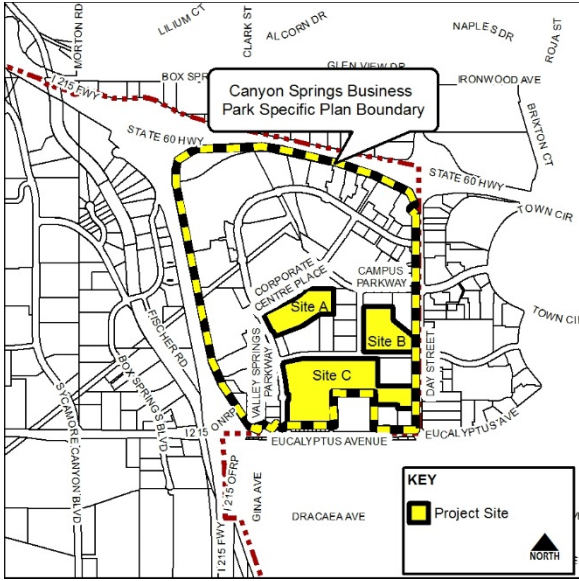




**PLANNING COMMISSION HEARING DATE: SEPTEMBER 7, 2017  
AGENDA ITEM NO.:3**

Case Numbers	P16-0497 (General Plan Amendment), P14-0294 (Specific Plan and Specific Plan Amendment), P14-0297 (Rezone), and P14-0295 (Environmental Impact Report)	
Request	To consider a phased development on 50.85 vacant acres with a Healthcare Campus consisting of 1) a 280-bed, 5-story hospital with penthouse; 2) five, 2 to 4-story medical office buildings, ranging in size from 40,000 to 100,000 square feet; 3) a 234 -unit, 3-story senior housing facility; 4) a 290-bed, 3-story independent living/memory care, assisted living, and skilled nursing facility; and 5) two 4-level parking structures. Entitlements for this project include: 1) a General Plan Amendment to amend the land use of the project site from C-Commercial to CSHCSP - Canyon Springs Healthcare Campus Specific Plan; 2) a proposed Canyon Springs Healthcare Campus Specific Plan; 3) a Specific Plan Amendment to remove the Project Site from the Canyon Springs Business Park Specific Plan; and 4) a Zoning Code Amendment to rezone the property from CR-SP - Commercial Retail - Specific Plan (Canyon Springs Business Park) Overlay Zones and the O-SP - Office - Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHCSP - Canyon Springs Healthcare Campus Specific Plan; and 5) Environmental Impact Report related to the project.	
Applicant	Paula Purcell, on behalf of TDA Investment Group	
Project Location	Generally located north of Eucalyptus Avenue, west of Day Street, east of Valley Springs Parkway, and south of Corporate Centre Place and Campus Parkway	
APNs	291-090-038, 291-090-039, 291-090-040, 291-090-041, 291-440-018, 291-440-033, 291-440-036, 291-440-042, 291-440-043, 291-440-044, 291-440-045, 291-440-047, 291-440-048, 291-440-049, 291-440-050, 291-450-051, 291-450-052, 291-450-053, 291-450-054, 291-450-055, 291-450-056, 291-450-057	
Project area	50.85 Acres (Sites A, B and C)	
Ward	2	
Neighborhood	Sycamore Canyon / Canyon Springs	
Specific Plan	Canyon Springs Business Park Specific Plan	

<i>General Plan Designation</i>	C - Commercial
<i>Zoning Designation</i>	CR-SP - Commercial Retail - Specific Plan (Canyon Springs Business Park) Overlay Zones and the O-SP - Office - Specific Plan (Canyon Springs Business Park) Overlay Zones
<i>Staff Planner</i>	Sean P. Kelleher, Associate Planner; 951-826-5712; skelleher@riversideca.gov

## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND TO THE CITY COUNCIL that the City Council find:**
  - a. The draft project Environmental Impact Report (Planning Case **P14-0295**) has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. The project will have a significant effect on the environment; but there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for air quality standards as to cumulative and project-specific impacts during operations, and project specific and cumulative traffic impacts to the I-215 freeway Level of Service (LOS); and
2. **RECOMMEND APPROVAL** of Planning Cases: **P16-0497** (General Plan Amendment), **P14-0294** (Specific Plan and Specific Plan Amendment), and **P14-0297** (Rezone), based on the findings outlined in the staff report and summarized in the attached findings, and subject to the recommended conditions and mitigation measures.

## SITE BACKGROUND

The project site consists of 22 non-contiguous vacant parcels, totaling 50.85 acres. It is currently located within the 272-acre Canyon Springs Business Park Specific Plan (CSBPSP) that was adopted on January 17, 1984. The CSBPSP designates for the project site to be developed with a mix of commercial, medical office, and general office uses. The project site consists of three distinct non-contiguous areas as follows:

- Site A: This property consists of approximately 10.45 acres and is located on the southeast corner of Valley Springs Parkway and Corporate Place, within Planning Area 8 "Corporate Office" of the CSBPSP. It is surrounded by commercial development to the north and west, across Valley Springs Parkway, Corporate Centre Place, and Campus Parkway; vacant land to east; and a combination of vacant land and Riverside County administrative offices to the south. The terrain is generally flat and slopes gradually from north to south with an average natural slope of 3.1%.
- Site B: This property consists of approximately 10.27 acres and is located on the northeast corner of Gateway Drive and Canyon Park Drive, within Planning Area 9 "Professional Office" of the CSBPSP. It is surrounded by two multi-story office buildings to the north, vacant land across Canyon Park Drive to the west; the Towngate Shopping Center to the east, across Day Street; and the Riverside Medical Clinic and vacant land to the south, across Gateway Drive. A 100-foot wide Metropolitan Water District water pipeline easement traverses this area diagonally. The terrain is generally flat and slopes gradually from north to south with an average natural

slope of 2.9%. A jurisdictional drainage feature flows through the northeast portion of the area. The water feeding this feature flows onto the site from a parking lot located to the north. The jurisdictional area is approximately 0.02 acres and 253 linear feet in length.

- Site C: This property consists of approximately 30.13 acres and is located on the southeast corner of Valley Springs Parkway and Gateway Drive, within Planning Area 7 "Support Commercial" and Planning Area 10 "Medical Campus" of the CSBPSP. It is surrounded by the Riverside Medical Clinic, vacant land and the Riverside County Assessor's Office immediately to the north and across Gateway Drive; vacant land to the west, across Valley Springs Parkway; the Towngate Shopping Center to the east, across Day Street; and single family residences, Edgemont Elementary School, Riverside County Flood Control detention basin, and a medical office building to the south. The terrain is generally flat gradually sloping down from the north to the south with an average natural slope of 2.7%.

The project site consists of non-native grasslands with evidence of recent discing. On site improvements on each area includes curb, gutter, sidewalk, driveway approaches, and street trees.

## PROJECT DESCRIPTION

The Project consists of establishing a new Specific Plan to provide a roadmap for the future development of the property with a Healthcare Campus. The project involves the consolidation of the subject 22 parcels into three sites. A multi-phase conceptual Master Plan has been developed for both short and long term goals over an approximately 10 year period. The applicant has indicated that future Project phasing could overlap, be out of sequence, or be concurrent, depending on market conditions. Following is the Phasing Plan:

- *Phase I (Approximately 15 Months)* – The focus of this phase is the construction of a Senior Housing Facility on Site A and an Independent Living/Memory Care, Assisted Living, and Skilled Nursing Facility on Site B. The Senior Housing Facility will be approximately 375,000-square feet and three stories in height and will provide approximately 234 units. This facility will be served by subterranean and surface parking. The Independent Living/Memory Care, Assisted Living, and Skilled Nursing Facility will be approximately 310,200-square feet and three stories in height and will provide approximately 267-units with a total capacity of 290-beds.
- *Phase II (Approximately 40 Months)* - The focus of this phase is the construction of the first of a two phase Hospital building, a Central Energy Plant, Medical Office Building 4, and parking structure on Site C. Phase I of the hospital will include 180 beds within an approximately 324,000-square-foot, five-story building. The Central Energy Plant will be approximately 22,000 square feet and two-stories in height. Medical Office Building 4 will be approximately 70,000-square-feet and four-stories in height. The parking structure will consist of a 4 level structure.
- *Phase III (Approximately 15 Months)* - The focus of this phase is the construction of Medical Office Buildings 3 and 5 on Site C. Medical Office Building 3 will be approximately 100,000-square feet and four-stories in height. Medical Office Building 5 will be approximately 40,000-square feet and two-stories in height.
- *Phase IV (Approximately 32 Months)* - The focus of this phase is the construction of Medical Office Buildings 1 and 2 and a second parking structure on Site C. Medical Office Building 1 will be approximately 100,000-square feet and four-stories in height. Medical Office Building 2 will be approximately 60,000-square feet and three-stories in height. The parking structure will consist of a four level structure.
- *Phase V (Approximately 28 Months)* - The focus of this phase is the construction of the second phase of the Hospital building on Site C. The hospital building will provide 100 beds within an

approximately 180,000-square-foot, five-story building. At the option of the hospital operator, the helipad/helistop may be constructed above the top floor of the hospital building.

All phases of this project will include associated landscaping and infrastructure improvements to provide access and parking.

Long range development of the proposed project may include ancillary uses including, but not limited to, the following:

- Community/Education centers
- Farmers' Market - Certified (temporary and limited to one time per week for maximum of 5-hours)
- Florist
- Gift Shops
- Imaging centers
- Medical retail (medical supplies)
- Medical Services – Clinic, Medical/Dental Offices, Urgent/Express Care, Optometrist
- Personal services (barber shop, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc.)
- Pharmacy
- Physical therapy or rehabilitation centers
- Restaurants (Deli, Coffee Shop, Lunch Room, Sit Down Restaurant)
- Valet Parking
- Retail Kiosks
- Wellness centers
- Wireless Telecommunication Facility, incorporated into a building or parking structure

In conjunction with the adoption of the proposed Canyon Springs Healthcare Campus Specific Plan the applicant is also seeking approval of the following entitlements for the project:

- A General Plan Amendment to amend the land use designation from C- Commercial to CSHCSP - Canyon Springs Healthcare Campus Specific Plan;
- A Specific Plan Amendment to remove the 50.85 acre Project Site from the CSBPSP - Canyon Springs Business Park Specific Plan; and
- A Zoning Code Amendment to rezone the subject site from CR-SP – Commercial Retail and Specific Plan (Canyon Spring Business Park) Overlay Zones and O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHCSP - Canyon Springs Healthcare Campus Specific Plan.

## PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><b><i>General Plan 2025</i></b></p> <p>The proposed project involves amending the General Plan land use designation from C - Commercial to CSHCSP - Canyon Springs Healthcare Campus Specific Plan to ensure consistency with the proposed CSHCSP. Further, the General Plan 2025 will be amended concurrently with the adoption of this Specific Plan to incorporate and recognize the new CSHCSP. This project is consistent with 20 Objectives and 31 Policies of the General Plan 2025 that include but are not limited to making Riverside a central location for quality and diverse health care services, implementing smart growth principles, enhancing the character of the Sycamore Canyon / Canyon Spring Neighborhood, and encouraging the use of alternative modes of transportation. Staff is supportive of the General Plan Amendment as the CSHCSP provides a platform for guiding significant growth within the Sycamore Canyon/Canyon Springs neighborhood in a manner consistent with the General Plan 2025.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b><i>Canyon Springs Healthcare Campus Specific Plan (CSHCSP)</i></b></p> <p>The purpose of the proposed CSHCSP is to establish a vision, goals, and policies for the development of the 50.85 acre project site as a new Healthcare Campus and establish design guidelines, development criteria and implementation measures to effectively implement the Specific Plan. The CSHCSP will allow for a comprehensively planned, integrated development in a manner compatible with existing uses. Overall, the standards and guidelines within the Specific Plan are intended to:</p> <ul style="list-style-type: none"> <li>- Facilitate the expansion of medical-related uses within the Canyon Springs Area.</li> <li>- Ensure that development maintains a high standard of design and protects and enhances the character of its surroundings.</li> <li>- Provide for safe and enjoyable pedestrian travel throughout the CSHC Specific Plan Area.</li> <li>- Ensure sufficient parking is provided.</li> <li>- Ensure that adequate fire protection and police protection services are provided concurrent with need.</li> <li>- Encourage sustainable development and operational practices that reduces CSHC's environmental footprint.</li> </ul> <p>The goals and policies in the CSHCSP will establish development standards and design guidelines unique to the campus and create a system of checks and balances where the applicant can work closely with City staff to implement the vision contemplated under the Specific Plan. Furthermore, the Specific Plan will streamline the review process for projects within the project area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p><b><i>Canyon Springs Business Park Specific Plan (CSBPSP)</i></b></p> <p>The proposed CSHCSP lies within the 50.85 acres of the CSBPSP. With adoption of the CSHCSP, the CSBP Specific Plan will be amended to remove the 50.85 acres from the CSBP Specific Plan and eliminate the overlap between the two Specific Plan boundaries. Staff supports the proposed Specific Plan Amendment as the creation of the CSHCSP will provide a framework that will guide the future development of the Healthcare Campus and will be complimentary to the future development envisioned in surrounding areas within the CSBPSP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b><i>Zoning Code Land Use Consistency (Title 19)</i></b></p> <p>The project site will be rezoned from CR-SP - Commercial Retail - Specific Plan (Canyon Springs Business Park) Overlay Zones and the O-SP - Office - Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHCSP - Canyon Springs Healthcare Campus Specific Plan. Adoption of the Canyon Springs Healthcare Campus Specific Plan Zone incorporates the standards for land use and development set forth in Chapter 7 - Development Standards, Chapter 8 - Design Guidelines, and Chapter 9 - Implementation of the CSHC Specific Plan. Wherever the Specific Plan contains provisions that may conflict with those standards contained in the Zoning Code, the standards within the Specific Plan shall prevail and supersede the applicable provisions of the Zoning Code. Conversely, any issues not specifically covered in the Specific Plan will be subject to the Zoning Code.</p> <p>The proposal to rezone the Project site to the newly-created CSHCSP - Canyon Springs Healthcare Campus Specific Plan Zone is consistent with the goals, policies, and objectives of the General Plan 2025. The proposed zone will not adversely affect surrounding properties and promotes public health, safety, and general welfare. The CSHCSP and Zoning Code will work in concert to implement the vision of the Specific Plan to provide a platform for guiding significant campus growth while enhancing the surrounding community.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b><i>Compliance with the Riverside County Airport Land Use Compatibility Plan (ALUCP)</i></b></p> <p>The site is located within Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The Riverside County Airport Land Use Commission considered the proposed project on June 8, 2017 and determined the project to be consistent with the ALUCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## CONCEPTUAL MASTER PLAN DESIGN AND ARCHITECTURE CONSIDERATIONS

### ***Site Plan***

The proposed buildings and parking facilities are sited in a manner that is sensitive to and compatible with existing surrounding single family residences and Edgemont Elementary School located to the south of the project site. In addition, the site design also incorporates ample building and landscape setbacks, and access points that minimize traffic circulation in close proximity to these uses. Adequate parking will be provided to serve the proposed uses within the Healthcare Campus in



compliance with the propose Specific Plan.

Access to the project site will be provided via the surrounding streets, Day Street, Valley Springs Parkway, Gateway Drive, Corporate Centre Place, and Canyon Park Drive. The location of the proposed driveways takes into consideration proximity to intersections and existing driveway locations. On-site vehicle circulation has been designed to provide clear and direct access to buildings, parking and loading areas. Pedestrian circulation is provided through various walkways and paths on each site. Site C in particular has been designed with a central pedestrian spine connecting the Hospital and Medical Office Buildings with various amenities including patios, courtyards, and outdoor eating areas. Staff supports the conceptual site plan as it has been designed to comply with the development standards and design guidelines of the proposed CSHCSP and is respectful of other uses in the immediate area.

### ***Architecture***

The conceptual building elevations reflect a contemporary architecture design that includes stacked rectangular massing, flat rooflines, and a variety of building materials. The conceptual parking structure elevations have been designed to avoid a monolithic appearance through the incorporation of clean geometric forms, openings in the structures that resemble large windows, and the incorporation of green screens. The buildings and parking structure elevations convey a high quality character consistent with the standards of quality found elsewhere in Riverside. Staff supports the conceptual building elevations as they will enhance an entrance into the City of Riverside and are consistent with the architectural guidelines of the CSHCSP.

### ***Landscaping***

The conceptual landscape plan has been designed to include a variety of open space amenities including large open landscape areas and small patios and courtyards. Proposed landscaped areas within the proposed Senior Housing facility and Independent Living/Memory Care, Assisted Living, and Skilled Nursing Facility provide opportunities for residents to gather and interact in various outdoor settings. Similarly, landscaped areas proposed throughout the Hospital and Medical Office Building site provide opportunities for employees to take breaks and for people to gather. Overall, the proposed landscaping will provide an attractive and welcoming environment and provide visual buffers between land uses. For these reasons staff supports the conceptual landscape plan.

## **NEIGHBORHOOD COMPATIBILITY**

The proposed Healthcare Campus conceptual master plan was designed to be sensitive to the adjacent land uses, particularly the single family residences and Edgemont Elementary School located immediately south and east of the Project Site. The CSHCSP will require a minimum 75-foot building setback, including a 25-foot landscape setback adjacent to the single-family residential uses. In addition, a 100 foot minimum setback is required for the parking garage where adjacent to the single-family residential uses.

The proposed healthcare and emergency medical services (EMS) will aid in community disaster preparedness in an area of the City that is currently under served. The proposed senior housing facility will provide additional housing options for seniors that currently reside in surrounding communities. The proposed independent living/memory care, assisted living, and skilled nursing facility will also provide additional housing opportunities for individuals from surrounding communities that require additional medical care.

In summary, staff supports the proposed project because it is consistent with the intent, goals and policies of the General Plan 2025 and provides a more specific framework that will guide the development of a Healthcare campus beyond that identified in the Canyon Springs Business Park

Specific Plan. Furthermore, the project, as conditioned and mitigated, will be compatible with surrounding uses.

It should be noted that the Applicant has conducted outreach to the agencies, organizations and individuals listed below. In addition, the Applicant has indicated they will be meeting with the Riverside Hispanic Chamber of Commerce on August 31, 2017 regarding this project.

- Residents within a 1/2 mile radius of the project site including the residents along the north side of Eucalyptus Avenue adjacent to the Project site;
- Town hall meeting for the residents of Ward 4;
- State Senator Richard Roth;
- State Assemblyman Jose Medina;
- March Air Reserve Base;
- County of Riverside including the Supervisors and Economic Development Department;
- City of Moreno Valley;
- March Joint Powers Authority;
- Moreno Valley Unified School District and Edgemont Elementary School;
- Greater Riverside Chambers of Commerce;
- Riverside Black Chamber of Commerce;
- Hospital Association of Southern California; and
- Riverside County Medical Society.

## ENVIRONMENTAL REVIEW

A Project EIR has been prepared for the proposed project pursuant to Sections 15161 and 15126.6 of the California Environmental Quality Act (CEQA) and City of Riverside CEQA Resolution No. 21106. These sections indicate a Project EIR should focus primarily on the changes in the environment that would result from the project and describe a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. The Draft EIR includes five alternatives to the project: No Project Alternative; Alternative 1 – Build Out Consistent with the Canyon Springs Business Park Specific Plan; Alternative 2 – Alternative Location in the City of Moreno Valley; Alternative 3 – Alternative Location in the City of Riverside; and, Alternative 4 – Reduced Project Alternative.

The Draft EIR includes an analysis of potential effects associated with aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic, utilities, service systems, and energy conservation.

The PEIR concludes that with the exception of Air Quality and Transportation/Traffic, all other impacts have been identified as less than significant or have been reduced to below the level of significance with mitigation. The following impacts would remain significant and unavoidable and a Statement of Overriding Considerations is required to be adopted by the City Council:

### Air Quality:

The proposed Project could result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations due to the fact the proposed Project emissions will exceed the SCAQMD operational thresholds for VOC, NOx, and CO as described below:

- VOC emissions of 134.96 lbs/day during Project operation will exceed the SCAQMD threshold of 55 lbs/day. (project-specific and cumulative impact).



- NO<sub>x</sub> emissions of 189.7 lbs/day during Project operation will exceed the SCAQMD threshold of 55 lbs/day. (project-specific and cumulative impact).
- CO emissions of 682.7 lbs/day during Project operation will exceed the SCAQMD threshold of 550 lbs/day. (project-specific and cumulative impact).

#### Transportation/Traffic:

Project traffic will contribute towards exceeding thresholds of LOS at:

- I-215 southbound segment, south of Eucalyptus Avenue, which will degrade from LOS E to LOS F during the PM peak hour (project-specific and cumulative impact).
- I-215 southbound freeway mainline segment, between the off-ramp and on-ramp on Eucalyptus Avenue, which will operate at LOS E during the PM peak hour (project-specific and cumulative impact).
- I-215 southbound on-ramp at Eucalyptus Avenue will remain at an unacceptable LOS E during the PM peak hour (project-specific and cumulative impact).

While there are planned improvements for I-215, the most recent Caltrans Transportation Concept Report for I-215 forecasts that LOS will deteriorate to F even with these planned improvements (Caltrans 2012). Other potential mitigation measures for freeway segments include additional capacity enhancements, operational improvements (ramp metering or express lanes), and measures that reduce the amount of traffic or encourage mode shifts such as Transportation Demand Management (TDM) strategies and improvements to regional transit. The Project will implement TDM measures including ride-sharing reward programs, preferential parking for carpool vehicles, bicycle parking and shower facilities for employees, local transportation management and roadway improvements, and on-site amenities such as cafeterias, restaurants, automated teller machines, and other services that reduce trips. However, the complete mitigation of this impact is considered beyond the scope of the Project because of the inability of the City to approve freeway mainline operational and capacity improvements.

## PUBLIC NOTICE AND COMMENTS

Pursuant to CEQA, a 45-day review and comment period was provided from July 8, 2017 to August 22, 2017. A Notice of Availability was mailed to property owners within 300 feet of the project site and to various Federal, State, regional, and local government agencies and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. Additionally, a 1/8 page ad was published in the Press Enterprise. During this period, staff received the following written comments which are provided to the Commission as Exhibit No. 10 to this report:

1. Native American Heritage Commission
2. Riverside County Flood Control and Water Conservation District
3. California Department of Transportation, Division of Aeronautics
4. California Department of Transportation, District 8, Planning
5. Moreno Valley Unified School District
6. California Department of Water Resources

7. Soboba Band of Luiseño Indians, Cultural Resources Department
8. City of Moreno Valley, Community Development Department, Planning Division

Upon review of the comment letters received, staff has determined that there are no new impacts or issues that have not been adequately addressed in the Draft EIR. Responses to comments will be prepared and included in the Final EIR. Additionally, written responses will be provided to the agencies that commented on the project at least 10 days prior to certifying the EIR.

## APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Staff Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. Existing / Proposed General Plan Map
5. Existing / Proposed Specific Plan/Zoning Map
6. Draft General Plan Amendment
7. Draft Canyon Spring Business Park Specific Plan Amendment
8. Project Plans (Site Plan, Phasing Plan, Renderings, Conceptual Building Elevations, Acceptable and Unacceptable Building Materials, Building Height Diagram, Preliminary Grading Exhibit, Drainage Management Areas and Water Quality Features, Conceptual Landscape Plan, Fencing Plan, Site Lighting Plan, Monument Signage Diagram, Circulation Plan, Preliminary Utility Plan, and Conceptual Helipad and Approach Locations)
9. Existing Site Photos
10. Comment Letters
11. Draft Canyon Springs Healthcare Campus Specific Plan - City's Website <https://riversideca.gov/static/planning>
12. Draft EIR - City's Website <https://riversideca.gov/static/planning>

Draft EIR – Also on file with the City's Community & Economic Development Department, 3900 Main Street, Riverside, CA 92522. Riverside Main Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501 and Riverside Public Library, Orange Terrace Branch, 20010-B Orange Terrace Parkway, Riverside, CA 92508.

Full size plans are available for inspection at the Planning Division Office.

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Prepared by: Sean P. Kelleher, Associate Planner  
Reviewed by: Ted White, Deputy Community and Economic Development Director  
Approved by: Rafael Guzman, Community and Economic Development Director



*EXHIBIT 1 – STAFF FINDINGS*

**Case Numbers:**      **P16-0497** (General Plan Amendment)  
                              **P14-0294** (Specific Plan and Specific Plan Amendment)  
                              **P14-0297** (Rezone)  
                              **P14-0295** (Environmental Impact Report)

***Zoning Code Amendment Findings Pursuant to Section 19.810.040***

- a. The proposed CSHCSP - Canyon Springs Healthcare Campus Specific Plan Zone is generally consistent with the goals, policies, and objectives of the General Plan.
- b. The proposed CSHCSP - Canyon Springs Healthcare Campus Specific Plan Zone will not adversely affect surrounding properties.
- c. The proposed CSHCSP - Canyon Springs Healthcare Campus Specific Plan Zone promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



**EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL**

**RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

**Case Numbers:**      **P16-0497** (General Plan Amendment)  
                             **P14-0294** (Specific Plan and Specific Plan Amendment)  
                             **P14-0297** (Rezone)  
                             **P14-0295** (Environmental Impact Report)

**CONDITIONS**

**Case Specific**

**Planning**

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
2. The applicant shall continually comply with all applicable rules and regulations of the CSHC Specific Plan at the time a permit is approved and exercised and which may become effective and applicable thereafter.
3. The applicant shall comply with conditions of approval of the County of Riverside Airport Land Use Commission Development Review Number ZAP1181MA16.

*Prior to Grading Permit and Building Permit Issuance:*

4. The General Plan 2025 amendment (P16-0497) shall be finalized and adopted.
5. The Canyon Springs Business Park Specific Plan shall be amended to remove the area that encompasses the Canyon Springs Healthcare Campus Specific Plan and eliminate the overlap between the two specific plans.
6. The CSHCSP - Canyon Springs Healthcare Campus Specific Plan shall be finalized and adopted.

*Prior to Issuance of First Certificate of Occupancy*

7. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) subject to approval of the Planning Division and City Attorney's Office. The CC&Rs shall contain the following condition and restriction:
  - a. Electric lawn equipment including but not limited to lawn mowers, leaf blowers and vacuums, shredders shall be used in lieu of conventional gas-powered equipment.

*Standard Conditions:*

8. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval by the City Council. Subsequent one-year time extensions may be granted upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
9. All necessary parcel description describing the exact area of the General Plan Amendment, the Canyon Springs Healthcare Campus Specific Plan, Amendment to the Canyon Springs Business Park Specific Plan, and Rezoning shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.
10. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
11. This project shall fully and continually comply with all applicable conditions of approval, State, Federal, and local laws in effect at the time the permit is approved and exercised and which become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
12. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

**Public Works**

*Conditions of approval to be approved prior to Case Finalization unless otherwise noted.*

13. Installation of sewer main/laterals to serve individual buildings to Public Works specifications.
14. Project shall comply with all mitigations and milestones identified in the Mitigation Monitoring and Reporting Program.
15. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
16. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to issuance of building permit.

17. Prior to final inspection for the development project or any individual building, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

18. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP in accordance with the approved Preliminary WQMP that:

Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;

Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;

Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;

Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and

Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.

19. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument approved by the Public Works Department and the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.



20. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.

21. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;

Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and

Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.