

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

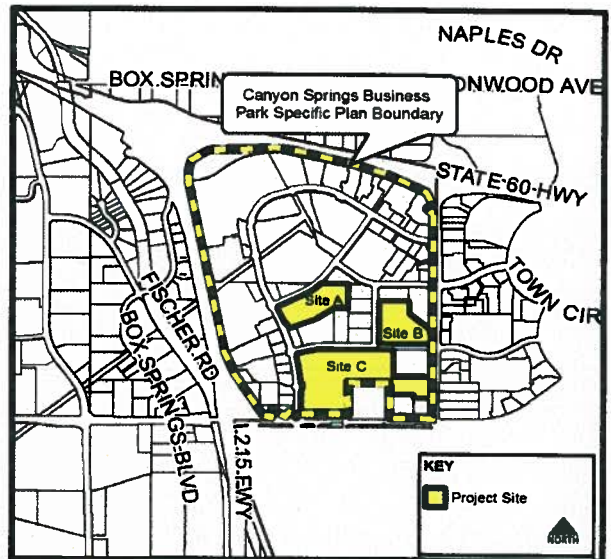
YOU ARE INVITED TO ATTEND a Public Hearing before the City Council of the City of Riverside regarding the following items:

CASE NUMBERS: P16-0497 (GPA), P14-0294 (SP), P14-0297 (RZ), and P14-0295 (EIR)

APPLICANT: Paula Purcell on behalf of TDA Investment Group

LOCATION: Generally north of Eucalyptus Avenue, west of Day Street, east of Valley Springs Parkway, and south of Corporate Centre Place and Campus Parkway

PROPOSAL: The Planning Commission recommends approval of 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 in the 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. The entitlements for this project include: (1) a General Plan Amendment to amend the land use designation of the project site from C-Commercial to CSHCSP - Canyon Springs Healthcare Specific Plan; (2) a proposed Canyon Springs Healthcare Campus Specific Plan; (3) Specific Plan Amendment to remove the Project Site from the Canyon Springs Business Park Specific Plan; and (4) 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 Specific Plan Zone.



CITY COUNCIL HEARING

Art Pick Council Chamber, City Hall
3900 Main Street
Riverside, CA 92522

MEETING DATE: November 14, 2017
MEETING TIME: 3 p.m.

CONTACT PLANNER: Sean P. Kelleher
PHONE: (951) 826-5712
E-MAIL: SKelleher@riversideca.gov


COLLEEN J. NICOL, MMC
City Clerk of the City of Riverside

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends (1) adoption of resolution certifying that the Final Environmental Impact Report (EIR) for the proposed project: (a) has been completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.); (b) was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the project; (c) reflects the City's independent judgment and analysis, and making certain findings of fact; (2) adoption of the Findings of Fact; (3) adoption of the Statement of Overriding Considerations; (4) adoption of the Mitigation Monitoring and Reporting Program; (5) concurrence with the findings contained in the Final EIR, the CEQA Resolution, the case file and the administrative record; and (6) finding that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk of the City of Riverside at, or prior to, the public hearing.

Dated: October 31, 2017

Published and mailed: October 31, 2017