



Vincent Yzaguirre
Director

RIVERSIDE COUNTY

FACILITIES MANAGEMENT DEPARTMENT

Agency Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

DATE: March 27, 2025

TO: Responsible and Trustee Agencies and Interested Parties

Riverside University Health System (RUHS) proposes a Master Plan and Phase I development activities for the RUHS Medical Center (herein, collectively "Project"). The existing RUHS Medical Center and proposed Project are on County-owned property located at 26520 Cactus Avenue, Moreno Valley. See attached *Vicinity Map*. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform government agencies and the general public that a Draft Programmatic Environmental Impact Report (EIR) will be prepared including project-specific analysis of Phase I and to solicit guidance regarding the scope and content of the required EIR.

PROJECT TITLE: RUHS Medical Center Master Plan and Phase I Development

PROJECT LOCATION AND DESCRIPTION: The Project consists of a proposed Master Plan and Phase I development activities for the RUHS Medical Center. Phase I includes expansion of the Emergency Department, construction of a new Wellness Center, and construction of a new Medical Office Building. The Master Plan addresses Phase I as well as a conceptual plan for Future Phases to guide development activities on the approximately 80-acre RUHS Medical Center campus through at least 2055 (herein, "Future Phases").

Construction and operational activities associated with Phase I will be evaluated at a project level of detail in the EIR in conformance with CEQA Guidelines § 15161. The Emergency Department Expansion (EDE) is proposed northeast of and abutting the existing Emergency Department building and is designed to consist of a one-story building with approximately 65,000 square feet (s.f.) of floor space that would accommodate 56 new treatment bays. The Wellness Center (WC) building is proposed to the west of the existing Medical Center buildings and is designed as a two-story building with approximately 150,000 s.f. of floor space that would accommodate approximately 100 beds. The Medical Office Building (MOB) is proposed north of Cactus Avenue and southwest of the existing Medical Center buildings and is designed to consist of a two-story, approximately 75,000 s.f. building that would provide outpatient services. A wellness park is proposed between the WC and MOB buildings. Other improvements associated with the three proposed buildings would include the following: a) constructing and reconfiguring surface parking areas; b) installing the westerly extension of Brodiaea Avenue along the site's northern property boundary; c) installing new driveways connecting with Cactus Avenue and the Brodiaea Avenue extension; d) adding one helicopter pad northwest of the existing Emergency Department building near the existing helicopter pad; e) installing site drainage, water, sewer, and dry utility improvements; and f) installing lighting, signage, and landscaping. See attached *Phase I Site Plan*.

The proposed Master Plan will guide Future Phases of development at the RUHS Medical Center campus through at least 2055. The Master Plan is a conceptual long-range plan that will be evaluated at a programmatic level in the EIR in conformance with CEQA Guidelines § 15168. In addition to the Phase I proposed EDE, WC, and MOB, the Master Plan contemplates that the Future Phases of development will include an additional six buildings and four parking structures. The six new buildings are planned to include a one-story inpatient medical care facility building with 90,000 s.f. of floor area, a 3-story inpatient medical care facility with 168,000 s.f. of floor area, and four 2- to 3-story medical office buildings with a combined floor area of 343,000 s.f. The four new parking structures would consist of 2- to 3-story structures and would accommodate approximately 3,154 parking spaces. See attached *Master Plan Conceptual Site Plan*.

The County of Riverside is serving as the CEQA Lead Agency for the proposed Project. Discretionary approvals anticipated to be reviewed by the Riverside County Board of Supervisors include approval of the Master Plan and site-specific designs for Phase I, including the proposed EDE, WC, and MOB.

LEAD AGENCY:

County of Riverside
c/o Riverside County Facilities Management Department
3450 14th Street, Suite 307
Riverside, CA 92501
Attn: Mike Sullivan, Senior Environmental Planner

PROJECT SPONSOR:

Riverside University Health System
3450 14th Street, Suite 307
Riverside, CA 92501
Attn: Mike Sullivan, Senior Environmental Planner

Pursuant to CEQA, notice is given to trustee agencies, responsible agencies, and interested agencies and parties that the Riverside County Facilities Management Department plans to oversee the preparation of an EIR for the above-described Project. The purpose of this notice is to solicit guidance from you or your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to the Riverside County Facilities Management Department as soon as possible, but **not later than thirty (30) days** after receiving this notice.

SCOPE OF ANALYSIS: It is anticipated that the RUHS Master Plan and Phase I Development would have the potential to result in potentially significant impacts under the following environmental topic areas. A detailed analysis of the following topics will be included in the forthcoming EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Noise
- Paleontological Resources
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

PUBLIC SCOPING MEETING: A Scoping Session has been scheduled to receive input and hear any concerns of affected federal, State and local agencies and other interested persons; to inform the public of the nature and extent of the proposed Project; to provide an opportunity to identify the range of actions, potential alternatives, potential mitigation measures, and significant effects to be analyzed in the EIR; and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merits of the proposed Project and NO DECISION on the Project will be made at the meeting. Public comments will be collected and will be limited to identifying issues pertaining to the Project’s potential environmental effects. Riverside County and RUHS will not be required to provide an immediate response to any concerns raised. Concerns related to potential environmental effects will be addressed in the forthcoming EIR, including those raised at the Scoping Session. Mailed public notices concerning the Project will be provided to anyone requesting such notification.

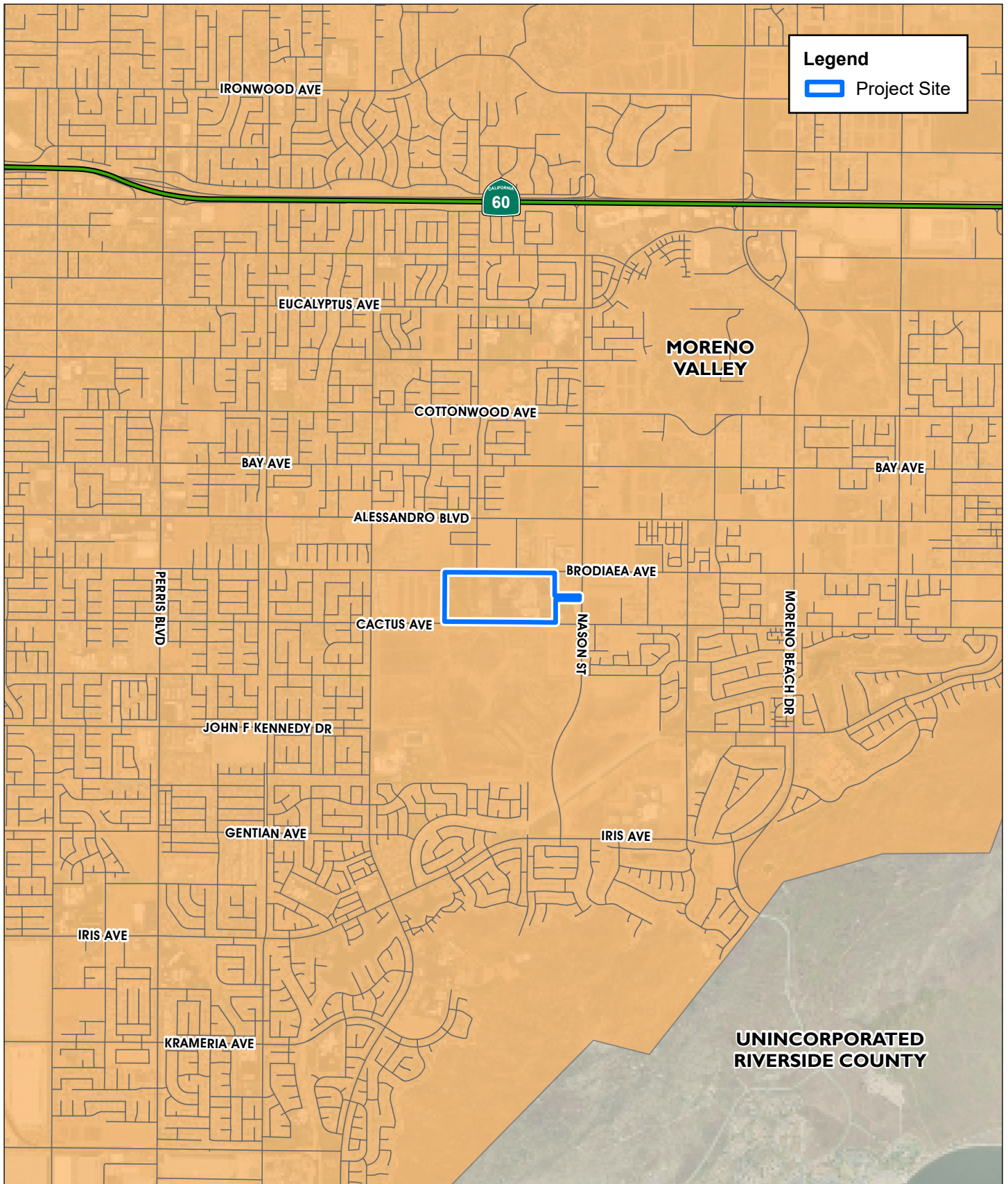
TIME OF SCOPING MEETING: 5:00 p.m. or as soon as possible thereafter
DATE OF SCOPING MEETING: April 22, 2025
LOCATION OF SCOPING MEETING: RUHS Education Building, 26516 Cactus Avenue, Moreno Valley, CA 92555

Please send comments on the scope and content of the EIR and all written correspondence to:

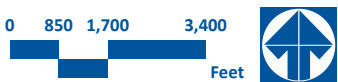
RIVERSIDE COUNTY FACILITIES MANAGEMENT DEPARTMENT
Attn: Mike Sullivan, Senior Environmental Planner
3450 14th Street, Suite 307; Riverside, CA 92501
Email: msullivan@rivco.org
Phone: (951) 529-7653

This Notice is also available for review on Riverside County's website at: <https://rivcofm.org/environmental>.

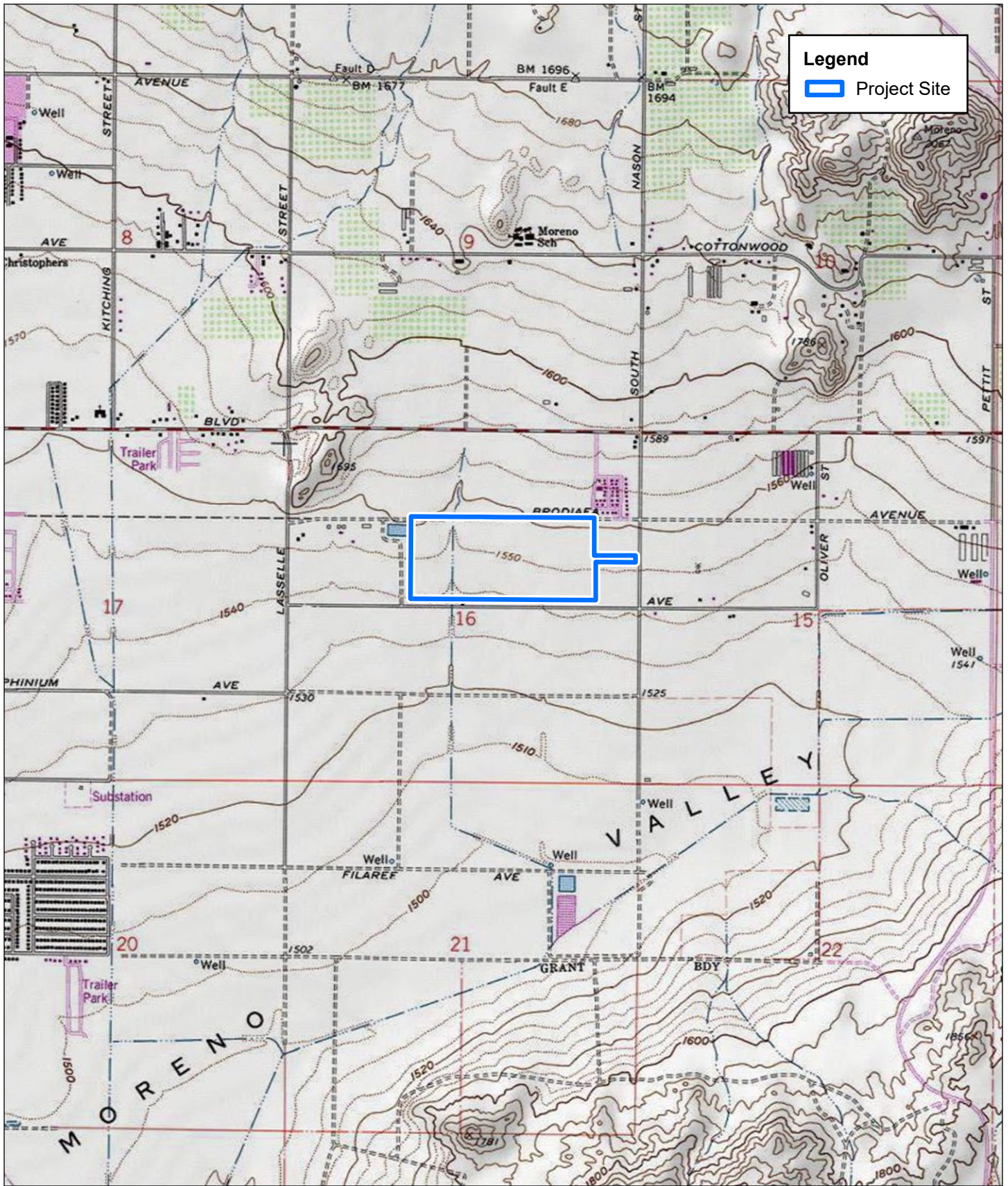
Attachments: Vicinity Map; USGS Map; Master Plan Conceptual Site Plan, Phase I Site Plan



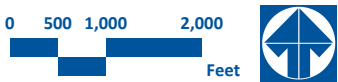
Source(s): ESRI, RCIT (2025)



Vicinity Map



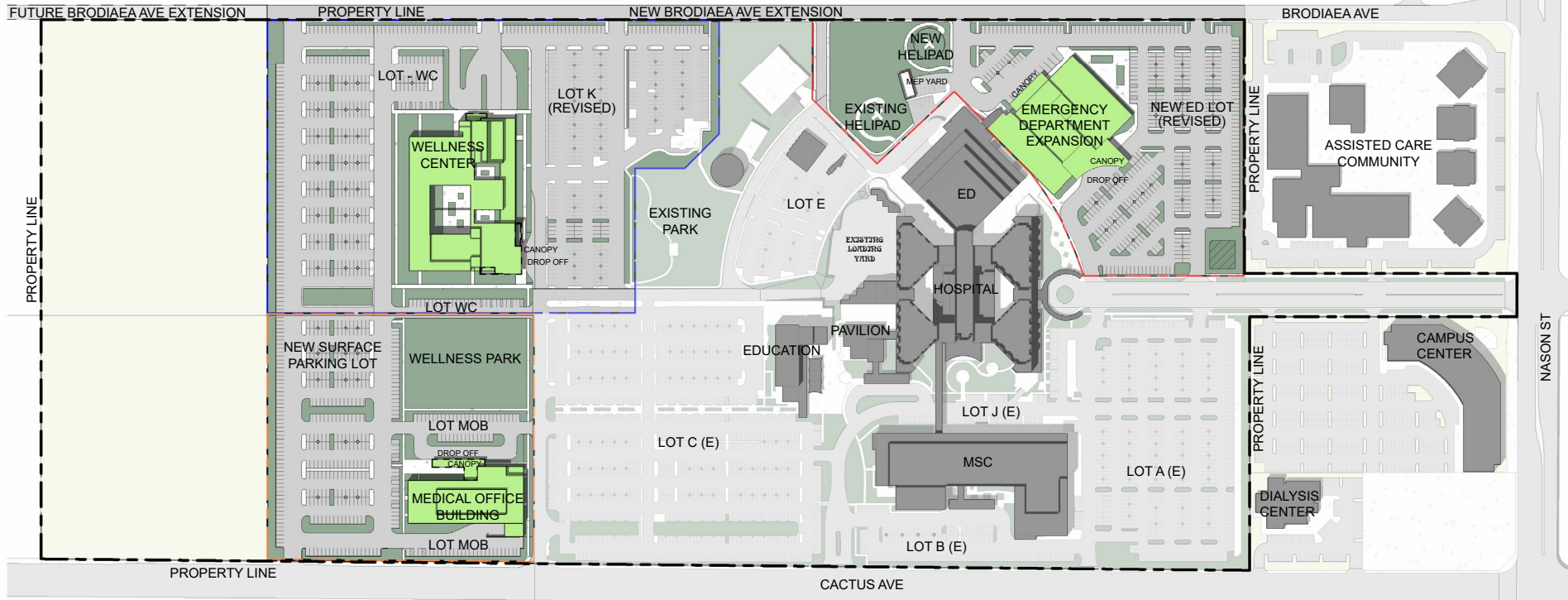
Source(s): ESRI, USGS (2013)



USGS Topographic Map

LEGEND

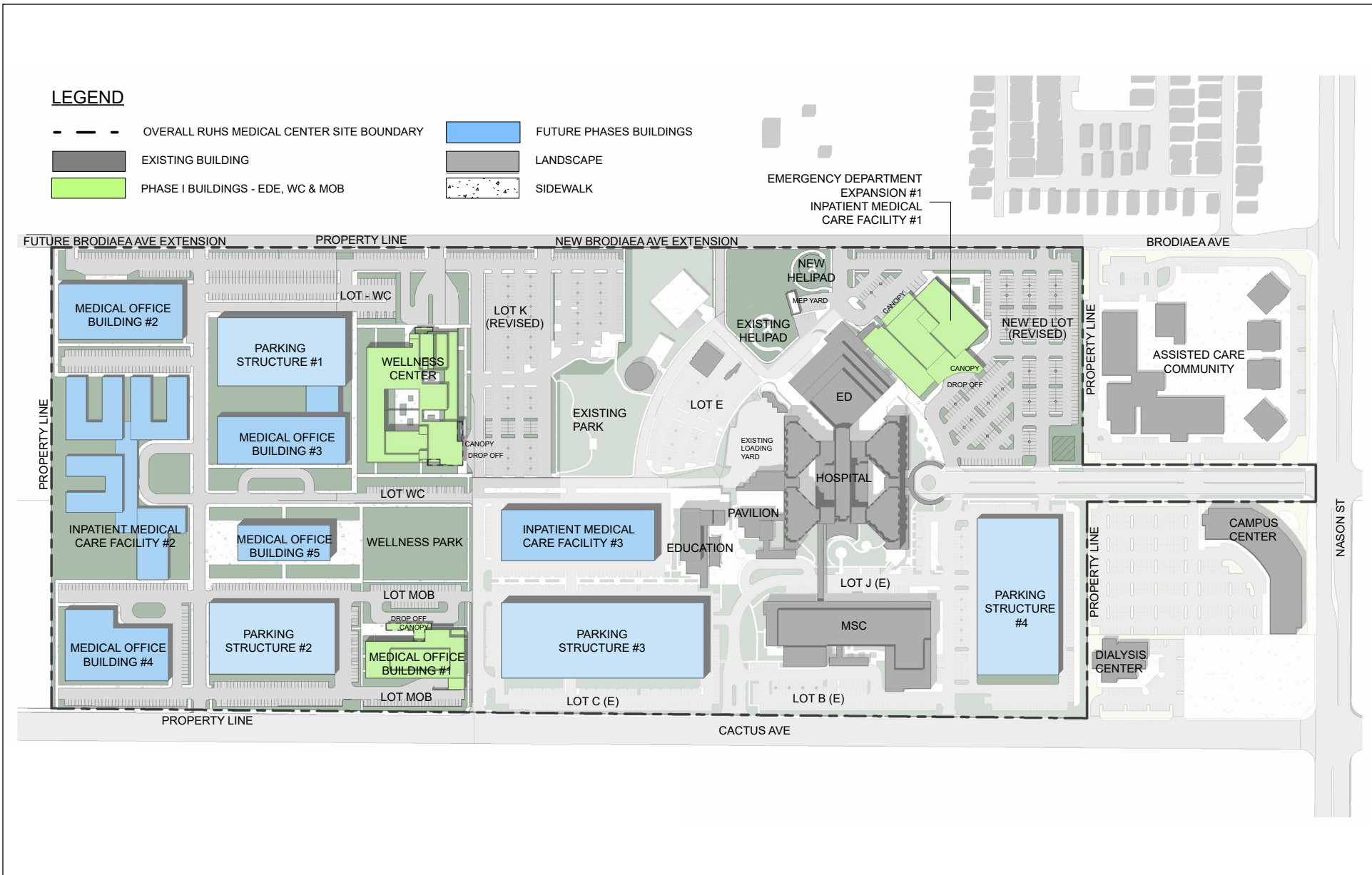
- - - OVERALL RUHS MEDICAL CENTER SITE BOUNDARY
- - - WELLNESS CENTER - SITE BOUNDARY
- - - EMERGENCY DEPARTMENT EXPANSION - SITE BOUNDARY
- - - MEDICAL OFFICE BUILDING - SITE BOUNDARY
- [Grey Box] EXISTING BUILDING
- [Green Box] PHASE I BUILDINGS - EDE, WC & MOB
- [Light Green Box] LANDSCAPE
- [Dotted Box] SIDEWALK



Source(s): Cannon Design (03-21-2025)



Phase I Site Plan



LEGEND

- - - OVERALL RUHS MEDICAL CENTER SITE BOUNDARY
- █ EXISTING BUILDING
- █ PHASE I BUILDINGS - EDE, WC & MOB
- █ FUTURE PHASES BUILDINGS
- █ LANDSCAPE
- █ SIDEWALK

Source(s): Cannon Design (03-21-2025)



Master Plan Conceptual Site Plan