

Canyon Springs Healthcare Campus

P16-0497 (GPA), P14-0294 (SP and SPA),
P14-0297 (RZ), and P14-0295 (DEIR)

Community & Economic
Development Department

Planning Commission
Agenda Item: 4
September 7, 2017

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CANYON SPRINGS HEALTHCARE CAMPUS



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AERIAL PHOTO / LOCATION



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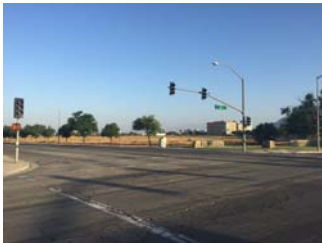
SITE A PHOTOS



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SITE B PHOTOS



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SITE C PHOTOS



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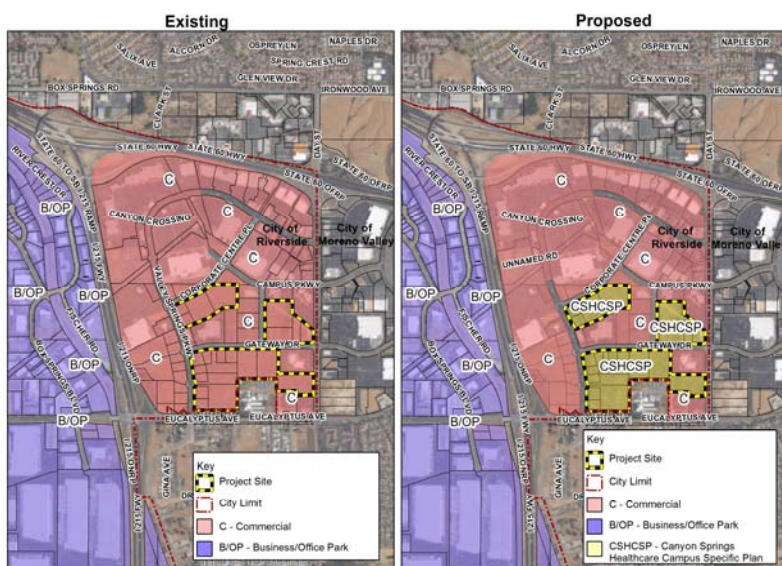
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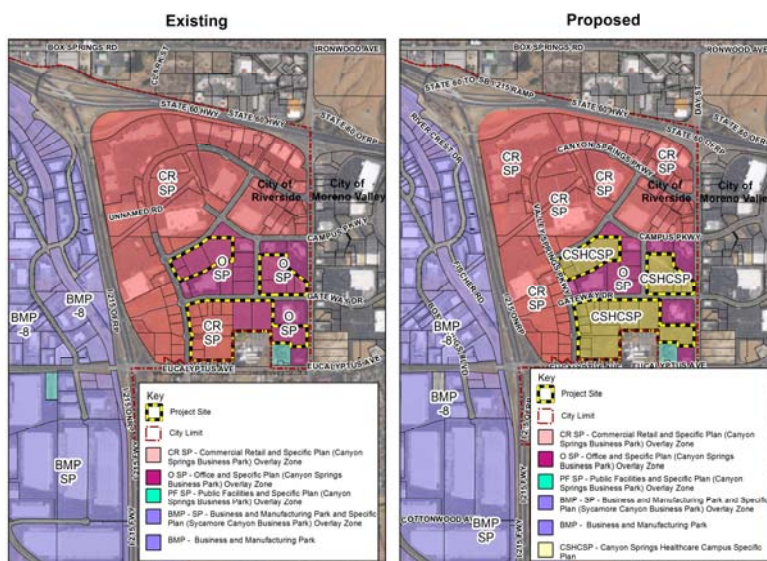
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GENERAL PLAN MAPS



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SPECIFIC PLAN / ZONING MAPS



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CONCEPTUAL MASTER PLAN



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PHASE 1



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CONCEPTUAL BUILDING ELEVATIONS



Senior Housing Facility (Corporate Centre Parkway Elevation)



Independent Living/Memory Care, Assisted Living, Skilled Nursing Facility (Canyon Park Drive Elevation)

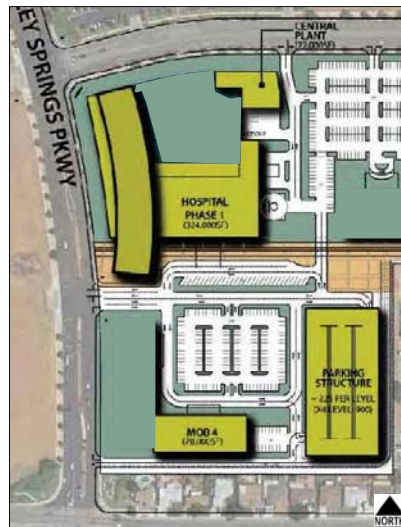


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PHASE 2



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CONCEPTUAL BUILDING ELEVATIONS



Hospital Building (South Elevation)



Hospital Building (Valley Springs Parkway Elevation)



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CONCEPTUAL BUILDING ELEVATIONS

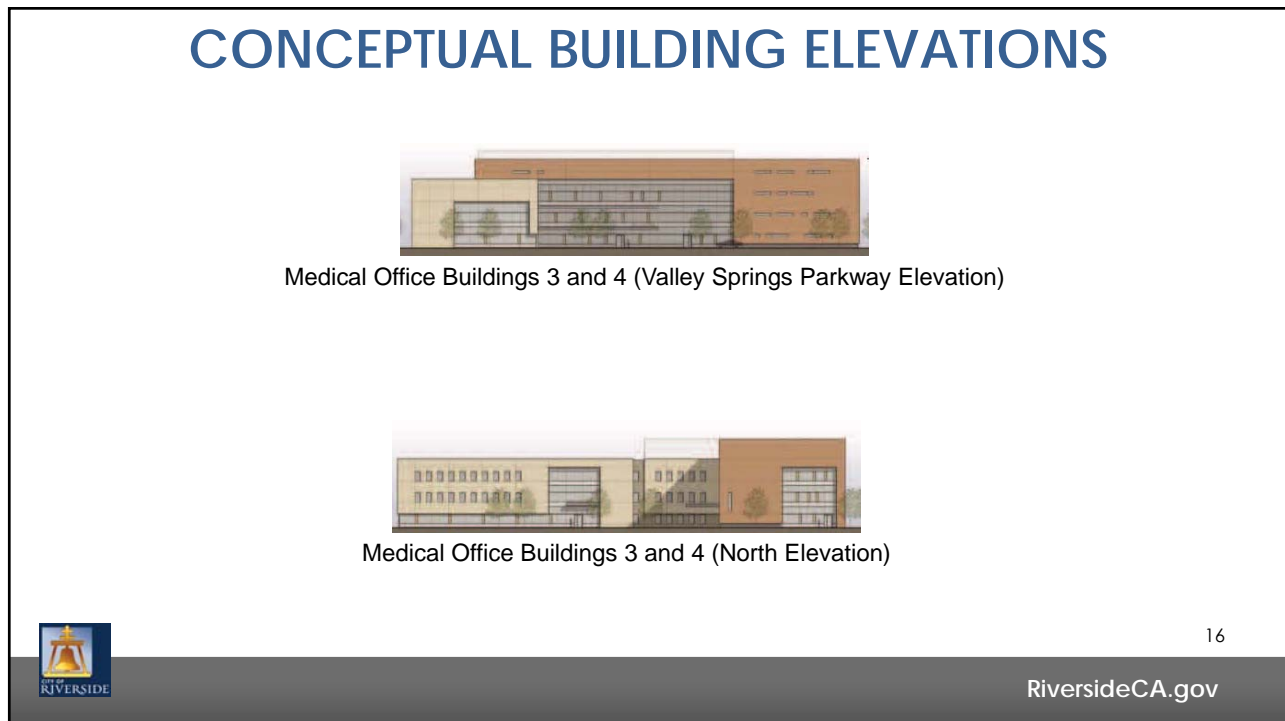
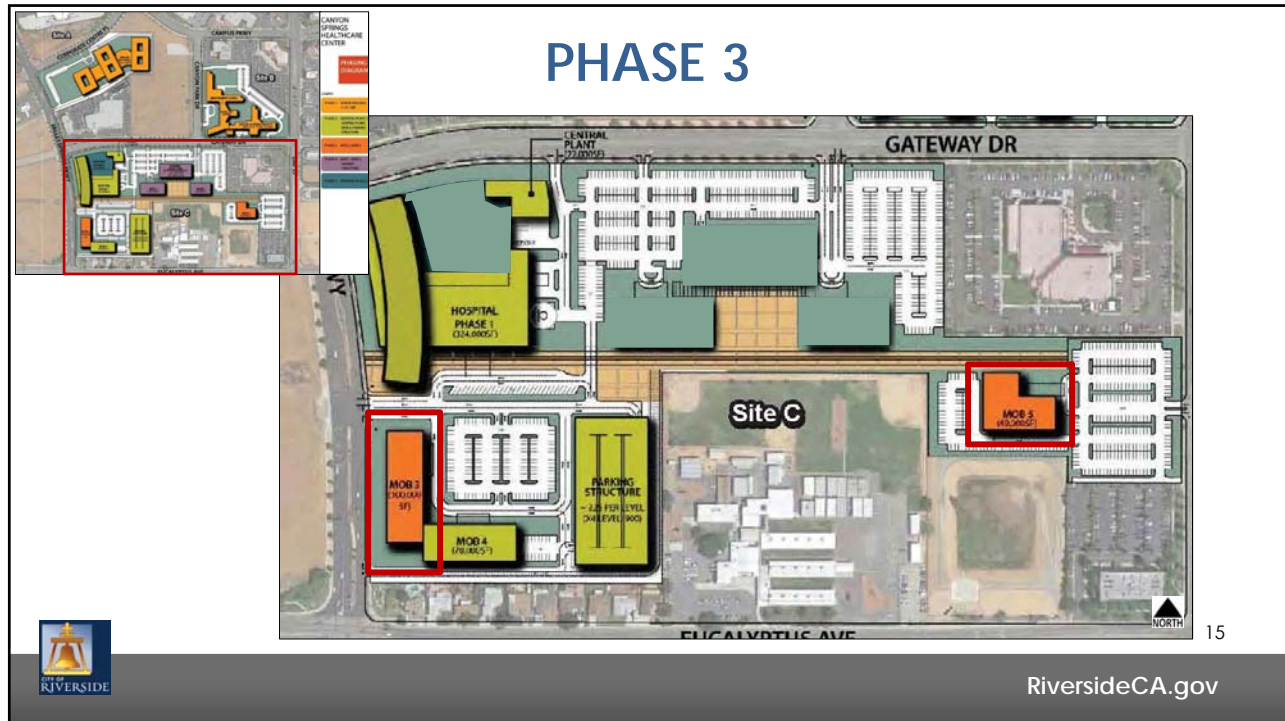


Medical Office Building 4 and Parking Structure 1 from Eucalyptus Avenue


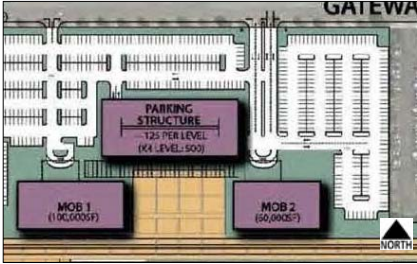



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PHASE 4





Medical Office Buildings 1 and 2 (Gateway Drive Elevation)





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PHASE 5





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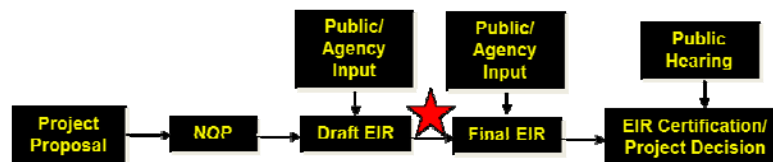
CONCEPTUAL LANDSCAPE PLAN



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CEQA PROCESS



- **Publish Notice of Preparation**
–30-day public review period (March 2 – April 1, 2016)
- **Prepare and Publish Draft EIR**
–45-day public review period (July 8 – August 22, 2017)
- **Prepare and Publish Final EIR with Responses to Comments**
- **Present the Final EIR to the City Council for Certification**



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SCOPE OF DRAFT EIR ANALYSIS

- **Analysis addressed in the EIR:**

- Aesthetics
- Biological Resources
- Greenhouse Gas Emissions
- Hydrology & Water Quality
- Noise
- Transportation/Traffic
- Energy Conservation
- Air Quality
- Cultural Resources
- Hazards & Hazardous Materials
- Land Use & Planning
- Public Services
- Utilities & Service Systems



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DRAFT EIR RESULTS

- The EIR concludes that impacts can be mitigated and reduced to less than significant except for:
 - Air Quality
 - 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_x 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).



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DRAFT EIR RESULTS (cont'd)

- 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).
 - A Statement of Overriding Considerations will be prepared for the significant and unavoidable impacts.
 - Staff concurs with the methodology and findings of the Draft EIR.



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DRAFT EIR PUBLIC REVIEW

- The Draft EIR was noticed, distributed, and has been available on the City's website, at the offices of the City of Riverside, and at the Main and Orange Terrace Branch Libraries
- The City received 8 timely comment letters from agencies and tribes
- The public agencies that commented on the project include:
 - California Department of Transportation, District 8
 - California Department of Transportation, Division of Aeronautics
 - California Department of Water Resources
 - City of Moreno Valley
 - Moreno Valley Unified School District
 - Native American Heritage Commission
 - Riverside County Flood Control
 - Soboba Band of Luiseno Indians



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NEXT STEPS

- **Response to comments and prepare Final EIR**
 - Contact and dialogue with agencies requesting further information or mitigation modifications
 - Modifications to mitigation measures and/or clarifications will not result in new information or additional environmental impacts
 - All comments will be appropriately addressed in the Final EIR
- **Certification of the Final EIR**
 - The Final EIR will be considered for certification by the City Council
- **Consideration of Project approvals**



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COMMENTS

- **Oral comments made at public meetings**
- **Mail comments:**
 - City of Riverside
Community Development Department
Planning Division
3900 Main Street, Third Floor, Riverside, CA 92522
Attn: Sean P. Kelleher, Associate Planner
- **E-mail comments:**
 - SKelleher@riversideca.gov



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. RECOMMEND TO THE CITY COUNCIL that the City Council find:

- The draft project Environmental Impact Report (Planning Case **P14-0295**) has been completed in compliance with the California Environmental Quality Act (CEQA);
- 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).



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RECOMMENDATION (cont'd)

- 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.



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CANYON SPRINGS HEALTHCARE CAMPUS



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BUILDING HEIGHTS DIAGRAM



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HELICOPTER APPROACH PATH



LEGEND:

- Conceptual Helicopter Approach
- ⊗ Conceptual Helicopter Landing Location



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