



Canyon Springs Healthcare Campus

Community & Economic
Development Department

City Council
November 14, 2017

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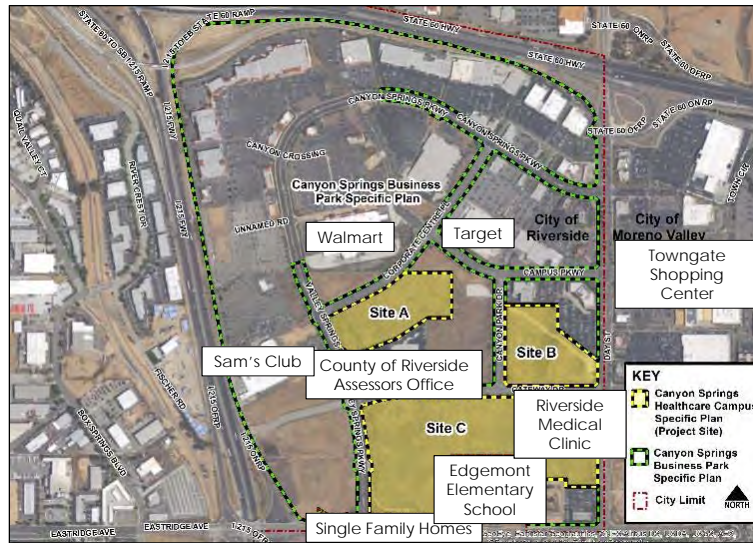
CANYON SPRINGS HEALTHCARE CAMPUS



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AERIAL PHOTO / LOCATION

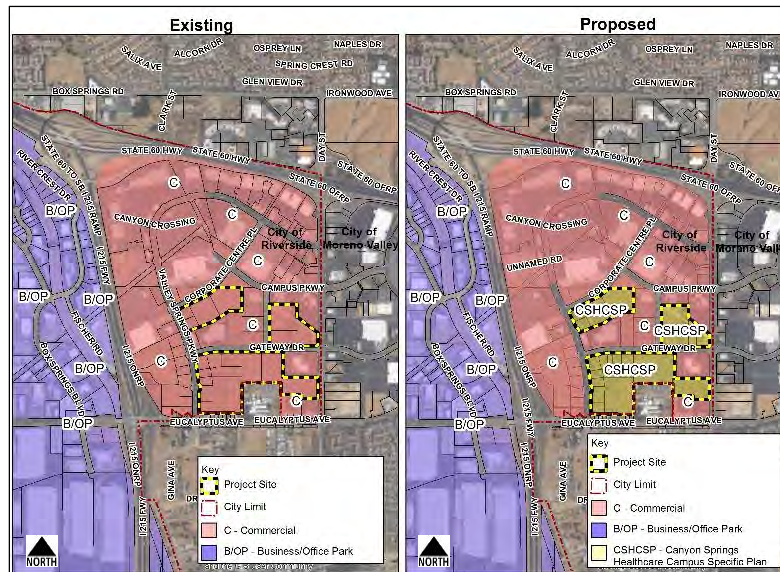


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GENERAL PLAN MAPS

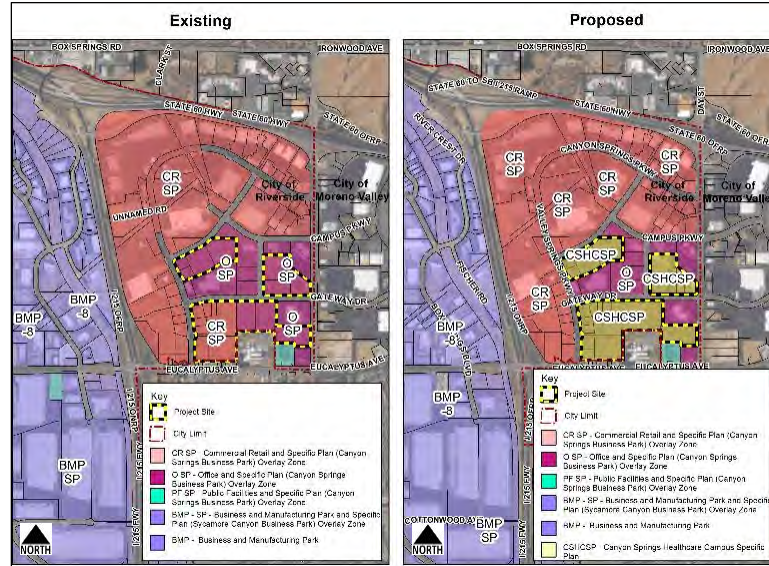


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SPECIFIC PLAN / ZONING MAPS



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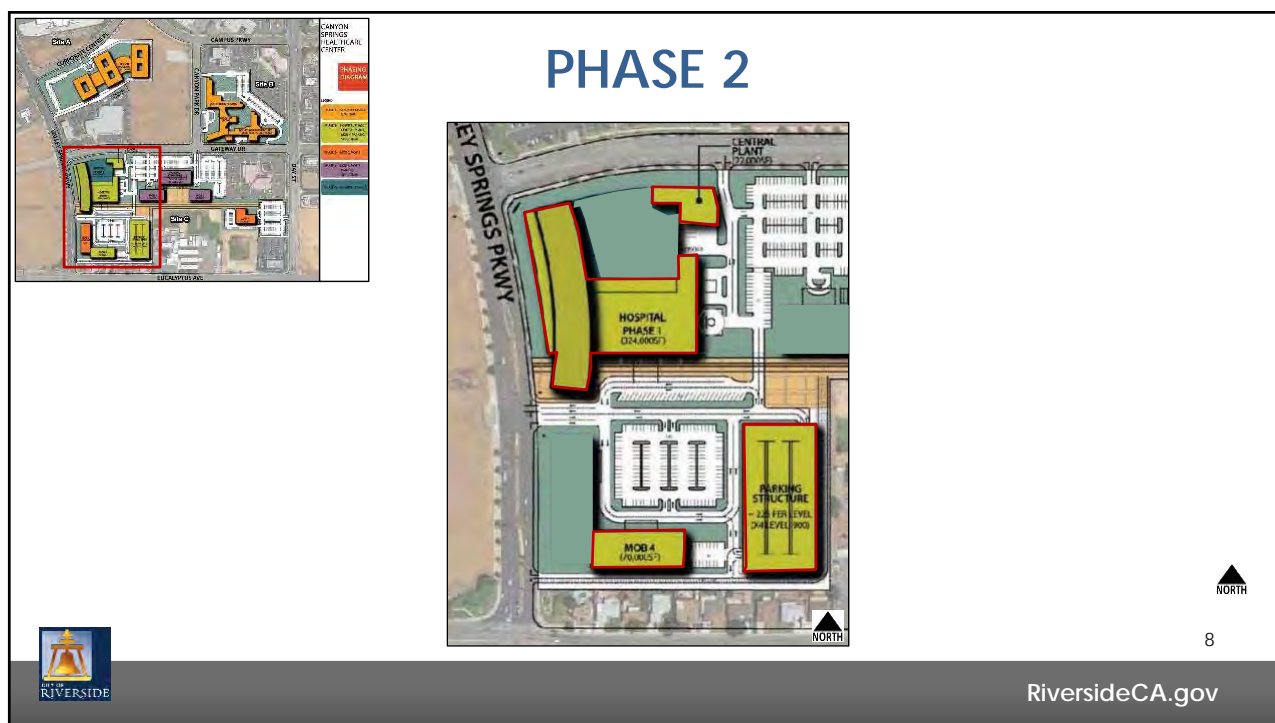
CONCEPTUAL MASTER PLAN

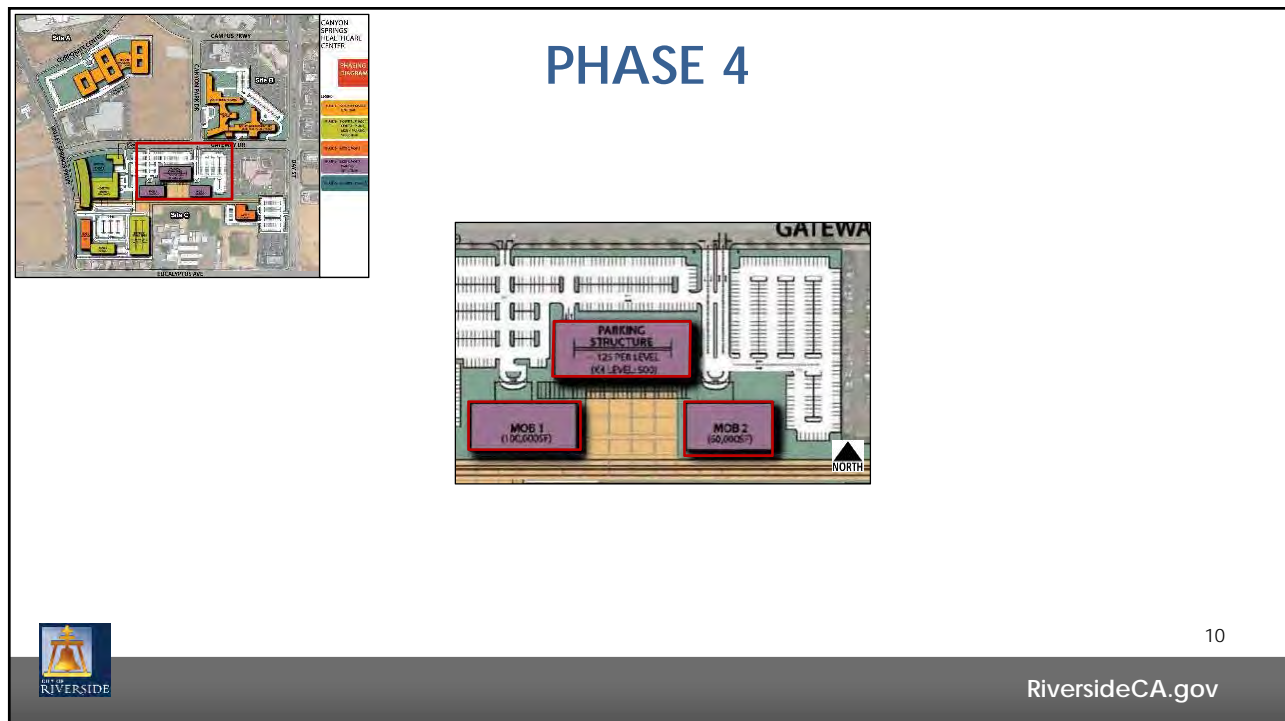
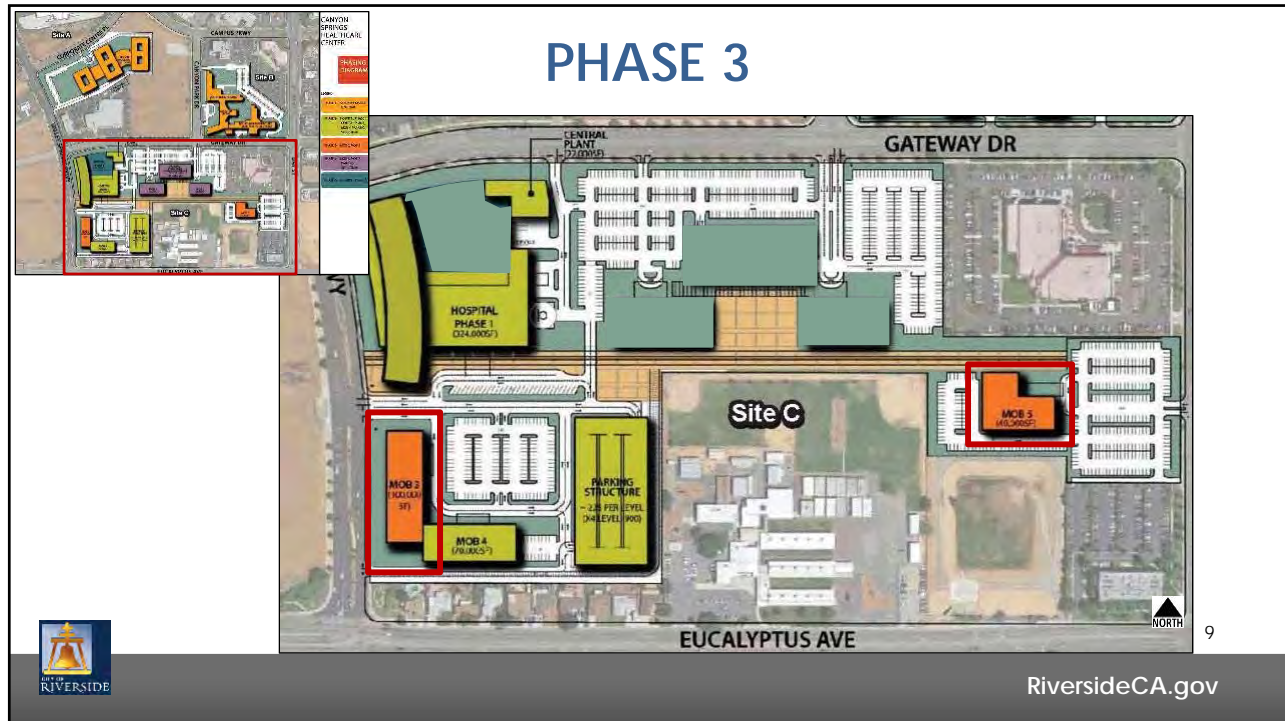


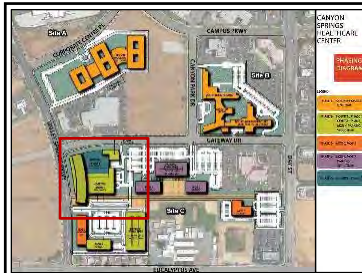
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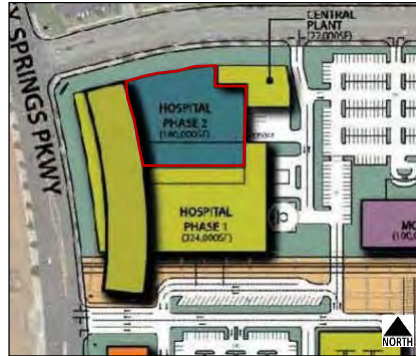
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PHASE 5



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CONCEPTUAL BUILDING ELEVATIONS



Hospital Building (South Elevation)



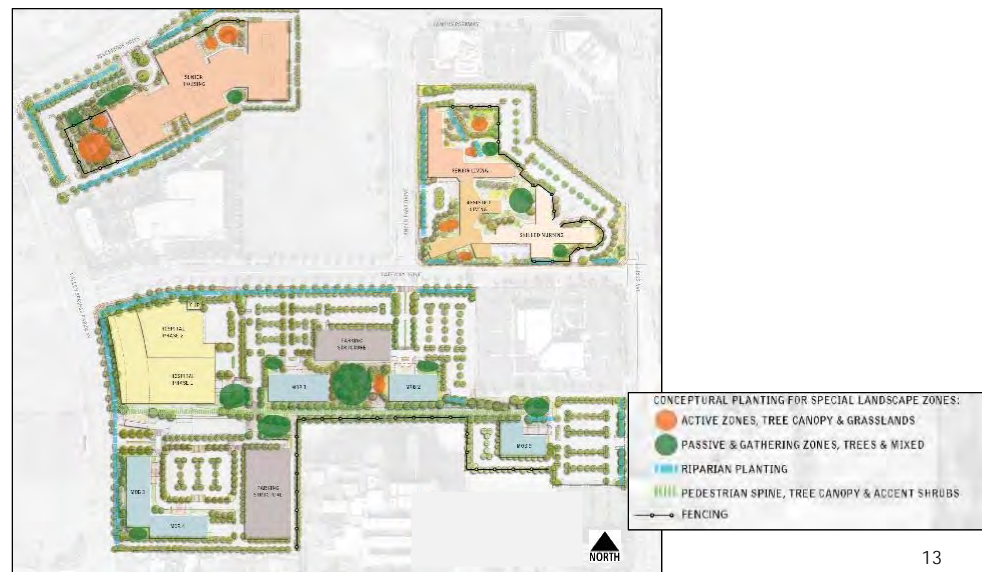
Hospital Building (Valley Springs Parkway Elevation)



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CONCEPTUAL LANDSCAPE PLAN



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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;



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RECOMMENDATIONS (CONT.)

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;



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RECOMMENDATIONS (CONT.)

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;



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RECOMMENDATIONS (CONT.)

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.



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CANYON SPRINGS HEALTHCARE CAMPUS



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CONCEPTUAL BUILDING ELEVATIONS



Hospital Building (South Elevation)



Hospital Building (Valley Springs Parkway Elevation)



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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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CONCEPTUAL BUILDING ELEVATIONS



Medical Office Buildings 3 and 4 (Valley Springs Parkway Elevation)



Medical Office Buildings 3 and 4 (North Elevation)



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CONCEPTUAL BUILDING ELEVATIONS



Medical Office Building 4 and Parking Structure 1 from Eucalyptus Avenue

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CONCEPTUAL BUILDING ELEVATIONS



Medical Office Buildings 1 and 2 (Gateway Drive Elevation)



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SITE A PHOTOS



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SITE B PHOTOS

1



2



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SITE C PHOTOS

1



2



3



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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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