**CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT**

# NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE KAISER PERMANENTE REDLANDS MEDICAL CENTER PROJECT

To: San Bernardino County
Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

and

Office of Land Use & Climate Innovation
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: City of Redlands, Development Services Department
P.O. Box 3005, Redlands, CA 92373-1505

Subject: Notice of Availability of a Draft Program Environmental Impact Report

Project Title: Kaiser Permanente Redlands Medical Center

Project Applicant: Kaiser Foundation Hospitals

| 2025010666 | Kevin Beery, Senior Planner | (909) 798 – 7555 ext. 1797 |
|---|---|---|
| State Clearinghouse Number | Lead Agency Contact Person | Telephone Number |

NOTICE is hereby given that the City of Redlands, as the Lead Agency under the California Environmental Quality Act ("CEQA"), has prepared a Draft Program Environmental Impact Report ("Draft PEIR") to be circulated for public review in accordance with section 15087 of the CEQA Guidelines. The Draft PEIR (State Clearinghouse #2025010666) evaluates the potential environmental effects associated with the proposed Kaiser Permanente Redlands Medical Center project ("Project").

**Project Location:** The project site is located at 1301 California Street on the west side of California Street between Almond Avenue (north) and Lugonia Avenue (south) in the City of Redlands (APN: 0167-441-07-000). The project site encompasses approximately 37 acres of which approximately 8.5 acres is developed with an existing three-story medical office building and surface parking areas; the remainder of the site is vacant. The project site location is shown on Figure 1, *Regional Location* and Figure 2, *Vicinity Map*.

**Project Description:** The project involves the following legislative actions: (1) Amendment No. 8 to East Valley Corridor Specific Plan Concept Plan No. 1, which would add a new development plan application procedure under Section IV, Part A (Discretionary Actions); and (2) Planned Development No. 6, which would establish a multi-phased development plan for the expansion of the existing onsite medical facility. Each phase of the development will require subsequent development permit from the City of Redlands Planning Commission, pursuant to East Valley Corridor Specific Plan section EV1.0405(c) and Redlands Municipal Code chapter 18.12. The proposed development comprises a seven-story general hospital, two multi-story medical office buildings, a central utility plant, a seven-story parking structure and associated site improvements including driveways, utility connections, and landscaping. Although development would occur over four phases, the Draft PEIR analyzes the anticipated impacts resulting from buildout consisting of an approximately 580,000 square-foot, 321-bed hospital and 248,000 square feet of medical office floor area.

**Document Availability:** In accordance with state law, a minimum 45-day public review period has been established for the Draft PEIR, which will commence on **November 18, 2025, and will end at 5:30 p.m. on January 5, 2026**. During the 45-day review period, the Draft PEIR will be available for public review on the City's website (https://www.cityofredlands.org/post/environmental-documents) and at the following locations:

- City of Redlands, Development Services Department, located at 35 Cajon Street, Suite 20, Redlands, CA 92373
- A.K. Smiley Public Library (Reference desk), located at 125 W. Vine Street, Redlands, CA 92373

**Environmental Topics Evaluated:** The Draft PEIR examines the potential of the project to cause impacts concerning the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft PEIR concludes the project would result in potentially significant impacts with respect to air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, transportation and tribal cultural resources, but that implementation of mitigation measures would reduce these impacts to a less than significant level except for those concerning greenhouse gas emissions and transportation, which would remain significant and unavoidable.

The Draft PEIR determines that the project site is not a hazardous materials site per section 65962.5 of the Government Code. The site does not include any hazardous waste facilities, land designated as hazardous waste property, hazardous was disposal site, or other similar hazardous materials site.

**Public Hearings:** Public hearings for this project have not been scheduled. Please contact the staff member below for further information about hearing dates.

**How to Submit Comments:** The Draft PEIR will be available for public review and comment from **November 18, 2025 to January 5, 2026.** Any comments you wish to submit must be submitted in writing no later than **5:30 p.m. on January 5, 2026**, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: kbeery@cityofredlands.org

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
35 Cajon St., Suite 20
Redlands, CA 92373

**Deadline to submit public comments:**
**January 5, 2026 by 5:30 p.m.**

| Kevin Beery | Kevin Beery | Senior Planner | October 16, 2025 |
|---|---|---|---|
| Signature | Name | Title | Date |

**Figure 1- REGIONAL LOCATION**

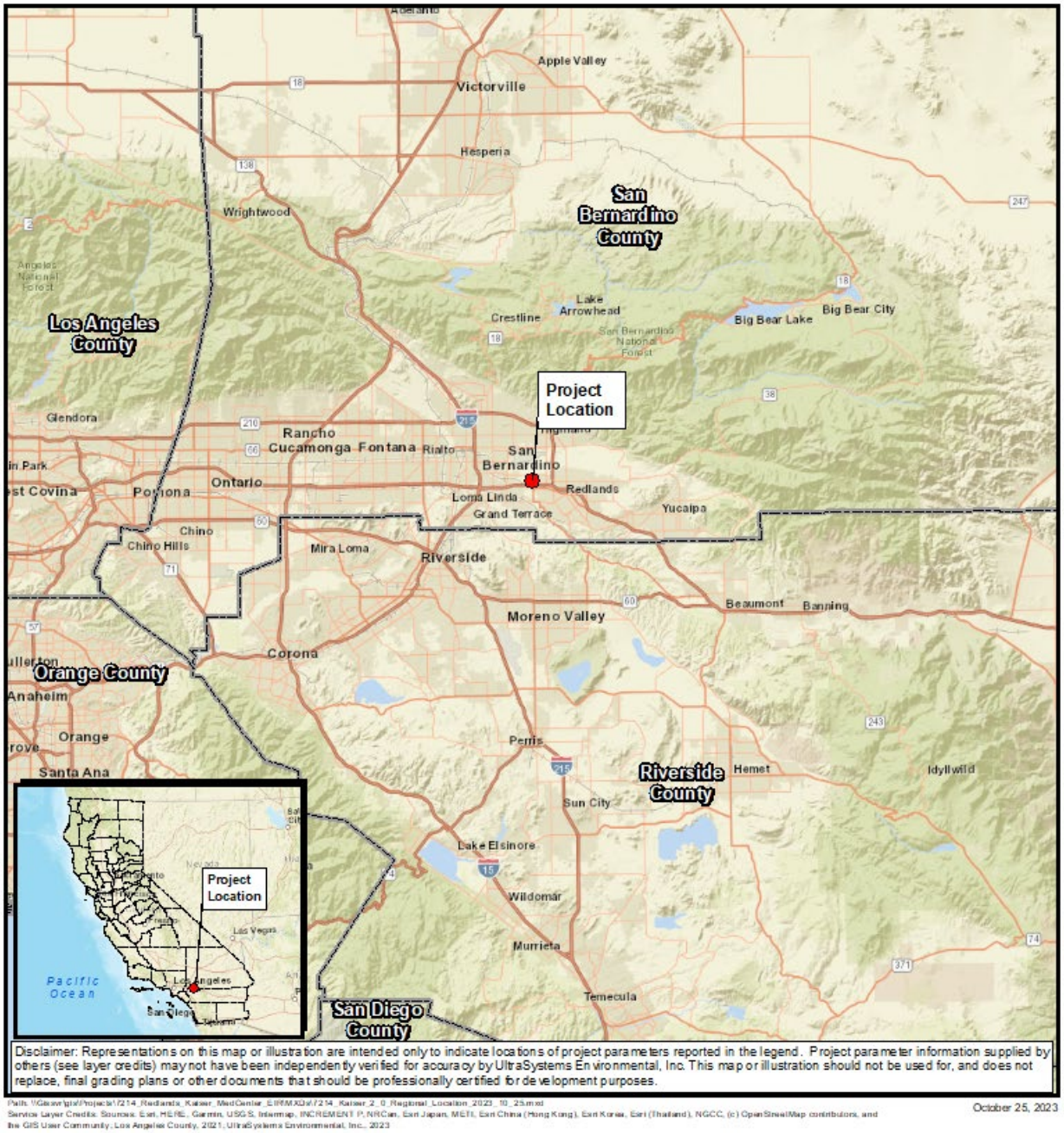

**FIGURE 2 –VICINITY MAP**

Path: \\Glasvr\gis\Projects\7214_Redlands_Kaiser_MedCenter_EIR\MXDs\7214_Kaiser_3_0_Project_Location_2025_03_19.mxd
March 19, 2025

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, © 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS UltraSystems Environmental, Inc., 2024.

**Kaiser Permanente Medical Center**

Project Location

**Legend**

Project Boundary

Scale: 1:6,000

N

0 250 500 Feet

0 50 100 Meters

UltraSystems