 Miles: State Hwy #: SR-60 Waterways: Unnamed ephemeral drainage; unnamed man-made lake
 Airports: None Railways: None Schools: See attached list

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input checked="" type="checkbox"/> Other: <u>891,000 s.f. medical and medical office; 1,135,500 s.f. parking garages</u>
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Medical Center & Undeveloped/Commercial and Residential (R5/15)/Commercial

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

A proposed Master Plan and Phase I development activities for the RUHS Medical Center. Phase I includes expansion of the Emergency Department, construction of a new Wellness Center, and construction of a new Medical Office Building. The Master Plan addresses Phase I as well as a conceptual plan for Future Phases to guide development activities on the approximate 80-acre RUHS Medical Center campus through approximately 2055 (herein, "Future Phases"). Please refer to "Supplemental Information for Notice of Completion & Environmental Document Transmittal and Summary Form for Electronic Document Submittal" for a detailed description of the proposed Project.

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Regional WQCB #9</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Army Corps of Engineers</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 27, 2025 Ending Date April 25, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Riverside University Health System</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>3450 14th Street, Suite 303</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Riverside, CA 92501</u>
Contact: <u>Tracy Zinn, AICP</u>	Phone: <u>(951) 529-7653</u>
Phone: <u>714-505-6360 ext. 350</u>	

Signature of Lead Agency Representative:  Date: 3-27-2025

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

**SUPPLEMENTAL INFORMATION FOR NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT
TRANSMITTAL AND
SUMMARY FORM FOR ELECTRONIC DOCUMENT SUBMITTAL (FORM F)**

RUHS Medical Center Master Plan and Phase I Development

Schools within 2 Miles

Hendrick Ranch Elementary School
Chaparral Hills Elementary School
Laselle Elementary School
Ridge Crest Elementary School
Bear Valley Elementary School
Armada Elementary School
Victoriano Elementary School
Ramona Elementary School
Mareno E Elementary School
March Middle School
March Mountain High School
Valley View High School
Butterfield Language Academy

Project Description

The Project consists of a proposed Master Plan and Phase I development activities for the RUHS Medical Center. Phase I includes expansion of the Emergency Department, construction of a new Wellness Center, and construction of a new Medical Office Building. The Master Plan addresses Phase I as well a conceptual plan for Future Phases to guide development activities on the approximate 80-acre RUHS Medical Center campus through approximately 2055 (herein, "Future Phases").

Construction and operational activities associated with Phase I will be evaluated at a project level of detail in the EIR in conformance with CEQA Guidelines § 15161. The Emergency Department Expansion (EDE) is proposed northeast of and abutting the existing Emergency Department building and is designed to consist of a one-story building with approximately 65,000 square feet (s.f.) of floor space that would accommodate 56 new treatment bays. The Wellness Center (WC) building is proposed to the west of the existing Medical Center buildings and is designed as a two-story building with approximately 150,000 s.f. of floor space that would accommodate approximately 100 beds; a wellness park is proposed to the south of the WC building. The Medical Office Building (MOB) is proposed north of Cactus Avenue and southwest of the existing Medical Center buildings and is designed to consist of a two-story, approximately 75,000 s.f. building that would provide outpatient services. Other improvements associated with the three proposed buildings would include the following: a) constructing and reconfiguring surface parking areas; b) installing the westerly extension of Brodiaea Avenue along the site's northern property boundary; c) installing new driveways connecting with Cactus Avenue and the Brodiaea Avenue extension; d) adding one helicopter pad northwest of the existing Emergency Department building near the existing helicopter pad; e) installing site drainage, water, sewer, and dry utility improvements; and f) installing lighting, signage, and landscaping.

The proposed Master Plan will guide Future Phases of development at the RUHS Medical Center campus through at least 2055. The Master Plan is a conceptual long-range plan that will be evaluated at a programmatic level in the EIR in conformance with CEQA Guidelines § 15168. In addition to the Phase I proposed EDE, WC, and MOB, the Master Plan contemplates that that Future Phases of development will include an additional six buildings four parking structures. The six new buildings are planned to include a one-story inpatient medical care facility building with 90,000 s.f. of floor area, a 3-story inpatient medical care facility with 168,000 s.f. of floor area, and four 2- to 3-story medical office buildings with a combined floor area of 343,000 s.f. The four new parking structures would consist of 2- to 3-story structures and would accommodate approximately 3,154 parking spaces.