



# CITY OF REDLANDS NOTICE OF PREPARATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED KAISER PERMANENTE MEDICAL CENTER PROJECT

NOTICE is hereby given that the Planning Division of the City of Redlands, County of San Bernardino, State of California, has prepared a Notice of Preparation to prepare a Program Environmental Impact Report (PEIR). In compliance with Sections 15082 and 15083 of the California Environmental Quality Act (CEQA) Guidelines, the City will consider public input and comments regarding potential environmental impacts, mitigation measures, and/or project alternatives to consider in preparing the Draft PEIR.

**The 30-day public review and comment period for the Notice of Preparation will begin on January 22, 2025, and will end on February 20, 2025.**

The Kaiser Permanente Medical Center 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 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. 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. 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.

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. 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. Offsite improvements include the expansion of Almond Avenue in Phase 1. 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. Further information and exhibits showing the proposed boundaries are available in the Initial Study attached to the Notice of Preparation as well as at the project website at <<https://www.cityofredlands.org/post/environmental-documents>>.

The following environmental topics or issues are proposed to be analyzed further in the Draft PEIR that is to be prepared: 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, and Mandatory Findings of Significance.

A public Scoping Meeting will be held on **February 12, 2025, beginning at 4:30 PM**, as an online webinar via Zoom. All interested members of the public are invited to attend. A link to the Scoping Meeting online webinar will be provided on the Notice of Preparation posted to the City's website. Further information about the Notice of Preparation (NOP) and the related Initial Study is available at the City of Redlands website at <<https://www.cityofredlands.org/post/environmental-documents>>.

Public comments should be submitted in writing: via email to 'kbeery@cityofredlands.org'; or mailed to the Development Services Department, Planning Division, Attn: Kaiser Permanente Medical Center PEIR Scoping, P.O. Box 3005, Redlands, California 92373; or hand-delivered to the Development Services Department, Planning Division, 35 Cajon Street, Suite 20, Redlands, California. Any scoping comments must be delivered to the Planning Division no later than **February 20, 2025**, in accordance with the State CEQA Guidelines.

Kevin Beery,  
Senior Planner