



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 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: 2013071102

Project Title: Riverside Community Hospital Expansion - Tower H

Project Applicant: Maria Iwanicki of HKS, Inc on behalf of the Riverside Community Hospital

Project Location (include County): 4445 Magnolia Avenue, situated on the south side of the Riverside Community Hospital Campus between Brockton Avenue and Magnolia Avenue, in Ward 1.

Project Description: **PLANNING CASE PR-2024-001702 (Design Review)**: Design Review of project plans to construct a 342,690 square foot, 11-story hospital tower consisting of 326 patient beds.

This is to advise that the Riverside Development Review Committee has approved the above-described project on 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 will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared 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 were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were 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: Judy Quoy
Title: Senior Planner
Date: March 4, 2026
Date Received for filing at OPR: March 4, 2026

STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: **201400288**

State Clearinghouse # (if applicable): 2013071102

Lead Agency: CITY OF RIVERSIDE PLANNING

Date: 05/21/2014

County Agency of Filing: Riverside

Document No: 201400288

Project Title: P13-0207; P13-0208; P13-0209; P13-0210; P13-0211

Project Applicant Name: RIVERSIDE COMMUNITY HOSPITAL

Phone Number: 951 826-5625

Project Applicant Address: 4445 MAGNOLIA AVENUE RIVERSIDE, CA 92501

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report

3029.75

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

\$50.00

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

Total Received 3079.75

Signature and title of person receiving payment: _____



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 05/21/2014 ** REPRINT ** 03:56PM
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RECEIPT # 4343825

Larry W. Ward
 Riverside County
 Clerk and Recorder
 2724 Gateway Drive
 Riverside, CA 92507
 (951)486-7000
 www.RiversideACR.com

FROM : F&G 2014 0288

FISH FISH & GAME 3079.75

TOTAL FEE -----> 3079.75
 AMOUNT (Check) RECEIVED -----> (3079.75)

CHANGE -----> 0.00

1 Check Received
 Check #20172655

*** RECEIPT ***
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City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Notice of Determination

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 P.O. Box 751
 2720 Gateway Drive
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 Office of Planning & Research
 P.O. Box 3044,
 1400 Tenth Street, Room 222
 Sacramento, Ca 95812-3044

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

FILED
RIVERSIDE COUNTY

MAY 21 2014

LARRY W. WARD, CLERK

By *[Signature]* M. Meyer, Deputy

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

State Clearinghouse Number: (if submitted to State Clearinghouse) 2013071 (52)

Project Title: PLANNING CASES P13-0207, P13-0208, P13-0209, P13-0210 and P13-0211

Project Applicant: Riverside Community Hospital

Project Location (include County): 4445 Magnolia Avenue in the City and County of Riverside

Project Description: **PLANNING CASES P13-0207, P13-0208, P13-0209, P13-0210, AND P13-0211:** Proposal by the Riverside Community Hospital to prepare a Specific Plan and Environmental Impact Report for the development of a phased campus master plan for the future expansion of the Riverside Community Hospital, on approximately 22.5 acres. This proposal also involves 1) a General Plan Amendment to amend the land use designation from DSP – Downtown Specific Plan to RCHSP – Riverside Community Hospital Specific Plan; 2) an amendment to the Zoning Code (Title 19 of the Municipal Code) to rezone the subject site from the DSP-HC Downtown Specific Plan – Health Care District to the newly created RCHSP – Riverside Community Hospital Specific Plan Zone with appropriate Planning Areas internal to the campus; 3) removal of the Riverside Community Hospital campus from the Downtown Specific Plan Health Care District; and 4) the Plot Plan and Design Review of the site plan and building elevations for the development of Phase I, consisting of the removal of 69 parking spaces and demolition of Medical Office Building N to facilitate the construction a 251,500 square foot, seven story hospital bed tower, located at 4445 Magnolia Avenue, generally bounded by Magnolia Avenue to the east, Fourteenth Street to the north, Brockton Avenue to the west, and Tequesquite Avenue to the south, in Ward 1.

Neq. Determination/Notice of Determination
Filed per P.R.C. 21152
COUNTY CLERK
POSTED

MAY 21 2014

Removed: _____

By: _____
County of Riverside, State of California Dept.

This is to advise that the Riverside City Council has approved the above-described project on May 20, 2014 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 will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared 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 were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were 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: City Planner
Steve Hayes, AICP

Date: 5/24/14 Date Received for filing at OPR: _____