



**Community Development Department**  
**Planning Division**  
14177 Frederick Street  
P. O. Box 88005  
Moreno Valley CA 92552-0805  
Telephone: 951.413-3206  
FAX: 951.413-3210

## **NOTICE OF PREPARATION AND PUBLIC NOTICE FOR A PROGRAM ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING**

<b>To</b>	State of California Office of Planning and Research State Clearinghouse 1400 Tenth Street Sacramento, California 95812	<b>From:</b>	Julia Descoteaux City of Moreno Valley Planning Department 14177 Frederick Street Moreno Valley, CA 92553
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**Date:** November 26, 2018

**Subject:** Notice of Preparation with revised information, of an Environmental Impact Report and Scoping Meeting for the Proposed Kaiser Permanente Moreno Valley Medical Center Master Plan Project

The City of Moreno Valley (City) as the lead agency has determined that the proposed Kaiser Permanente Moreno Valley Medical Center Master Plan Project (project) will require the preparation of an environmental impact report (EIR) in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (hereafter CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

We need to know your views or the views of your agency or organization as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the project. If applicable, your agency will need to use the EIR prepared by our agency when considering your permit(s) or other approval(s) for the project. The project description, location, and the potential environmental effects are contained in the attached materials. Since the City has determined that an EIR is required for the project, pursuant to Section 15060(d) of the CEQA Guidelines (14 CCR 15000 et seq.), preparation of an Initial Study is not required and therefore one has not been prepared. Due to time limits mandated by state law, your response to this Notice of Preparation (NOP) must be submitted at the earliest possible date **but no later than 30 days** after receipt of this notice. Written comments on the NOP and on the contents of the forthcoming EIR should be submitted to the address above by December 31, 2018.

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Please address your response to Julia Descoteaux, Associate Planner, at the City of Moreno Valley Planning Department. We will need the name of a contact person in your agency. If you have any questions, please contact Julia Descoteaux at 951-413-3209 or via email at juliad@moval.org.

**Project Title:** Kaiser Permanente Moreno Valley Medical Center Master Plan Project

**Project Applicant:** Skyler Denniston, Kaiser Foundation Hospitals

### SCOPING MEETING

Pursuant to Section 21083.9(a)(2) of CEQA (California Public Resources Code, Section 21000 et seq.), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental impacts. The City's environmental review staff has determined that this project meets this threshold. A public scoping meeting has been scheduled and will be held by the City of Moreno Valley's Planning Department on **Wednesday, December 12, 2018 from 6:00-7:00 p.m., at 14177 Frederick Street, in the City Hall Council Chambers**. Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting. Written comments can also be mailed to the abovementioned address, addressed to Julia Descoteaux, during the NOP public comment period.

### PROJECT SETTING

Regionally, the project site (existing Kaiser Foundation Hospital) is located east of Interstate 215 (I-215), south of State Route 60 (SR-60), and north of Lake Perris. More specifically, the project site is located on the north side of Iris Avenue, west of Oliver Street, and east of Nason Street at 27300 Iris Avenue, Moreno Valley California, 92555 (see Figure 1, Regional Map, Figure 2, Vicinity Map, and Figure 3, USGS Vicinity Map). The project site is comprised of 30 acres developed with a 130,000 square-foot 100-bed hospital, two medical office buildings totaling approximately 89,500 square feet, a central energy center, modular trailers/conference rooms, and surface parking. The project site has a land use designation of Commercial, is zoned Community Commercial, and is within the Medical Use Overlay.

The general vicinity surrounding the project site is developed with a mix of residential and rural residential uses. Single family residential development occurs to the south, east, and west of the hospital. Iris Avenue forms the southern site boundary, and an undeveloped disturbed lot surrounds the hospital on the northern, eastern, and western boundaries. Undeveloped open space occurs to the northwest.

### PROJECT DESCRIPTION

Kaiser Foundation Hospitals (also known as Kaiser Permanente) is proposing to expand the existing Kaiser Permanente Moreno Valley Medical Center campus. The proposed project would be a multi-phased, state-of-the-art medical center campus, which would include the following at ultimate

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project buildout: an approximately 460-bed hospital, hospital support buildings, outpatient medical office buildings, an energy center, and surface and structured parking (approximately 1,125,000 square feet).

The project would be developed in up to three phases, with the first phase to be evaluated in the EIR on a project level. Because not all facilities of the project are moving forward at this time and based on several factors that are presently unknown, including the future growth of Kaiser Permanente membership within the City and surrounding communities, the future regional demand for the project's services, the evolution of healthcare technology, the portability of the healthcare environment, legislative and regulatory changes required by healthcare reform, the business and healthcare needs of Kaiser Permanente and other factors, Phases II and III will be analyzed in the forthcoming EIR at a programmatic level. For Phases II and III, the EIR will provide a general assessment of potential impacts and provide a framework of how impacts and mitigation will be addressed in the future when those components of the project are submitted to the City for consideration.

### **Project Phasing**

The project would be constructed in up to three phases. The project's phased development would occur between 2018 and 2038. The following sections describe each of the project phases.

#### Project-Level Analysis

##### *Phase I – 2020 to 2023*

It is anticipated that construction of Phase I of the project would commence in 2020 and it is expected to be completed by 2023. Phase I would include an approximately 95,000-square-foot expansion of the existing hospital for a Diagnostic and Treatment building and the construction of a new approximately 22,000-square-foot Energy Center (Figure 4, Phase I Site Plan).

#### Program-Level Analysis

Based on the uncertainty of the future growth of Kaiser Permanente membership within the City and surrounding communities, future demand for health services, and other factors mentioned above, Phases II and III will be analyzed on a program level. The future phased development includes the following:

##### *Phase II – 2026 to 2032*

It is anticipated that construction of Phase II of the project would commence in 2026 and it is expected to be completed by 2032. Phase II would include the construction of a new hospital tower with approximately 220 beds and expansion of the Diagnostic and Treatment building that was constructed in Phase I (approximately 380,000 square feet), construction of one new outpatient

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medical office building (approximately 65,000 square feet), an 8,000 square foot expansion of the Energy Center, and the construction of two multi-level parking structures. One multi-level parking structure would accommodate approximately 400 parking spaces and the other would accommodate approximately 1,400 parking spaces (see Figure 5, Phase II Site Plan). For purposes of analysis under CEQA, Phase II impacts will be based on the maximum anticipated medical uses.

### *Phase III – 2032 to 2038*

It is anticipated that construction of Phase III of the project would commence in 2032 and it is expected to be completed by 2038. Phase III would include the demolition, replacement and expansion of the existing hospital tower to accommodate an additional approximately 240 beds (approximately 375,000 square feet), construction of an additional outpatient medical office building (95,000 square feet), and construction of a third multi-level parking structure (approximately 600 spaces). See Figure 6, Overall Site Plan. For purposes of analysis under CEQA, Phase III impacts will be based on the maximum anticipated medical uses.

### **Project Elements**

The following briefly describes the various project components.

#### *Hospital, Hospital Support, Emergency Department, and Diagnostics and Treatment*

The hospital buildings would be full-service general acute care facilities and would accommodate approximately 460 beds. In addition to the inpatient nursing functions, the hospital buildings would include ancillary services, such as medical imaging/radiology, clinical laboratory and blood bank, operating rooms and associated recovery spaces, inpatient pharmacies, and an emergency department, which would have associated treatment rooms. The hospital buildings would also include administrative offices and conference rooms, as well as general building support departments such as environmental and material services, cafeteria and inpatient food services, communication, linen, and biomedical engineering.

#### *Outpatient Medical Office Buildings*

The operations of the proposed outpatient medical office buildings would be consistent with other medical office buildings in the project vicinity. The medical offices would include exam rooms, physician offices, outpatient pharmacy, laboratories, imaging/radiology, administrative offices, and storage. Although there may be outpatient surgeries, the medical office buildings would not be hospital buildings, nor would it trigger Office of Statewide Health Planning Department (OSHPPD) permitting.

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### *Central Energy Center and Service Yard*

The Central Energy Center, emergency generator, bulk oxygen, and cooling tower would be included in Phase I and would serve the hospital, the diagnostic and treatment building, and the outpatient medical office buildings. The Central Energy Center would contain all of the major mechanical and electrical equipment for the project, which includes electric-centrifugal water cooler chillers, cooling towers, hot water boilers and steam boilers, and microturbines.

### *Parking Facilities*

The project would have a total of approximately 2,550 parking spaces. The project would include three new parking structures. Two multi-level parking structures would be constructed; one would accommodate approximately 400 spaces and the other would accommodate approximately 1,400 spaces (total of 1,800 parking spaces), and the other multi-level parking structure would accommodate approximately 600 spaces. There would be approximately 150 surface spaces remaining at buildout.

### *Access*

The project would continue to have access from Iris Avenue at the location of the existing entry driveway (west of the existing hospital). There are two existing secondary access points that abut the east and west property lines that serve as employee and service vehicle access.

### *Sustainable Design Elements*

The project would incorporate Kaiser Permanente's leading sustainable building standards and green initiatives. Kaiser Permanente will pursue Leadership in Energy and Environmental Design (LEED) Gold certification or equivalent for the hospital and medical office buildings. The project would be developed to embrace technology and the environment, as well as to incorporate reduced energy demand systems (solar, thermal insulation), utilization of rainwater, recycling of waste, utilization of systems with energy recovery options, prefabrication elements across the project to minimize waste, and consideration of local materials for both landscape and construction.

## ISSUES OF CONCERN

Issues of concern for the project include potential impacts to aesthetics, agriculture, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population/housing, public services, transportation/traffic, tribal cultural resources, utilities/service systems, energy conservation, cumulative impacts, and growth-inducing impacts. These issues will be addressed in the forthcoming Draft PEIR.

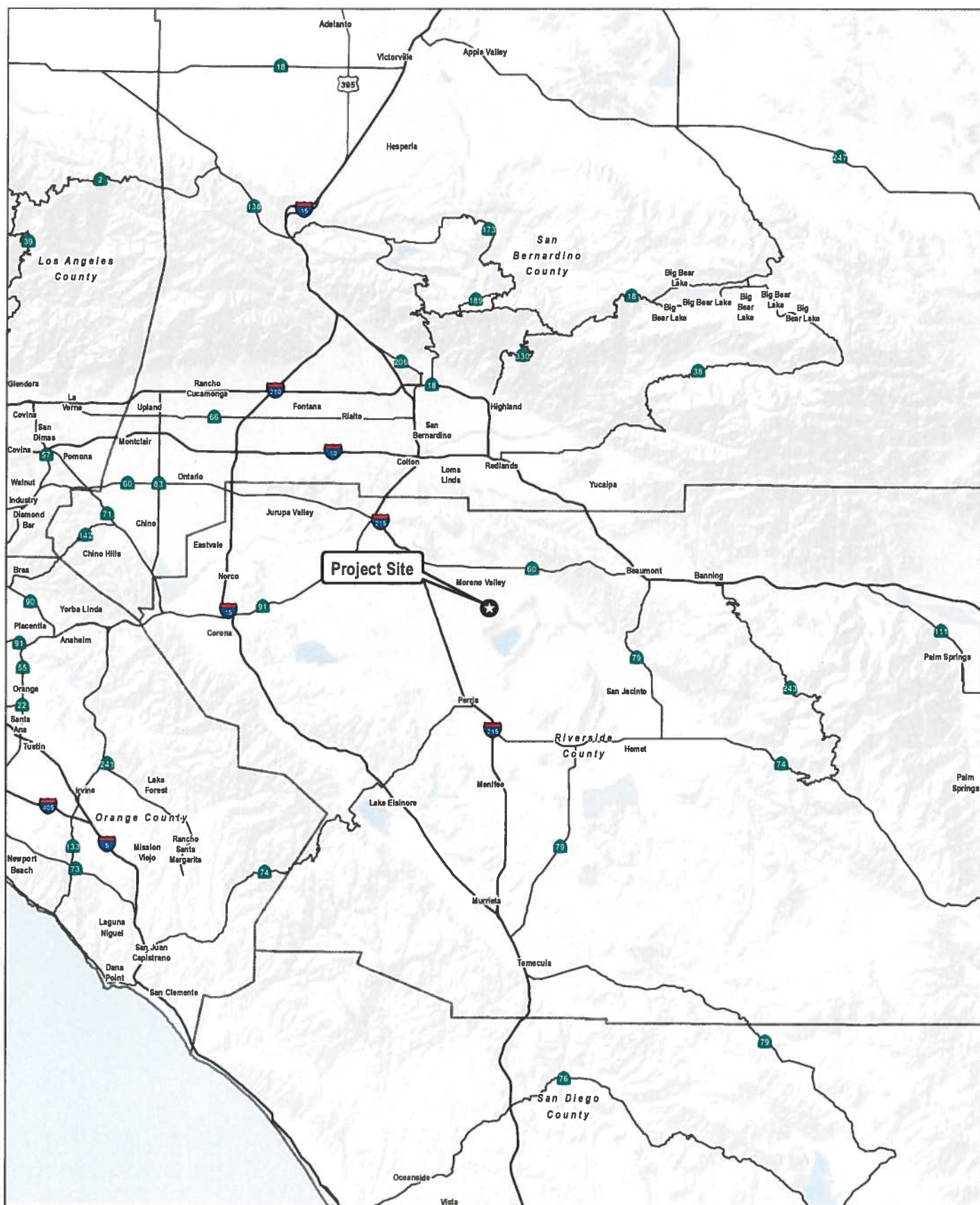
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Signature:   
Title: Associate Planner

***Attachments:***

- Figure 1, Regional Map
- Figure 2, Vicinity Map
- Figure 3, USGS Vicinity Map
- Figure 4, Phase I Site Plan
- Figure 5, Phase II Site Plan
- Figure 6, Overall Site Plan Including Phase III



SOURCE: Esri Basemaps

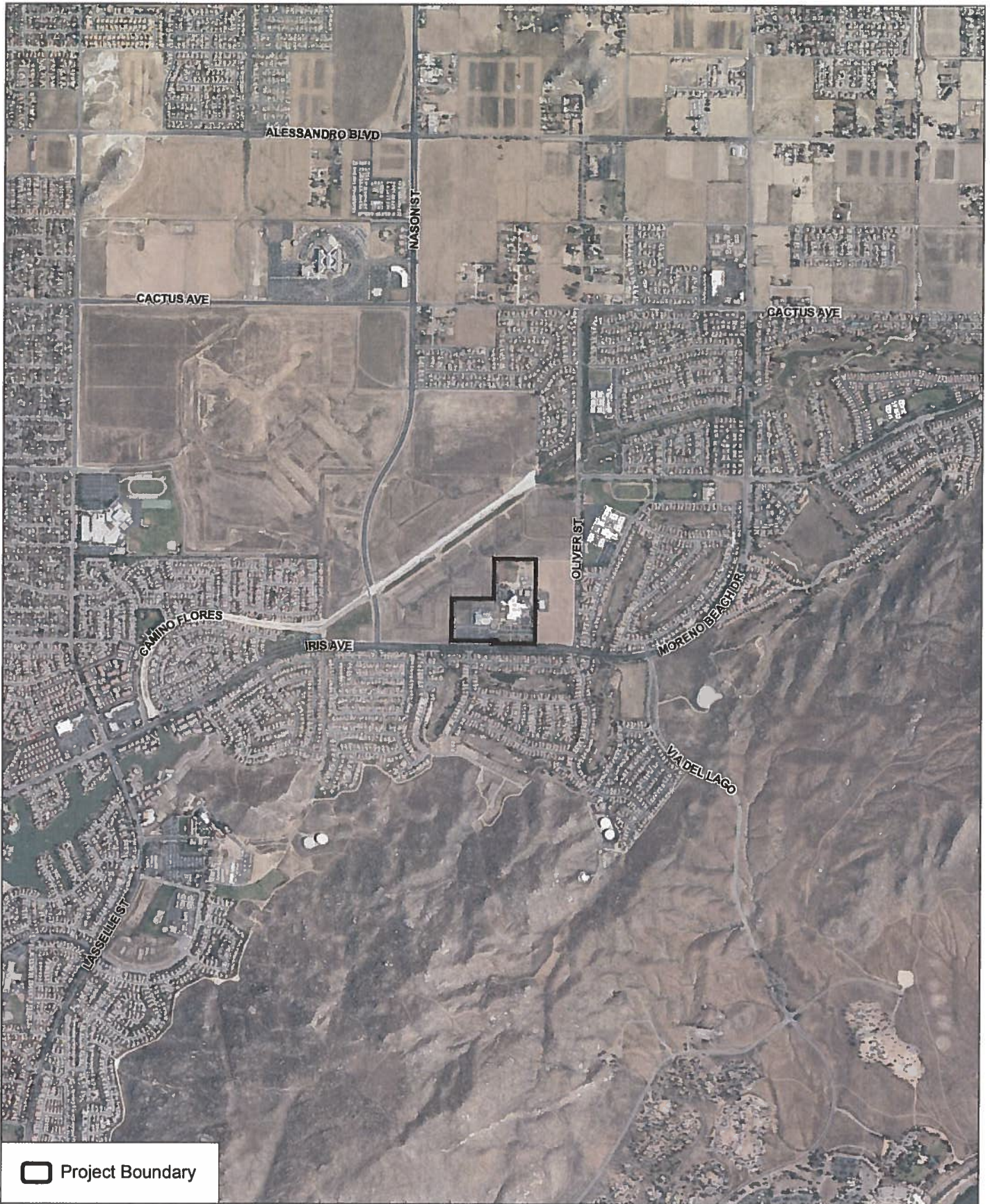
**DUDEK**  

**FIGURE 1**

## Regional Map

Kaiser Permanente Moreno Valley Medical Center





SOURCE: USDA NAIP (2016)

**DUDEK**



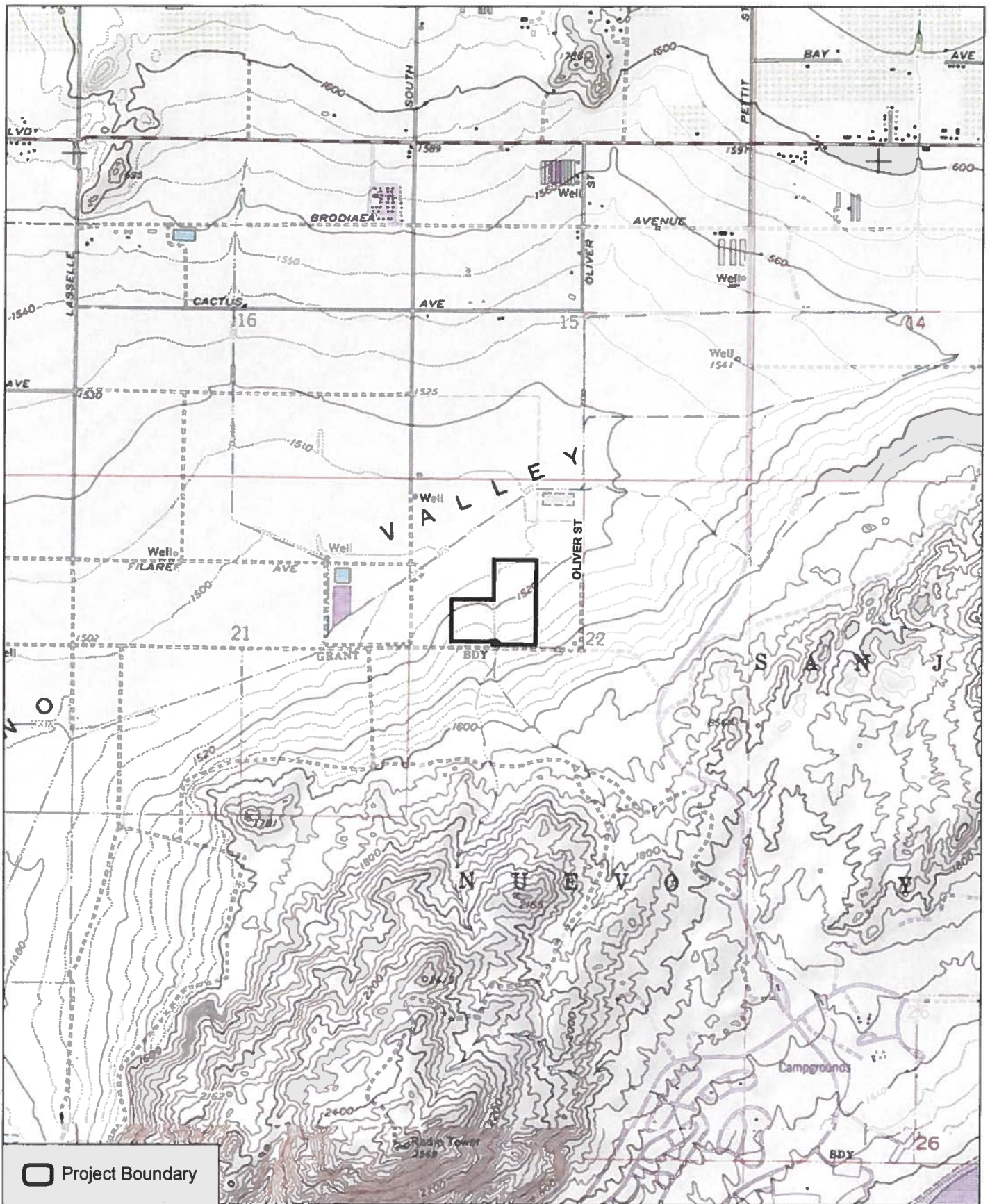
0 1,000 2,000 Feet

**FIGURE 2**

**Vicinity Map**

Kaiser Permanente Moreno Valley Medical Center





SOURCE: USGS 7.5-Minute Series Sunnymead Quadrangle  
Township 3S, Range 3W, Section 22

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FIGURE 3

USGS Vicinity Map

Kaiser Permanente Moreno Valley Medical Center





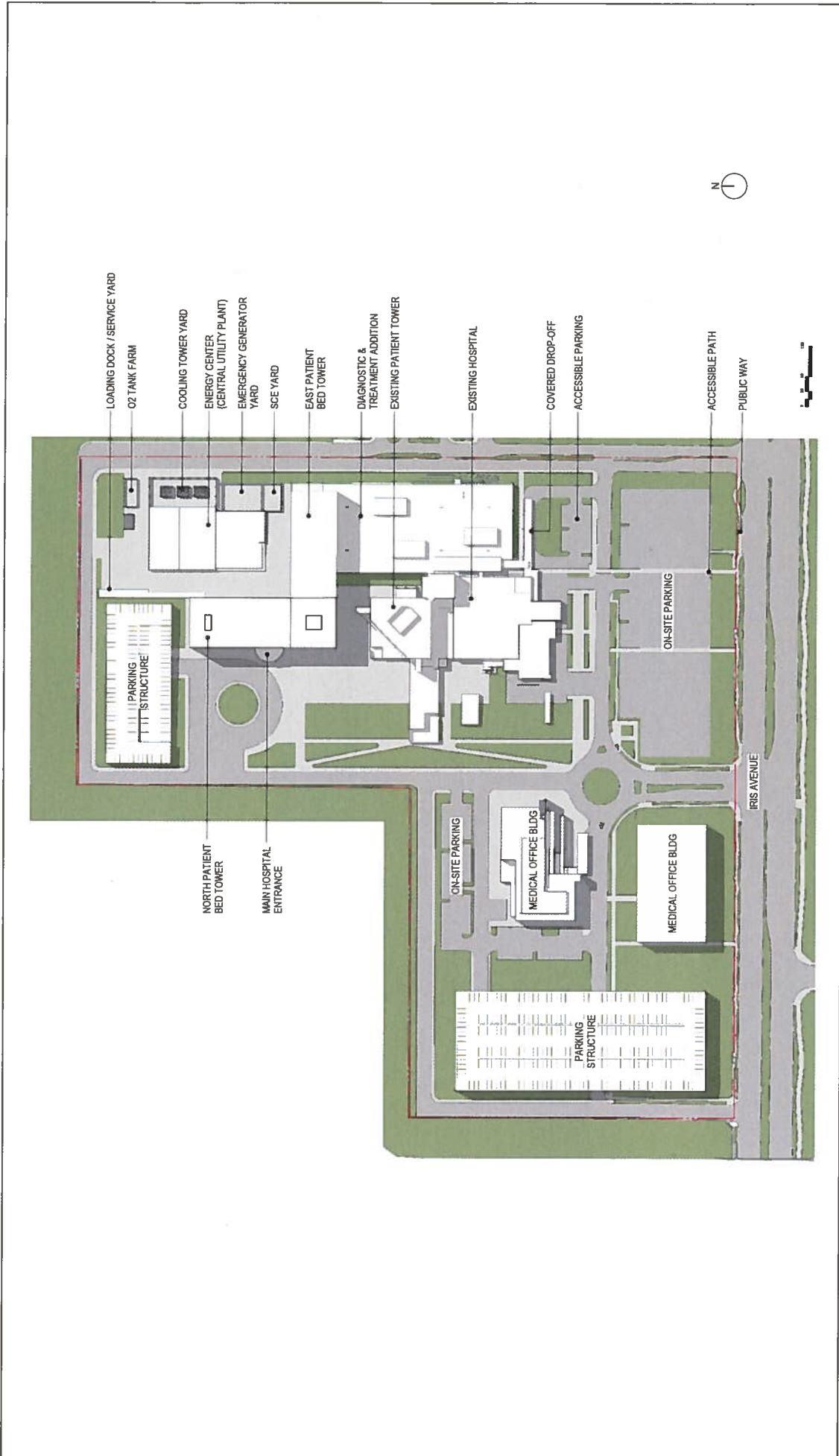


FIGURE 5  
Phase II Site Plan  
Kaiser Permanente Moreno Valley Medical Center

SOURCE: CO Architects 2018

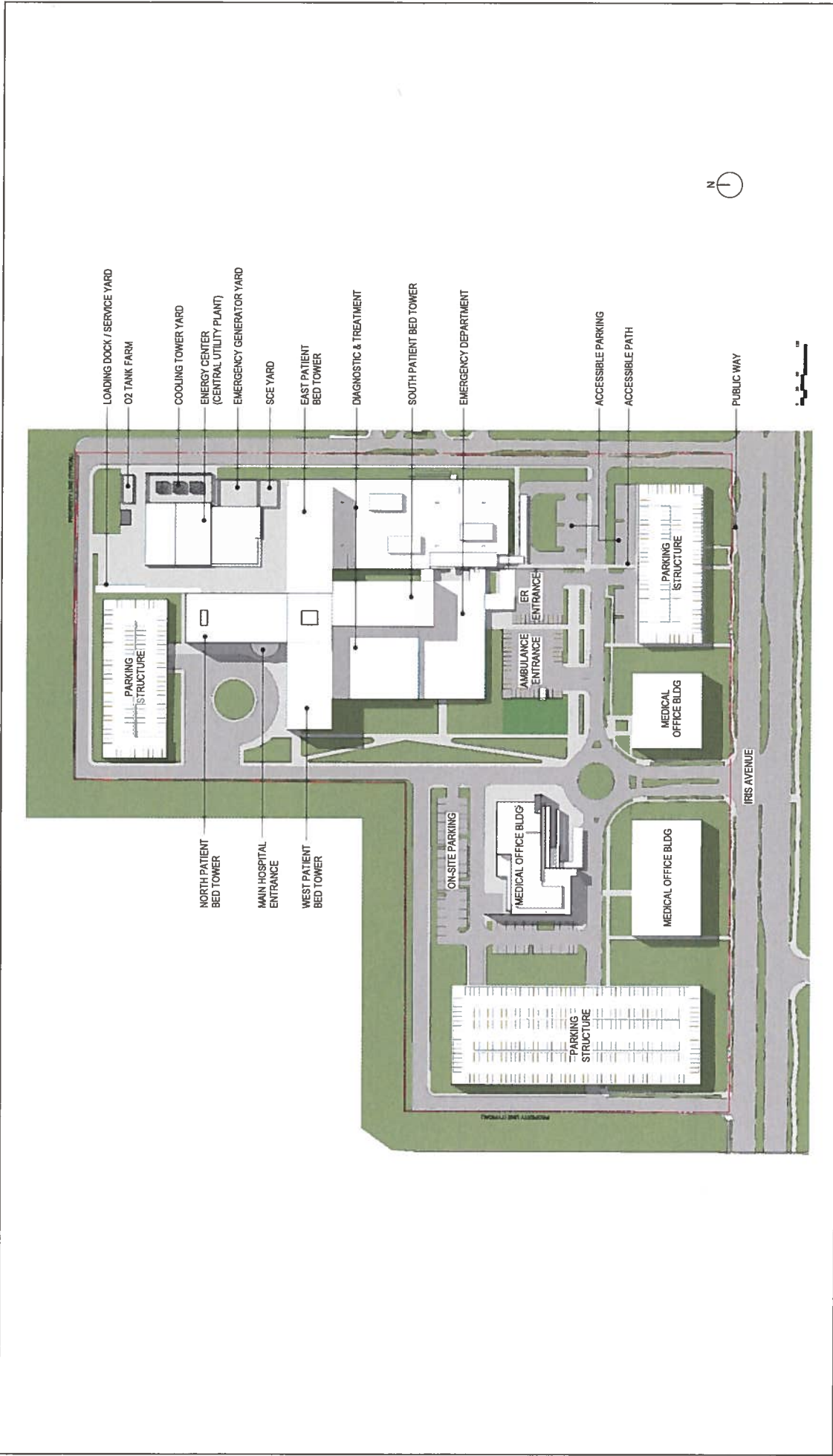


FIGURE 6  
Overall Site Plan Including Phase III  
Kaiser Permanente Monro Valley Medical Center