



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 14, 2017

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 2
DEPARTMENT

SUBJECT: PLANNING CASES P16-0497 GENERAL PLAN AMENDMENT, P14-0294 SPECIFIC PLAN AMENDMENT AND SPECIFIC PLAN, P14-0297 REZONE, AND P14-0295 ENVIRONMENTAL IMPACT REPORT - BY PAULA PURCELL, ON BEHALF OF TDA INVESTMENT GROUP, FOR A HEALTHCARE CAMPUS - LOCATED NORTH OF EUCALYPTUS AVENUE, WEST OF DAY STREET, EAST OF VALLEY SPRINGS PARKWAY, AND SOUTH OF CORPORATE CENTRE PLACE

ISSUES:

Approve a request by Paula Purcell, on behalf of TDA Investment Group, for a General Plan Amendment, Specific Plan Amendment, Specific Plan, Rezone, and certification of the project Environmental Impact Report for the future development of a Healthcare Campus on 50.85 acres, located north of Eucalyptus Avenue, west of Day Street, east of Valley Springs Parkway, and south of Corporate Centre Place and Campus Parkway.

RECOMMENDATIONS:

That the City Council:

1. Adopt a Resolution certifying the Final Environmental Impact Report for the Canyon Springs Healthcare Campus Specific Plan Project and amendment to the Canyon Springs Business Park Specific Plan Project (California Environmental Quality Act Resolution) and finding that the Final Environmental Impact Report:
 - a. Has been completed in compliance with the California Environmental Quality Act;
 - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the project; and,
 - c. Reflects the City's independent judgment and analysis, and making certain findings of fact;
2. Adopt the Findings of Fact attached to the California Environmental Quality Act Resolution;
3. Adopt the Statement of Overriding Considerations attached to the California Environmental Quality Act Resolution;

4. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;
5. Concur with the findings contained in the Final Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record;
6. Approve Planning Cases P16-0497 General Plan Amendment, P14-0294 Specific Plan Amendment and Specific Plan, and P14-0297 Rezone based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report;
7. Adopt a Resolution to amend the General Plan 2025 as to approximately 50.85 acres of land located in the Canyon Springs Business Park to the CSHCSP-Canyon Springs Healthcare Campus Specific Plan land use designation;
8. Adopt a Resolution to amend the Canyon Springs Business Park Specific Plan for the removal of property;
9. Adopt a Resolution to amend the Canyon Springs Business Park Specific Plan changing text language and maps following the removal of property;
10. Adopt a Resolution to adopt the Canyon Springs Healthcare Campus Specific Plan; and
11. Introduce and subsequently adopt an Ordinance to amending the Zoning Map of the Riverside Municipal Code by rezoning land from the Office and Commercial Retail Specific Plan Overlay Zones to the Canyon Springs Healthcare Campus Specific Plan Zone.

PLANNING COMMISSION RECOMMENDATION:

On September 7, 2017, the City Planning Commission recommended approval of the project by a vote of 8 ayes, 0 noes and 0 abstentions and recommended to the City Council that: 1) the Draft Environmental Impact Report (EIR) has been completed in compliance with California Environmental Quality Act (CEQA); 2) the project will have a significant effect on the environment; 3) there are no environmental superior alternatives to the project that will avoid or substantially lessen the significant environmental effects, as identified in the Draft EIR, for air quality impacts during project operation and traffic impacts associated with Levels of Services at the I-215 freeway southbound segment and on-ramp at Eucalyptus Avenue.

BACKGROUND:

The project site consists of 22 non-contiguous vacant parcels, totaling approximately 50.85 acres. It is currently located within the 272-acre Canyon Springs Business Park Specific Plan (CSBPSP), originally adopted on January 17, 1984. Specifically, the project site is located within Planning Area 7 "Support Commercial", Planning Area 8 "Corporate Office", Planning Area 9 "Professional Office" and Planning Area 10 "Medical Campus" of the CSBPSP. The CSBPSP designates the project site to be developed with a mix of commercial, medical office, and general office uses. The project site is surrounded by commercial and office development and vacant land to the north, east, and west, and single family residences, Edgemont Elementary School, a Riverside County Flood Control detention basin, and a medical office building to the south.

DISCUSSION:

Project Description:

The project includes the creation of a new Specific Plan to provide a roadmap for the future development of the property with a Healthcare Campus, adoption of flexible design standards unique to the uses envisioned on the proposed healthcare campus, and establishment of a streamline process through which future healthcare providers can work closely with City staff to implement the vision contemplated under the CSHCSP.

The proposed Specific Plan establishes a multi-phase conceptual Master Plan 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. Long range development of the proposed project may include ancillary uses, as detailed in the Specific Plan. Following is the Phasing Plan:

- *Phase I (Approximately 15 Months)* – Construction of a Senior Housing Facility, approximately 375,000 square feet and three stories in height, consisting of approximately 234 units served by subterranean and surface parking. This phase also includes construction of an Independent Living/Memory Care, Assisted Living, and Skilled Nursing Facility, approximately 310,200 square feet and three stories in height, consisting of approximately 267 units with a total capacity of 290 beds.
- *Phase II (Approximately 40 Months)* - Construction of the initial phase of the Hospital building, consisting of 180 beds within an approximately 324,000 square-foot, five-story building. This phase also includes the construction of a Central Energy Plant, approximately 22,000 square feet and two stories in height, Medical Office Building 4, approximately 70,000 square feet and four stories in height, and a four-level parking structure.
- *Phase III (Approximately 15 Months)* - Construction of Medical Office Building 3, approximately 100,000 square feet and four stories in height, and Medical Office Building 5, approximately 40,000 square feet and two-stories in height.
- *Phase IV (Approximately 32 Months)* - Construction of Medical Office Building 1, approximately 100,000 square feet and four stories in height, Medical Office Building 2, approximately 60,000 square feet and three stories in height, and a second four-level parking structure.
- *Phase V (Approximately 28 Months)* - Construction of the second phase of the Hospital building, consisting of 100 beds within an approximately 180,000 square-foot, five-story building. At the option of the hospital operator, a helipad/helistop may be constructed above the top floor of the hospital building.

Required Entitlements:

Implementation of this project requires the following entitlements:

- A General Plan Amendment to amend the land use designation of the site 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 Canyon Springs Business Park Specific Plan (CSBPSP);

- Adoption of a Specific Plan to implement the Canyon Springs Healthcare Campus Specific Plan; and
- A Zoning Map 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 Zone.

Project Compatibility

The proposed project design is sensitive to and compatible with the adjacent land uses, particularly the single family residences and Edgemont Elementary School, located immediately east and south of the project site. Building setbacks, building design, and landscaped buffer requirements established in the proposed Specific Plan provide adequate separation and privacy between these uses.

Final Environmental Impact Report

In conjunction with this project, a Final Environmental Impact Report (EIR) has been completed in accordance with all CEQA requirements. Staff received a total of 9 comment letters, one of which was received after the DEIR comment period. Staff has reviewed all submitted comments and appropriate responses to all comments are provided in the Final EIR (Attachment 10). In summary, the concerns expressed in the letters were related to the perception of an overconcentration of hospital facilities in the surrounding area and potential project impacts to air quality, loss of scenic views of surrounding hillsides, and increased noise associated with future vehicular traffic.

In addition to the comment letters referenced above, two supporting letters regarding this project were received by staff from the Greater Riverside Chambers of Commerce and the Riverside County Black Chamber of Commerce and one letter was received from Highland Fairview requesting notification of the City Council Hearing (Attachment 11). Written responses to public agency comments were provided by the City to those commenting public agencies ten days prior to this meeting. Any clarifications requested by those who commented on the project do not result in significant new information or additional environmental impacts.

For additional background, please refer to the September 7, 2017 City Planning Commission staff report, recommended conditions of approval and minutes.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Minutes – September 7, 2017
3. City Planning Commission Report – September 7, 2017
4. Resolution certifying Final EIR and adopting the Findings of Fact, the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program
5. Resolution to amend the General Plan 2025
6. Resolution to remove approximately 50.85 acres of land from the Canyon Springs Business Park Specific Plan
7. Resolution to amend the Canyon Springs Business Park Specific Plan following the removal of property
8. Resolution to adopt the Canyon Springs Healthcare Specific Plan
9. Rezoning Ordinance to adopt the Canyon Springs Healthcare Campus Specific Plan Zone
10. Final Environmental Impact Report (including DEIR) – Distributed to the City Council and available electronically at <http://www.riversideca.gov/planning/> and at the Planning Division front counter
11. Comment Letters
12. Presentation
13. Applicant Presentation