

**ADDENDUM TO THE
RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN EXPANSION
PROJECT
CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
(STATE CLEARINGHOUSE NO. 2013071102)

BROCKTON PARKING GARAGE PROJECT**

Prepared For:

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1 INTRODUCTION

1.1 Purpose of the Addendum

This Addendum to the certified Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report (“FEIR” or “Certified FEIR”) (State Clearinghouse No. 2013071102) (Dudek, May 2014) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.); the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Riverside (City).

This Addendum has been prepared to address minor changes to the Riverside Community Hospital Specific Plan (“RCHSP” or “Approved Project”), as described below, resulting from the proposed Riverside Community Hospital Brockton Parking Garage Project (Proposed Project).

1.2 Statutory Authority and Requirements

The City is the Lead Agency under CEQA. When only some changes or additions to a previously certified EIR are necessary, and none of the conditions described in State CEQA Guidelines Section 15162 are met, CEQA allows the lead agency to prepare an addendum to a previously certified EIR (State CEQA Guidelines Section 15164(a)).

State CEQA Guidelines Section 15164 states the following concerning an Addendum to an EIR:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency’s findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

State CEQA Guidelines Section 15162(a) specifies that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or Negative Declaration due to

the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Additionally, pursuant to State CEQA Guidelines Section 15162(b), if changes to a project or its circumstances occur or new information becomes available after adoption of [an EIR or] a negative declaration, the lead agency shall prepare a subsequent EIR if required under State CEQA Guidelines Section 15162(a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

New State CEQA Guidelines Appendix G thresholds do not constitute “new information” requiring additional environmental review.¹ State CEQA Guidelines Section 15164(a) states that “a lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Refer also to **Section 1.4: Summary of Analysis and Findings** below for findings concerning the Proposed Project.

1.3 Project Background

The RCHSP was adopted (Resolution No. 26690), and the RCHSP FEIR was certified by the City Council in May 2014 (Resolution No. 22689). The RCHSP FEIR was previously prepared to evaluate the potential environmental impacts associated with the RCHSP, which provides a roadmap to guide future expansion plans and address compliance with the Alfred E. Alquist Hospital Seismic Safety Act (Alquist Act) of 1973, Senate Bill (SB) 1953. The RCHSP includes a two-phased campus master plan for the future expansion of RCH on approximately 22.5 acres over a 30-year period. The primary focus of Phase I is to construct a new hospital bed tower to alleviate seismic concerns associated with existing buildings and to meet seismic retrofit requirements as required by SB 1953. Phase II also addresses seismic concerns and includes potential future long-range development broken down into Phase IIA, Phase IIB, and Phase IIC.

As described in the FEIR, Phase I would involve the construction of a new 251,000-square-foot, seven-story hospital-bed tower. Phase IIA would entail the demolition of Building A to allow the construction of an approximately 100,000-square-foot mixed-use building and additional surface or structure parking.

¹ *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301.

Phase IIB would consist of the demolition of two parking structures to allow for the construction of a second new 600,000+ square foot replacement bed tower. Phase IIB also includes additional convenience parking during this phase. The final phase of long-range improvements planned for 2030 or later would involve the addition of 38 licensed beds to take the campus-wide total to 600 licensed beds (this could occur in Phase IIB if the need is demonstrated prior to 2030), construction of ancillary services as necessary, and construction of surface or structure parking as needed to support growth.

The Approved Project would increase patient and support services, add several new buildings, and renovate and demolish a number of existing buildings or structures onsite. One or two standalone parking structures may also be included in the master-planned changes to the site. These and other possible changes on the site would be phased over a period of many years as funding becomes available and services are needed. The hospital may expand services into the community and may add new services as medical practices change over time and needs arise.

The discussion in the Certified FEIR noted that the phasing plan proposed was only an estimate based on plans and conditions at that time. It was identified that many factors would affect the timing and funding of the planned improvements, so the indicated phasing was merely suggestive of what may occur in the future, but the actual phasing and locations of the various improvements may occur at times different than those identified in the Certified Final EIR, due to unanticipated delays or conditions. Some phases may even be implemented prior to previous phases.

The Certified Final EIR was prepared to evaluate the environmental impacts of the Approved Project and address various actions by the City and other agencies to adopt and implement the Approved Project. It was the intent of the Certified Final EIR to inform the City, other agencies, and interested parties of the potential environmental impacts of the Approved Project. The Phasing Plan described in the Certified Final EIR included the following:

- Phase I (2014 to 2017) – Completed
- Phase II is divided into three sub-phases:
 - Phase IIA (2017-2024)²,
 - Phase IIB (2024-2029), and
 - Phase IIC (2030-2043).

1.4 Summary of Analysis and Findings

Based upon the analysis of potential environmental consequences anticipated to occur from implementation of the Proposed Project (see **Section 4.0: Proposed Project Environmental Impact Analysis**), the Proposed Project would not result in any new or more severe impacts that were not disclosed, analyzed, and mitigated for in the FEIR. As demonstrated in this Addendum, the Proposed Project's potential impacts would either be the same or less than those anticipated for the Approved Project in the FEIR. In addition, there are no substantial changes to the circumstances under which the Proposed Project would be undertaken that would result in new or more severe environmental impacts

² Phase IIA, which would consist of the demolition of Building A and the construction of an approximately 100,000 square foot mixed-use building in its place, has not yet been completed.

than previously addressed in the FEIR, nor has any new information been identified regarding the potential for new or more severe significant environmental impacts. Therefore, in accordance with State CEQA Guidelines Section 15164, this Addendum to the previously certified FEIR is the appropriate environmental documentation for the Proposed Project. In taking action on any of the approvals, the decision-making body must consider the whole of the data presented in the FEIR, as augmented by this Addendum.

1.5 Incorporation by Reference

State CEQA Guidelines Section 15150 encourages environmental documents to incorporate by reference other documents that provide relevant data and analysis. The documents outlined below, utilized during the preparation of this Addendum to the FEIR, are a matter of public record and are hereby incorporated by reference. These documents are available for review at the Riverside City Hall Planning Division, 3900 Main Street, Riverside, California 92522.

- City of Riverside General Plan 2025 (GP 2025; City of Riverside 2007)
- Final Environmental Impact Report for the City of Riverside General Plan 2025 (State Clearinghouse No. 2004021108; certified by the City Council in November 2007)
- Riverside Community Hospital Specific Plan (Dudek, February 2014)
- Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report (State Clearinghouse #No. 2013071102) (Dudek, May 2014)

2 PROPOSED PROJECT DESCRIPTION

2.1 Proposed Project Location and Setting

The approximately 1.66-acre Proposed Project site (Assessor Parcel Numbers [APN] 217060024, 217060026, 217060027, 217060028, 217060020, and 217060009) is located in the City of Riverside, California. The City encompasses approximately 82 square miles in Riverside County. The site is in the northern area of the City, approximately 0.4 miles west of State Route 91 (SR-91) and approximately 1.6 miles south of SR-60. Specifically, the Proposed Project site is located at the northwest corner of Brockton Avenue and 14th Street. See **Exhibit 1: Regional Vicinity Map** and **Exhibit 2: Local Vicinity Map**.

Most of the Proposed Project sites (APNs 217060024, 217060026, 217060027, and 217060028) are within the RCHSP; however, two parcels (APNs 217060020 and 217060009) are within the Downtown Specific Plan. A Specific Plan Amendment is proposed to amend the RCHSP boundary to include the two parcels currently within the Downtown Specific Plan (i.e., APNs 217060020 and 217060009), which currently contain a vacant medical office building and auto body shop. See **Exhibit 3: Existing RCHSP**.

The Proposed Project site is currently developed with an auto body shop, Women's Services Building (Building M), Brockton Storage Building (Building L), and a medical office building that the Project Applicant also owns. Ornamental landscaping is provided along the Proposed Project site frontage on Brockton Avenue and 14th Street and throughout the Proposed Project site. A pedestrian sidewalk is provided along the front of the Proposed Project site on Brockton Avenue and 14th Street. Overhead utility lines and lighting are also provided along the Proposed Project site frontage on Brockton Avenue and 14th Street.

Table 1: Existing Land Uses summarizes the land uses on and surrounding the Proposed Project site.

Table 1: Existing Land Uses

Direction	Land Uses
Proposed Project Site	Auto body shop, Women's Services Building (Building M), Brockton Storage Building (Building L), and medical office building
North	Grant Elementary School, Empire Radiology, and single-family residences
South	Riverside Community Hospital
East	Riverside Community Hospital
West	Commercial uses

2.1.1 Existing Land Use Designations and Zoning

An approximately 0.8-acre portion of the Proposed Project site has a General Plan land use designation of Downtown Specific Plan, and the remaining approximately 0.86 acres are within the Riverside Community Hospital Specific Plan land use designation.³ See **Exhibit 4: Existing General Plan Land Use**. Similarly, approximately 0.8 acres of the Proposed Project site are zoned Downtown Specific Plan – Almond Street

³ City of Riverside. (2021). Land Use Policy Map. Retrieved from: <https://riversideca.gov/cedd/sites/riversideca.gov.ceedd/files/pdf/planning/2021/Maps/General%20Plan%20Map.pdf>, accessed December 11, 2024.

District, with the remaining 0.86 acres within the RCHSP zoning district.⁴ See **Exhibit 5: Existing Zoning Map**.

2.2 Proposed Project Characteristics

Site Development

The Proposed Project would demolish the four existing buildings totaling approximately 61,500 square feet (SF) to construct a new approximately 207,780 SF parking garage. The parking garage would accommodate 593 parking spaces within a five-level parking garage structure (four levels above ground and one level subterranean). **Exhibit 6: Conceptual Site Plan** and **Exhibit 7: Conceptual Elevations** depicts the proposed development. The proposed parking garage is intended to support the parking demand for the adjacent RCH Campus, compensating for the loss of parking (351 spaces) caused by the anticipated demolition of two parking garages (Buildings I and J) as part of Tower H (Building S) construction. The demolition of Buildings I and J and the construction of Tower H were previously analyzed in the FEIR; therefore, this Addendum is based only on the development of the proposed parking garage.

The proposed parking garage would be designed to meet the 2022 California Building Code requirements for an “open” parking garage. Stair and elevator cores are proposed on the east side of the building, closest to the hospital. Accessible travel paths are proposed along the garage’s east side, connecting the garage with the existing hospital.

Primary vehicular access to the Proposed Project site would be provided via one existing left-out restricted driveway on Brockton Avenue, one proposed full-movement driveway on Brockton Avenue, one proposed parking garage egress-only driveway on Brockton Avenue, and one existing driveway on 14th Street with proposed left-out restricted access. All driveways would be unsignalized. Parking aisles generally run east to west, with 90-degree parking on both sides and a parkable ramp at the southern bay. Electrical vehicle charging stations (119 stalls) and bicycle parking (34 stalls) would be located on Level 1. Accessible parking spaces would be located on Level 1 with an accessible pathway connecting the garage to the future Tower H.

Table 2: Brockton Parking Garage Space Allocation provides a summary of each level by the number of spaces provided and gross area by floor. The areas include support space to accommodate electrical and fire equipment that would serve the garage. A generator room is proposed on Level 0.

Table 2: Brockton Parking Garage Space Allocation

Level	Floor Area (Square Feet)	Number of Spaces
Level 0	30,908	118
Level 1	42,875	75
Level 2	42,896	129
Level 3	42,896	129
Level 4 (Roof)	47,367	142

Source: HKS Architects, Inc. 12/18/24 Architectural Site Plan

⁴ City of Riverside. (2021). Zoning Map. Retrieved from: <https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/2021/Maps/Zoning%20Plan%20Map.pdf>, accessed December 11, 2024.

2.3 Landscaping and Lighting

Exhibit 8: Conceptual Landscape Plan depicts the proposed landscape plan for the Project site. Of the 1.66-acre Project site, approximately 77,800 SF (or approximately 20%) of the Project site would be landscaped. The Project's Conceptual Landscape Plan would include the RCHSP landscape guidelines specified in Section 8.4, which include compliance with the City's Water Efficient Landscaping Ordinance.

Existing onsite landscaping would be removed and replaced. Landscaping would be provided along Brockton Avenue and 14th Street and the parking garage's eastern edge facing the existing hospital campus. Landscaping would include a mix of trees, shrubs, and groundcover plants.

Site lighting would be provided per RCHSP Section 8.3.9, Security and Lighting. Site lighting would provide adequate lighting for circulation safety and security. The Proposed Project would include outdoor security lighting, which would be directed, oriented, and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way, and into driveway access in a manner that would obstruct driver's vision, in accordance with Riverside Municipal Code Chapter 19.556. A minimum of 5-foot candles would be provided inside the parking structure. The Proposed Project assumes that night lighting would be provided seven days a week.

2.3.1 Utility Infrastructure

Project implementation would require the construction of new on-site utility infrastructure. Specifically, it is anticipated that the Proposed Project would require the construction of new 18-inch, and 24-inch storm drain lines, and domestic water, fire water, and sanitary sewer laterals would be required to support the parking garage. The Project would connect utilities to existing utility infrastructure in adjacent roadways, with on-site facilities' final sizing and design occurring during the final building design and plan check.

2.3.2 Construction Activities

Project construction is anticipated to begin in April 2025 and finish in July 2026. The Project is anticipated to require approximately 17,000 cubic yards (cy) of cut and 2,000 cy of fill, resulting in a net of 15,000 cy net cut. Construction would comply with Riverside Municipal Code Section 7.35.010, which limits construction between 7:00 AM and 7:00 PM on weekdays and between 8:00 AM and 5:00 PM on Saturdays. Construction hours, allowable workdays, and the phone number of the job superintendent shall be posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent.

2.3.3 RCHSP Amendment

A Specific Plan Amendment to accommodate a boundary amendment for the parking garage improvements and amend phasing descriptions is required for the Project. See **Exhibit 9: Proposed RCHSP Boundary**. The Project Applicant is also seeking modifications to the development standards outlined in RCHSP Section 7.6 to introduce height calculations for a slope lot condition and to allow for parapets and screening to exceed the maximum building height for Brockton Avenue and 14th Street. The following is a description of the requested amendments:

Specific Plan Boundary Amendments

The Proposed Project improvements require a boundary amendment to expand the RCHSP and decrease the boundary of the Downtown Specific Plan. The RCHSP boundary would be expanded to include the vacant medical office building and auto body shop on the east side of Brockton Avenue, south of 14th Street (APNs 217060020 and 217060009). The amended boundary would add approximately 0.8 acres to the RCHSP, increasing the total acreage from 23.0 to 23.8 acres (approximately a 4% adjustment to RCHSP's overall acreage). A boundary amendment would be required to the Downtown Specific Plan, decreasing the total acreage from 639.5 acres to 638.7 acres (approximately a 0.1% adjustment to the Downtown Specific Plan's overall acreage). These boundary amendments are necessary to support the Proposed Project. The RCHSP Amendment would also amend the development standard requirements for building heights along Brockton Avenue and 14th Street, as further described below. The Proposed Project would comply with the RCHSP standards and guidelines, as amended.

RCH Specific Plan Phasing Amendment

As the hospital progresses with Phase II improvements, there is more refinement to the sub-phasing of Phase II that requires an amendment to Table 4-2, "RCH Specific Plan Uses – Existing + Phase I and Phase II," and corresponding Figure 4-2. Additionally, Table 4-1, "RCH Specific Plan Uses – Existing + Phase I," and corresponding Figure 4-1 will require updating to reflect the existing condition and built Phase I.

The Proposed Project's garage improvements were originally identified as Phase II, located off of Magnolia Avenue. However, it has since been determined that a parking garage at the corner of Brockton Avenue and 14th Street would better serve the hospital's bed towers. Therefore, the RCHSP's phasing plan would be updated to reflect this change to Phase IIB. Additionally, Table 4-2 would be updated to include completed Phase I improvements that were originally identified as Phase II.

Modification to General Development Standards –Maximum Building Height for Parcels along 14th Street and Brockton Avenue

The Proposed Project is designed to accommodate 593 parking spaces within a five-level parking garage structure (four levels above ground and one level subterranean). The Proposed Project is proposed to be setback 15 feet from Brockton Avenue and 14th Street's respective rights-of-way. The Proposed Project's height from the ground level to the top of the parapet is proposed at 56 feet.

In accordance with RCHSP, Table 7-1, "General Development Standards," parcels with frontage on Brockton Avenue shall have a maximum building height of 45 feet at the front yard setback (15 feet) and 100 feet at the building height stepped design setback at 100-feet from the right-of-way. For the frontage on 14th Street, a maximum building height of 45 feet at the front yard setback (15 feet) and 190 feet at the building height stepped design setback at 55 feet from the right-of-way. There is an additional building height requirement for development adjacent to the Riverside Community Players Theatre, which is 45 feet at the front yard setback and 100 feet at the building stepped design setback. The proposed development standard modification to the RCHSP would be the introduction of building height exceptions in accordance with exceptions to height limits in the Riverside Municipal Code, Sections 19.560.030. A and B.

2.4 Intended Uses of the Addendum

City of Riverside

The City of Riverside is the Lead Agency as set forth in Public Resources Code Section 21067 and is responsible for reviewing and approving the Brockton Parking Garage Project and Addendum to the Certified FEIR. In addition to the Addendum, the City will consider the following discretionary approvals for the Project (Case Number PR-2024-0001701):

- **General Plan Amendment No. DP-2024-01692** to change the general plan land use designation from Downtown Specific Plan – Almond Street District to Riverside Community Hospital Specific Plan Overlay Zones on APNs 217060020 and 217060009. See **Exhibit 10: Proposed General Plan Land Use Map**.
- **Specific Plan Amendment No. DP-2024-00799** to modify the RCHSP boundary to include the parking garage site, update the phasing plan, and modify the general development standards to introduce building height exceptions in accordance with Riverside Municipal Code. See Section 2.3.3 above for additional details.
- **Zoning Code Amendment No. DP-2024-01139** to rezone a portion of the Project site from Downtown Specific Plan – Almond Street to Riverside Community Hospital Specific Plan Overlay Zones. See **Exhibit 11: Proposed Zoning Map**.
- **Design Review of Project Plans No. DP-2024-00789**.

Other Agencies

- **Santa Ana Regional Water Quality Control Board (RWQCB):** Issuance of a National Pollution Discharge Elimination System (NPDES) Permit and Construction General Permit.
- **South Coast Air Quality Management District (SCAQMD):** A fugitive dust control plan submitted to the SCAQMD for approval will be required prior to issuance of grading permits (SCAQMD Rule 403). Permits for stationary sources, such as the emergency generator proposed to be installed in the parking garage, will be required prior to project approval.

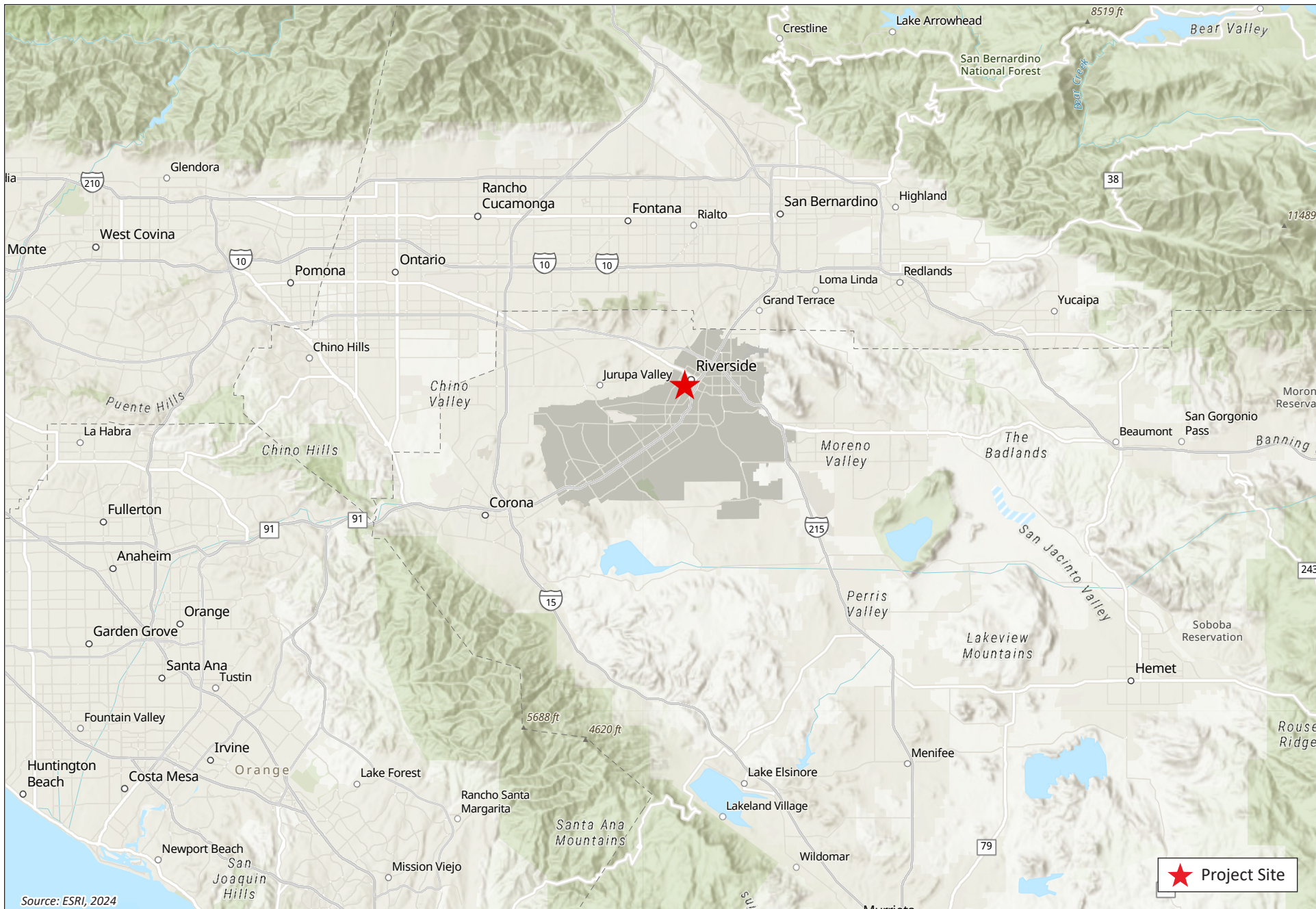


Exhibit 1: Regional Vicinity Map
 Brockton Parking Garage Project



Kimley»Horn



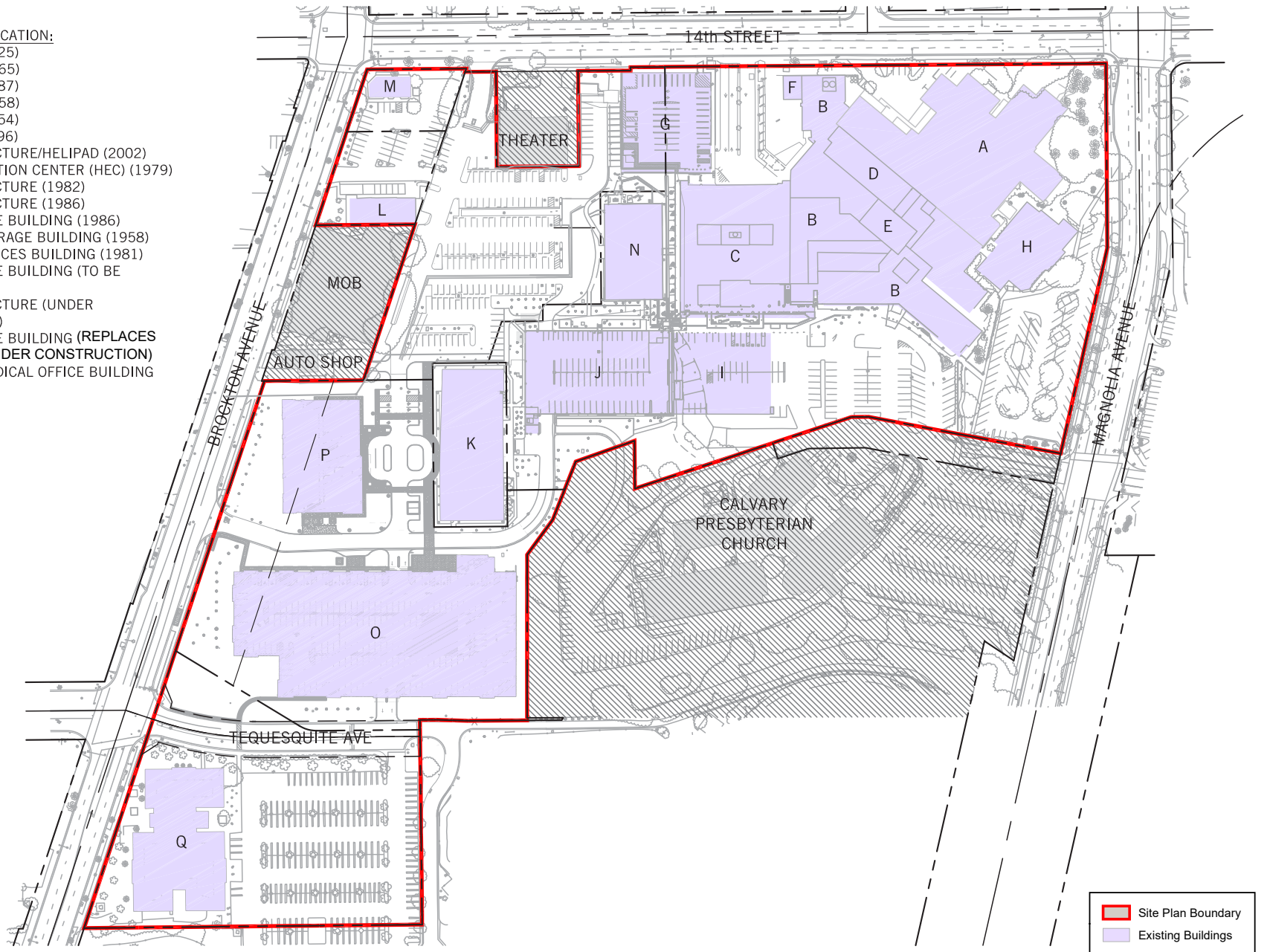
Exhibit 2: Local Vicinity Map
Brockton Parking Garage Project



Kimley»Horn

BUILDING IDENTIFICATION:

- A. BUILDING A (1925)
- B. BUILDING B (1965)
- C. BUILDING C (1987)
- D. BUILDING D (1958)
- E. BUILDING E (1954)
- F. BUILDING F (1996)
- G. PARKING STRUCTURE/HELIPAD (2002)
- H. HEALTH EDUCATION CENTER (HEC) (1979)
- I. PARKING STRUCTURE (1982)
- J. PARKING STRUCTURE (1986)
- K. MEDICAL OFFICE BUILDING (1986)
- L. BROCKTON STORAGE BUILDING (1958)
- M. WOMEN'S SERVICES BUILDING (1981)
- N. MEDICAL OFFICE BUILDING (TO BE DEMOLISHED)
- O. PARKING STRUCTURE (UNDER CONSTRUCTION)
- P. MEDICAL OFFICE BUILDING (REPLACES BUILDING N, UNDER CONSTRUCTION)
- Q. RAINCROSS MEDICAL OFFICE BUILDING (1996)



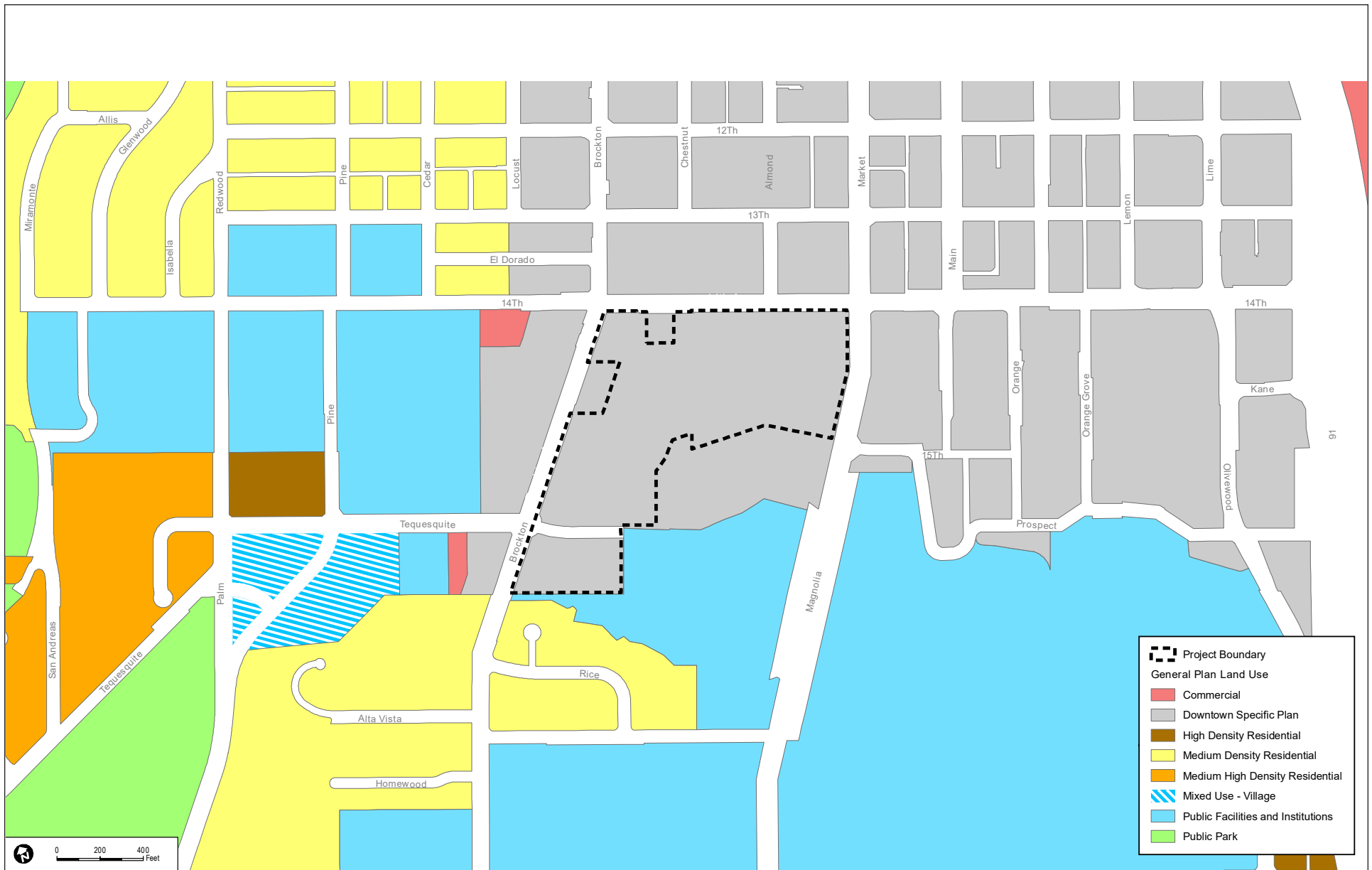
Source: City of Riverside

Exhibit 3: Existing RCHSP
Brockton Parking Garage Project



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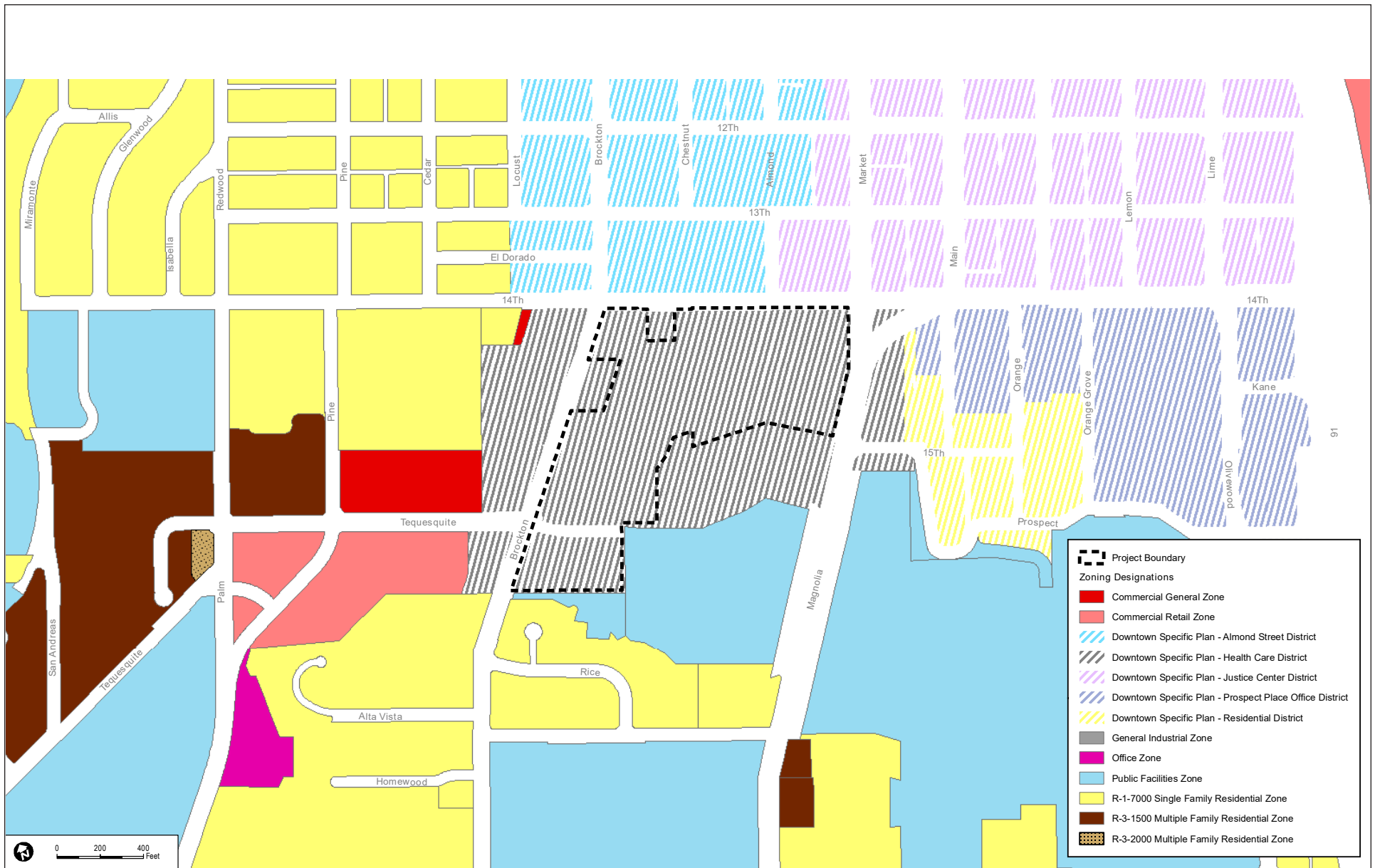
Not to scale.



Source: City of Riverside

Exhibit 4: Existing General Plan Land Use

Brockton Parking Garage Project



Source: City of Riverside

Exhibit 5: Existing Zoning Map
Brockton Parking Garage Project