APPENDIX A2

Notice of Preparation – Filing with the County Clerk

CLERK OF THE BOARD
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City of REDLANDS "A CITY THAT WORKS"

NOTICE OF PREPARATION
AND
NOTICE OF PUBLIC SCOPING MEETING

SAN BERNARDINO COUNTY CALIFORNIA
2025 JAN 21 PM 4:55
CLERK OF THE BOARD OF SUPERVISORS

Date:	January 21, 2025
To:	California State Clearinghouse Responsible and Trustee Agencies San Bernardino County Clerk Office Interested Parties
Subject:	Notice of Preparation of a Program Environmental Impact Report for the proposed Kaiser Permanente Medical Center Project in the City of Redlands
Lead Agency:	City of Redlands
Contact:	Kevin Beery, Senior Planner
Project Title:	Kaiser Permanente Medical Center Project

Project Location: The proposed Redlands – Kaiser Permanente Medical Center project is located at 1301 California Street in the City of Redlands, California and is part of an approximately 37-acre campus (APN 0167-441-07-000). Interstate 10 is approximately 0.25 mile to the south. Local surface roadways adjacent to the site include Almond Avenue to the north, California Street to the east, and West Lugonia Avenue to the south. (see Figure 1, *Project Location* and Figure 2, *Project Aerial*)

The site is currently developed with a 120,000 square foot building and parking for Kaiser Permanente Redlands medical offices on a portion of the site, with the remaining portion currently vacant. The project site is located within Concept Plan No. 1 of the East Valley Corridor Specific Plan (EVCSP) which aims to strengthen the local economy, attract major businesses, and result in the orderly and aesthetic development of industrial, commercial, and residential areas.

In accordance with sections 15021 and 15168 of the California Environmental Quality Act (CEQA) Guidelines, the City of Redlands (City), as lead agency, will prepare a Draft Program Environmental Impact Report (Draft PEIR) for the Project. Pursuant to Section 15082(a) of the State CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide the Governor's Office of Planning and Research (OPR), responsible agencies, trustee agencies, the San Bernardino County Clerk, and other interested parties with information describing the Proposed Project and its potential environmental effects. The City is soliciting your input on the scope and content of the analysis to be included in the Draft PEIR.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is **30 calendar days** starting on **January 22, 2025, and ending on February 21, 2025**. **Your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice pursuant to State CEQA Guidelines Section 15082(b)** and must include the name of a contact person at your agency or organization. Please send or e-mail your written responses to:

Kevin Beery, Senior Planner
City of Redlands
P.O. Box 3005
Redlands, CA 92373
Email: kbeery@cityofredlands.org

Copies of the Notice of Preparation and Initial Study are available for review at the following locations:

City of Redlands, Planning Division
35 Cajon Street, Suite 20
Redlands, CA 92373

A.K. Smiley Public Library 125 W. Vine Street Redlands, CA 92373 (909) 798 – 7565

The document can also be accessed on the City's website at:
https://www.cityofredlands.org/post/environmental-documents

Notice of Public Scoping Meeting: Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties as to the scope and content of the Draft PEIR. The public scoping meeting will be held at the following time and location: **February 12, 2025, at 4:30 p.m.** online via Zoom webinar, which can be accessed at the following link:

https://cityofredlands.zoom.us/j/81459374747
Or Telephone:
877 853 5247 US Toll Free
888 788 0099 US Toll Free

If you have further questions or require additional information, please contact Kevin Beery, Senior Planner, at (909) 798-7562, or send an email to 'kbeery@cityofredlands.org'.

Kevin Beery
Kevin Beery
Senior Planner

January 21, 2025
Date

Project Description: The project would consist of the following two elements: (1) Amendment No. 7 to Concept Plan 1; and (2) Planned Development No. 6.

Amendment No. 7 to Concept Plan 1 would add a 'Development Plan' procedure concerning the review and approval of large-scale, mixed use or multi-phased developments.

Planned Development No. 6 is a proposed Development Plan including the following improvements:

- Ambulatory Services Center/Medical Office Building No. 2 (Phase 1);
- Hospital with associated support buildings, including central utility plant and parking structure (Phase 2);
- Medical Office Building No. 3 (Phase 3);
- Expansion of Hospital (Phase 4).

Planned Development No. 6 is limited to approval of a master/site phasing plan, and no immediate development is proposed. Project construction timing is indeterminate.

The City of Redlands General Plan land use designation for the project site is Commercial Industrial, while the zoning (under the East Valley Corridor Specific Plan) is Medical Facilities District of Concept Plan 1 (CP-1). The proposed project is consistent with these designations.

Proposed Project Features
New Buildings
The proposed project will be implemented in four phases which are assumed to be developed at roughly eight-year intervals, although the actual construction of each phase would occur over an indeterminate amount of time. Table 1 summarizes the proposed key project features in each phase of development.

Table 1: Project Summary

Phase	Description	Purpose	Building Sq. Ft.	Footprint Sq. Ft.	Building Height to Roof	Levels	Rooftop Equipment Screen
Existing	MOB 1	Medical Office	120,000	40,000	Existing	3	6'-6"
1	ASC/MOB 2	Ambulatory Surgery/ Medical Office	165,000	36,000	62'	4	8'-1"
2[1]	Hospital	213 Bed Acute Care Hospital	400,000	122,000	107'	7+base-ment	15'0"
	Central Utilities	Mechanical & Electrical Utilities	35,000	15,000	18'	2+base-ment	-
3	MOB 3	Medical Office	83,000	20,000	62'	4	7'-6"
4	Hospital Addition	108 Bed Hospital Addition	180,000	30,000	77'	5+base-ment	15'-0"
Total at Buildout	-	-	983,000	263,000	-	-	-

[1] Phase 2 would include construction of a 464,000-square-foot, seven-story parking structure housing 1,218 parking spaces. The parking structure is omitted from the table above so that the square footage will not be added to that of buildings for human occupancy.
Source: Development Plan Submittal, September 17, 2024

Infrastructure Improvements
The Project includes onsite and offsite connections for potable water, fire water, sewer, and storm drains. The development plan includes additional access driveways and parking to be developed during each phase. The Project includes a two-story central utility plant (CUP) in Phase 2. The building footprint is approximately 15,300 square feet, with 35,000 square feet of floor area and a height of 18 feet. The CUP will provide heating hot water and chilled water for space thermal control, domestic hot water, and normal and emergency power. The power/fuel source will be determined in accord with Kaiser Permanente's commitment to carbon neutral operations but will likely be an all-electric micro-grid with onsite generation combined with a public utility source. Offsite improvements include the expansion of Almond Avenue in Phase 1. The south (eastbound) side of Almond Avenue currently narrows from two lanes to one lane over a length of about 850 feet extending westward from its intersection with California Street. This segment of Almond Avenue will be widened to include two through-lanes. Signage and striping modifications will be made in Almond Avenue and Lugonia Avenue for new driveways. A new traffic signal is planned to be installed at California Street and the project driveway.

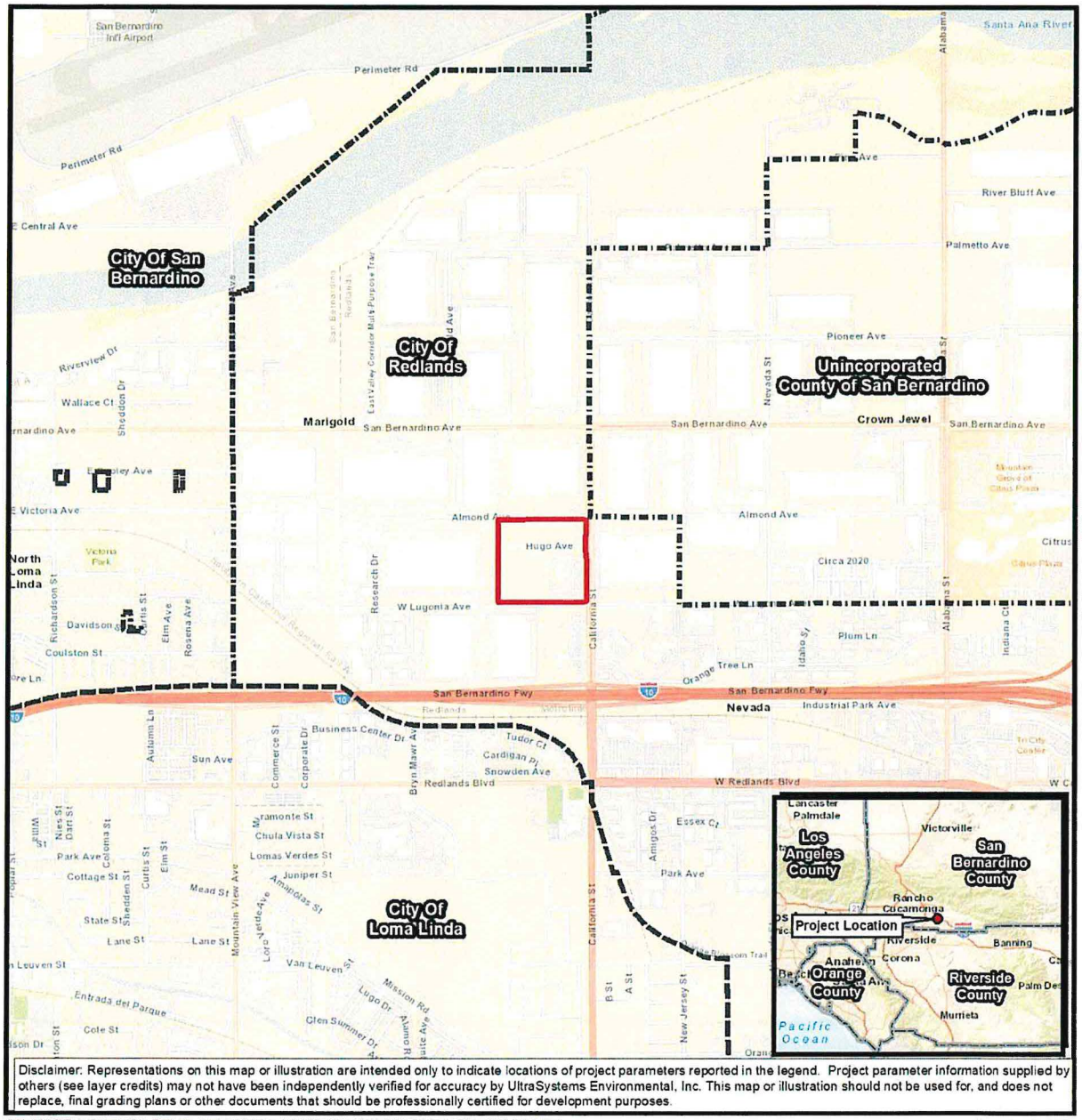
Environmental Issues: Based on the Initial Study prepared for the project, the City anticipates that the following environmental topic areas will be addressed in the Draft PEIR:

- 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

Environmental Issues not Potentially Affected: As analyzed and determined in the project's Initial Study, no significant impacts associated with Agriculture and Forestry Resources, Mineral Resources, Population and Housing, Recreation, and Wildfire would occur as a result of the Project, and therefore these factors will not need to be analyzed further in the Draft PEIR.

Figures
Figure 1 Project Location
Figure 2 Project Aerial

Figure 1 – Project Location



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December 18, 2024

Scale: 1:24,000

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Legend

Project Boundary

City Boundary

Kaiser Permanente Medical Center

Project Location

UltraSystems

Figure 2 – Project Aerial

Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

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November 25, 2024

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Legend

Project Boundary

Kaiser Permanente Medical Center

Project Location

UltraSystems