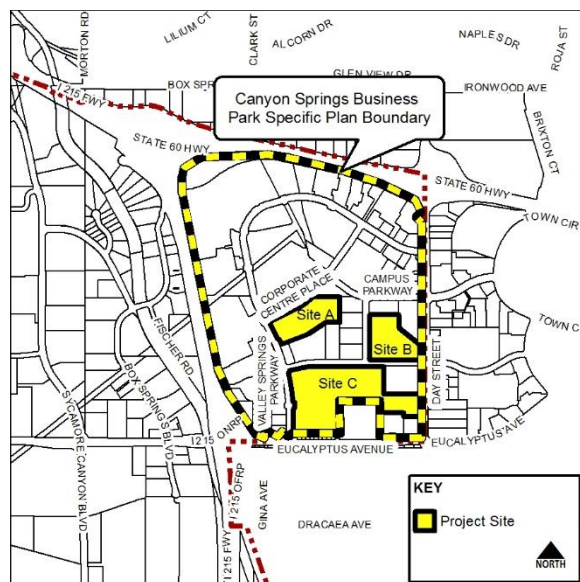




**PLANNING COMMISSION HEARING DATE: SEPTEMBER 7, 2017  
AGENDA ITEM NO.: 4**

<b>Case Numbers</b>	<b>P16-0497</b> (General Plan Amendment), <b>P14-0294</b> (Specific Plan and Specific Plan Amendment), <b>P14-0297</b> (Rezone), and <b>P14-0295</b> (Environmental Impact Report)	
<b>Request</b>	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.	
<b>Applicant</b>	Paula Purcell, on behalf of TDA Investment Group	
<b>Project Location</b>	Generally located north of Eucalyptus Avenue, west of Day Street, east of Valley Springs Parkway, and south of Corporate Centre Place and Campus Parkway	
<b>APNs</b>	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	
<b>Project area</b>	50.85 Acres (Sites A, B and C)	
<b>Ward</b>	2	
<b>Neighborhood</b>	Sycamore Canyon / Canyon Springs	
<b>Specific Plan</b>	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.

## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710



July 17, 2017

Sean P. Kelleher  
City of Riverside  
3900 Main Street, Third Floor  
Riverside, CA 92522

sent via e-mail: skelleher@riversideca.gov

Re: SCH# 2016031001, Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park SP Project, City of Riverside and City of Moreno Valley; Riverside County, California

Dear Mr. Kelleher:

The Native American Heritage Commission (NAHC) has reviewed the Draft Environmental Impact Report prepared for the project referenced above. The review included the Summary and Project Description, the Summary of Environmental Impacts and Mitigation Measures, the Environmental Impact Analysis section 4.4 Cultural Resources and Appendix I, Cultural Resources Report prepared by Dudek for the City of Riverside. We have the following concerns:

1. There is no Tribal Cultural Resources section or subsection in the Executive Summary or Environmental Checklist as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>
2. Although there is discussion of consultation and input from tribes under Archaeological Resources, there are no mitigation measures specifically addressing impacts to Tribal Cultural Resources separately from Archaeology. Mitigation language for archaeological resources is not always appropriate for or similar to measures specifically for handling Tribal Cultural Resources. For sample mitigation measures, please refer to the California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>

The California Environmental Quality Act (CEQA)<sup>1</sup>, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>2</sup> If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.<sup>3</sup> In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).<sup>4</sup> **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"<sup>5</sup>, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."<sup>6</sup> Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.<sup>7</sup> Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966<sup>8</sup> may also apply.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

<sup>1</sup> Pub. Resources Code § 21000 et seq.

<sup>2</sup> Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

<sup>3</sup> Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

<sup>4</sup> Government Code 65352.3

<sup>5</sup> Pub. Resources Code § 21074

<sup>6</sup> Pub. Resources Code § 21084.2

<sup>7</sup> Pub. Resources Code § 21084.3 (a)

<sup>8</sup> 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf), entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Please contact me at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov) or call (916) 373-3710 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton". The signature is fluid and cursive, with the first name "Gayle" being more prominent than the last name "Totton".

Gayle Totton, B.S., M.A., Ph.D  
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

## Pertinent Statutory Information:

### **Under AB 52:**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.<sup>9</sup> and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."<sup>10</sup>

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.<sup>11</sup>

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.<sup>12</sup>

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.<sup>13</sup>

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.<sup>14</sup>

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.<sup>15</sup>

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program,** if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.<sup>16</sup>

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).<sup>17</sup>

An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

<sup>9</sup> Pub. Resources Code § 21080.3.1, subds. (d) and (e)

<sup>10</sup> Pub. Resources Code § 21080.3.1 (b)

<sup>11</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>12</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>13</sup> Pub. Resources Code § 21082.3 (c)(1)

<sup>14</sup> Pub. Resources Code § 21082.3 (b)

<sup>15</sup> Pub. Resources Code § 21080.3.2 (b)

<sup>16</sup> Pub. Resources Code § 21082.3 (a)

<sup>17</sup> Pub. Resources Code § 21082.3 (e)

- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.<sup>18</sup>  
***This process should be documented in the Tribal Cultural Resources section of your environmental document.***

#### **Under SB 18:**

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**<sup>19</sup>
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,<sup>20</sup> the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.<sup>21</sup>
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
  - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.<sup>22</sup>

#### **NAHC Recommendations for Cultural Resources Assessments:**

- Contact the NAHC for:
  - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
    - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - If part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have been already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

<sup>18</sup> Pub. Resources Code § 21082.3 (d)

<sup>19</sup> (Gov. Code § 65352.3 (a)(2)).

<sup>20</sup> pursuant to Gov. Code section 65040.2,

<sup>21</sup> (Gov. Code § 65352.3 (b)).

<sup>22</sup> (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

**Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**

- Avoidance and preservation of the resources in place, including, but not limited to:
  - Planning and construction to avoid the resources and protect the cultural and natural context.
  - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - Protecting the cultural character and integrity of the resource.
  - Protecting the traditional use of the resource.
  - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.<sup>23</sup>
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.<sup>24</sup>

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.<sup>25</sup> In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

<sup>23</sup> (Civ. Code § 815.3 (c)).

<sup>24</sup> (Pub. Resources Code § 5097.991).

<sup>25</sup> per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).



## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

July 20, 2017

City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

Attention: Sean Kelleher, Associate Planner

Re: Canyon Springs Healthcare Campus Specific Plan

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

1. This project is located within the limits of the District's West End (Moreno Valley) Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid for by cashier's check or money order written out only to the Flood Control District or City prior to issuance of building or grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
2. An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, specifically the Canyon Springs Retention Basin "A" located near the intersection of Day Street and Eucalyptus Avenue. For further information, contact the District's Encroachment Permit Section at 951.955.1266.

### GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

  
MIKE WONG  
Engineering Project Manager

c: Riverside County Planning Department  
Attn: Kristy Lovelady  
NO:blm

**DEPARTMENT OF TRANSPORTATION**

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

www.dot.ca.gov

*Making Conservation  
a California Way of Life.*

August 7, 2017

Mr. Sean Kelleher  
City of Riverside  
Community Development Department  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

Dear Mr. Kelleher:

Re: Draft Environmental Impact Report for the Canyon Springs Healthcare Campus;  
SCH# 2016031001

The California Department of Transportation, Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public-use and special-use airports and heliports.

We offer the following comments after reviewing the project in our role as a state heliport permitting authority which designates the Division a responsible agency under CEQA, and as a state reviewing agency with technical expertise in aircraft noise and safety issues for projects near airports. The project site is in the airport influence area of the March Air Reserve Base (MRB).

The proposed project is a new healthcare campus development that will include new buildings for senior housing, assisted living/skilled nursing, medical treatment and administration, and multi-level vehicle parking. The campus will be spread out over three separate areas within the 50.85 acre project site in the City of Riverside. The project will require an amended specific plan, a new specific plan and amend the city's general plan. A heliport will be built on top of the new hospital building during the final phase of the campus development. The healthcare campus is approximately 2.60 miles northwest from the end of Runway 14/32 at MRB.

The new hospital heliport will require the issuance of a State heliport permit by the Division. One of the required permit checklist items is approval of the heliport plan of construction by the City of Riverside as appropriate, in accordance with California Public Utilities Code (PUC) section 21661.5. The applicant should also be advised to contact the Division's Aviation Safety Officer for Riverside County, Mike Smith, at (916) 654-4380, for assistance with the State permit requirements. Information regarding the State heliport permit process is available on-line at <http://www.dot.ca.gov/hq/planning/aeronaut/heliportpermit.html>.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

Prior to issuing a State heliport permit, the Division, as a responsible agency, must be assured that the proposal is in full compliance with CEQA. The issues of primary concern to us include heliport-related noise and safety impacts on the surrounding community. To ensure that the community will not be adversely impacted by helicopter operations, flight paths should avoid noise-sensitive and people intensive uses. Environmental documentation should include the anticipated number of operations, daytime and/or nighttime use, a noise study with heliport Community Noise Equivalent Level (CNEL) noise contours, diagrams showing the proposed landing site and the approach/departure flight paths. The helicopter noise contours should at least show 60 dB, and 65 dB CNEL. The diagrams should also depict the proximity of the proposed flight paths to any existing or proposed noise sensitive or people intensive land uses. The notice of determination must also be filed with the Office of Planning and Research. Consideration given to the issue of compatible land uses in the vicinity of a heliport should help to relieve future conflicts between the heliport and the surrounding neighborhood.

It is also necessary to consider the whole project in regard to its proximity to MRB. In accordance with CEQA, Public Resources Code Section 21096, the California Airport Land Use Planning Handbook (Handbook) must be utilized as a resource in the preparation of environmental documents for projects within airport land use compatibility plan boundaries or if such a plan has not been adopted, within two miles of an airport. The project site appears to be in Safety Zone D of the MRB airport land use compatibility plan. The Handbook is available on-line at:

<http://dot.ca.gov/hq/planning/aeronaut/documents/alucp/AirportLandUsePlanningHandbook.pdf>

Although the project site appears to be located outside the 60 dB CNEL contour for MRB (as shown in the land use compatibility plan), this does not take into account cumulative noise impacts associated with the site's proximity to the airport along with roadways and railway lines or the "single-event" impacts associated with individual aircraft overflights. It is likely that some future residents will be annoyed by aircraft noise in this area. We advise requiring an aviation easement as shown in Appendix H of the Handbook.

In accordance with PUC section 21676 *et seq.*, prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by an Airport Land Use Commission (ALUC), the local agency shall first refer the proposed action to the ALUC.

If the ALUC determines that the proposed action is inconsistent with the airport land use compatibility plan, the referring agency shall be notified. The local agency may, after a public hearing, propose to overrule the ALUC by a two-thirds vote of its governing body after it makes specific findings. At least 45 days prior to the decision to overrule the ALUC, the local agency's governing body shall provide to the ALUC and the Division a copy of the proposed decision and findings. The Division reviews and comments on the specific findings a local government intends to use when proposing to overrule an ALUC. The Division specifically looks at the proposed findings to gauge their relationship to the overrule. Also, pursuant to the PUC 21670 *et seq.*, findings should show evidence that the local agency is minimizing "...the public's exposure to excessive noise and safety hazards within areas around public airports to

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

the extent that these areas are not already devoted to incompatible uses.”

In addition to submitting the proposal to the ALUC, it should also be coordinated with MRB staff to ensure that the proposal will be compatible with future as well as existing airport operations.

Section 21659 of the PUC prohibits structural hazards near airports and heliports. Structures should not be at a height that will result in penetration of the approach imaginary surfaces. If the heliport is planned for operation prior to completion of the later phases of construction activities, impacts to the heliport imaginary surfaces from temporary construction-related impacts (e.g. construction cranes, etc.) should be identified. Federal Aviation Administration (FAA) Advisory Circular 150/5370-2E “Operational Safety on Airports During Construction,” available at <http://faa.gov>, can be incorporated into the project design in order to identify any permanent or temporary construction-related impacts to the heliport imaginary surfaces. The FAA may also require the filing of a Notice of Proposed Construction or Alteration (Form 7460-1) for certain project-specific activities in accordance with Federal Aviation Regulations Part 77 “Objects Affecting Navigable Airspace.” Form 7460-1 is available at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> and should be submitted electronically.

The FAA will require the filing of a Notice of Landing Area Proposal (Form 7480-1). A copy of the form is available on the FAA website at:  
<http://www.faa.gov/forms/index.cfm/go/document.information/documentID/185334>

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please contact me at (916) 654-6223, or by email at [philip.crimmins@dot.ca.gov](mailto:philip.crimmins@dot.ca.gov).

Sincerely,



PHILIP CRIMMINS  
Aviation Environmental Specialist

c: State Clearinghouse, Riverside County ALUC, March Air Reserve Base

**DEPARTMENT OF TRANSPORTATION****DISTRICT 8****PLANNING (MS 722)**

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor  
SAN BERNARDINO, CA 92401-1400  
PHONE (909) 383-4557  
FAX (909) 383-5936  
TTY (909) 383-6300  
[www.dot.ca.gov/dist8](http://www.dot.ca.gov/dist8)



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A California Way of Life*

August 17, 2017

City of Riverside  
Community & Economic Development  
Planning Department  
Sean Kelleher  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**RECEIVED**

**AUG 21 2017**

**Community & Economic  
Development Department**

Canyon Springs Healthcare Campus SCH#2016031001 (Riv 215 PM R37.43)

Mr. Kelleher,

We have completed our initial review for the above mentioned proposal to construct a Hospital with 300 beds, 375,000 square foot Medical Office Buildings and Surgical Center, a 234 Dwelling Unit Senior Housing and Assisted Living Facility with 250 beds. Located south of Canyon Springs Parkway, north of Eucalyptus Avenue and west of Day Street.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

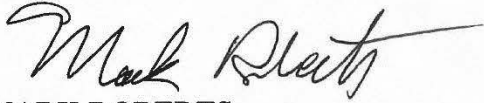
- Please include the Synchro analysis output for review.
- Section 1.2.3 Cumulative (Opening Year) Conditions – The proposed project is anticipated to be completed in 2016. This opening year has passed, please update all traffic data for the opening year and include: project traffic volumes, cumulative traffic volumes, existing plus ambient plus project traffic volumes, existing plus ambient plus project plus cumulative traffic volumes, and all the Level of Service (LOS) tables accordingly.
- Please resubmit Hydrology Maps with larger Fonts current size is too small to read.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

Mr. Kelleher  
August 17, 2017  
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Roberts". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*



**Board of Education**  
Cleveland Johnson, President  
Gary E. Baugh, Ed.S., Vice President  
Susan Smith, Clerk  
Jesus M. Holguin  
Evan Morgan

**Superintendent of Schools**  
Martinrex Kedziora, Ed.D.

## **Moreno Valley Unified School District**

25634 Alessandro Boulevard  
Moreno Valley, California 92553  
951-571-7500  
[www.mvusd.net](http://www.mvusd.net)

---

*The mission of Moreno Valley Unified School District is to ensure all students graduate high school prepared to successfully enter into higher education and/or pursue a viable career path.*

---

August 17, 2017

Sean Kelleher, Associate Planner  
City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**RECEIVED**

**AUG 21 2017**

**Community & Economic  
Development Department**

SUBJECT: Response to DRAFT EIR for the Canyon Springs Healthcare Center

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report for the Canyon Springs Health Care Center.

The Moreno Valley Unified School District, Facilities and Planning Department has reviewed the documents and maps provided to us.

As previously stated in our letter dated October 4, 2016 to Paula Purcell with TDA, Inc. (letter attached), this project is directly next to one of our existing elementary schools: Edgemont Elementary at 21790 Eucalyptus Avenue in Moreno Valley, just southeast of the subject project.

We have the following exceptions/comments to this DEIR for the Canyon Springs Healthcare Center:

- (1) Ambulance noise would be a disruption and distraction to the educational process for our students attending Edgemont Elementary. To help alleviate the noise interruptions, a concrete eight foot (8') wall needs to be constructed (similar to the one at Sunnymead Middle School that butts up against the Kaiser Medical Complex on Heacock.). This wall would run along the West and North sides of Edgemont Elementary.
- (2) An emergency exit/access gate to be located at the Northwest end of the concrete wall.
- (3) Developer Fees: This project will be subject to Level I Developer Fees.

Thank you and best regards,

Samer Alzubaidi  
Director  
Facilities Planning & Development  
MORENO VALLEY UNIFIED SCHOOL DISTRICT  
13911 Perris Blvd., Building A  
Moreno Valley, CA 92553  
[salzubaidi@mvusd.net](mailto:salzubaidi@mvusd.net)

/cla



**Board of Education**  
Jesus M. Holguin, President  
Denise Fleming, Ed.D., Vice President  
Cleveland Johnson, Clerk  
Gary E. Baugh, Ed.S.  
Patrick W. Kelleher

**Superintendent of Schools**  
Judy D. White, Ed.D.

## **Moreno Valley Unified School District**

25634 Alessandro Boulevard  
Moreno Valley, California 92553  
951-571-7500  
[www.mvusd.net](http://www.mvusd.net)

---

*The mission of Moreno Valley Unified School District is to ensure all students graduate high school prepared to successfully enter into higher education and/or pursue a viable career path.*

---

October 4, 2016

Paula Purcell  
TDA, Inc.  
2025 Pioneer Court  
San Mateo, CA 94403

**COPY**

SUBJECT: Response to Pre-DEIR for the Canyon Springs Healthcare Center

Thank you for the opportunity to review and comment on the Pre-Draft Environmental Impact Report for the Canyon Springs Health Care Center.

The Moreno Valley Unified School District, Facilities and Planning Department has reviewed the documents and maps provided to us.

This project is directly next to one of our existing elementary schools: Edgemont Elementary at 21790 Eucalyptus Avenue in Moreno Valley, just southeast of the subject project.

We have the following exceptions/comments to this Pre-DEIR for the Canyon Springs Healthcare Center:

- (1) Ambulance noise would be a disruption and distraction to the educational process for our students attending Edgemont Elementary. To help alleviate the noise interruptions, a concrete eight foot (8') wall needs to be constructed (similar to the one at Sunnymead Middle School that butts up against the Kaiser Medical Complex on Heacock.). This wall would run along the West and North sides of Edgemont Elementary.
- (2) An emergency exit/access gate to be located at the Northwest end of the concrete wall.
- (3) Developer Fees: This project will be subject to Level I Developer Fees.

Looking forward to receiving the DEIR in the near future.

Thank you and best regards,

Alice Grundman  
Interim Director  
Facilities Planning & Development  
MORENO VALLEY UNIFIED SCHOOL DISTRICT  
23301 Dracaea Avenue  
Moreno Valley, CA 92553  
[agrundman@mvusd.net](mailto:agrundman@mvusd.net)

/cla

**DEPARTMENT OF WATER RESOURCES**

1416 NINTH STREET, P.O. BOX 942836  
SACRAMENTO, CA 94236-0001  
(916) 653-5791



August 16, 2017

**RECEIVED**

**AUG 17 2017**

Mr. Sean Kelleher  
City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**Community & Economic  
Development Department**

Draft Environmental Impact Report (DEIR), Canyon Springs Healthcare Campus Specific Plan in Riverside County, Approximate Milepost 433.59, Santa Ana Pipeline (SAPL), Southern Field Division, SCH2016031001

Dear Mr. Kelleher:

Thank you for the opportunity to review and comment on the DEIR for the Canyon Springs Healthcare Campus Specific Plan and Amendment (SPA), to replace Canyon Springs Business Park Specific Plan (SP). The notice describes a site masterplan to be developed which includes both short-term and long-range planning goals that cover an anticipated construction period of approximately 10 years. The SPA would include future development over five phases. The approximately 50.85-acre project site consists of three separate, non-contiguous, previously graded areas located within the SP area in Riverside, California. Future Project phasing could overlap, be out of sequence, or be concurrent, depending on market conditions.

The Department of Water Resources (DWR) has reviewed the submitted materials, and has the following comments:

1. It is anticipated there will be impact for DWR access to the SAPL and related appurtenances, which are part of the State Water Project (SWP). It is our objective to maintain a clear and accessible right-of-way when approving new encroachments, i.e. parking lots, fences, etc. within DWR right-of-way.
2. This development will require an encroachment permit, or agreement from DWR. All encroachment elements of the project must conform to specifications as outlined in California Code of Regulations, Title 23, Sections 600 to 635. More information about encroachments within DWR right-of-way can be found at: [http://www.water.ca.gov/engineering/Services/Real\\_Estate/Encroach\\_Rel/](http://www.water.ca.gov/engineering/Services/Real_Estate/Encroach_Rel/)
3. Please provide DWR with a copy of any subsequent documentation when it becomes available for review. Any future correspondence relating to this project should be sent to:

Department of Water Resources

Mr. Sean Kelleher  
August 16, 2017  
Page 2

Department of Water Resources  
Division of Operations and Maintenance  
Attn: Leroy Ellinghouse, Chief,  
SWP Right-Of-Way Management Section  
1416 9<sup>th</sup> Street, Room 641-1  
Sacramento, California 95814

If you have any questions, please contact Leroy Ellinghouse, Chief of the SWP Right of Way Management Section, at (916) 659-7168 or Robert Martinez at (916) 654-8982.

Sincerely,

A handwritten signature in black ink that reads "David M. Samson". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

David M. Samson, Chief  
State Water Project Operations Support Office  
Division of Operations and Maintenance

cc: State Clearinghouse  
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814

TDA Investment Group  
2025 Pioneer Court  
San Mateo, CA 94403  
Attn: Paula Purcell

**From:** Jessica Valdez <JValdez@soboba-nsn.gov>  
**Sent:** Tuesday, August 22, 2017 4:37 PM  
**To:** Kelleher, Sean  
**Cc:** Joseph Ontiveros  
**Subject:** [External] Canyon Springs Healthcare Campus Specific Plan & Amendment to the Canyon Springs Business Park Specific Plan

Sean,

Our office is in receipt of your Notice of Availability of a Draft Environmental Impact Report for the **Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan (State Clearinghouse No. 2016031001)**. The information provided has been reviewed. The tribe is in agreeance with the cultural resource mitigation measures that are being proposed. The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project.

*Jessica Valdez, Cultural Resource Specialist  
Soboba Band of Luiseño Indians  
Cultural Resources Department  
Office: (951)-654-5544 Ext: 4139  
[JValdez@soboba-nsn.gov](mailto:JValdez@soboba-nsn.gov)*



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**Community Development Department**  
**Planning Division**  
14177 Frederick Street  
P. O. Box 88005  
Moreno Valley CA 92552-0805  
Telephone: 951.413-3206  
FAX: 951.413-3210

August 22, 2017

Mr. Sean P. Kelleher  
Associate Planner  
City of Riverside  
Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522

Re: Comments on the Draft Environmental Impact Report (DEIR) for the Proposed Canyon Springs Healthcare Campus - State Clearinghouse No. 2016031001

Dear Mr. Kelleher:

The City of Moreno Valley appreciates the opportunity to comment on the proposed Draft Environmental Impact Report (DEIR) for the Proposed Canyon Springs Healthcare Campus Project. The project proposes a phased healthcare campus to include a hospital, medical buildings, assisted living, skilled nursing, and age restricted housing on a 50.85 acre parcel of land in the Canyon Springs Business Park. The project site is located in the City of Riverside, east of Interstate 215, west of Day Street, north of Eucalyptus Avenue, and immediately adjacent to and south of the City of Moreno Valley.

The proposed Project is located at key entries/gateways to the City of Moreno Valley including Day Street and Eucalyptus Avenue directly from State Route 60 and Interstate 215. Given the proximity of the project to these gateways, the potential for impacts to established and emerging developments in Moreno Valley are of concern. Further, given the proposed project envisions a substantial land use change in an area that has not been previously considered the concern for Urban Decay expressed in our March 31, 2016 comment letter on the Notice of Preparation (NOP) remains.

The City of Moreno Valley is providing comments on the DEIR as follows, including NOP comments not addressed from our original letter:

- 1 General DEIR Comment:** On Page ES-51, the DEIR states, "it is anticipated that as the City's residents age, they may move from one area of the City to locate in the proposed project's senior housing facility, independent living/memory care, assisted living, or skilled nursing facility, as needed, depending on medical needs."

The DEIR statement above is misleading. A majority of the population utilizing the facility would likely be drawn from the City of Moreno Valley and not from the City of Riverside. Please make that clarification in the document and all related technical studies.

## 2 Aesthetics

**NOP Comments** - The Initial Study noted that Aesthetics are not considered a potential significant impact. Section 4.2.1(b) in particular is checked "No Impact" but must be corrected to "Potentially Significant Unless Mitigation Incorporated." Section 4.2.1(d) of the Initial Study is insufficient in addressing the potential impact to the existing eleven single family residences along Eucalyptus Avenue that back up to the project site. The City requests early consultation on aesthetic aspects of the project and analysis on the proposed project's architectural and landscape style/theme.

**DEIR Comments** - The finding in the DEIR (Sections 4.1.6 and 4.1.7) with regard to Aesthetics needs to be changed from "No Impact" to "Significant impact." The document has not yet clearly described and discussed the impacts the project will have on the adjoining Moreno Valley residential community directly along the southern edge of the project. A parking structure, two separate three to four story medical office buildings up to 50 feet in height, and an internal circulation connection are all proposed for the southwest portion of Planning Area 7 (Site C-2). The placement of three story medical buildings 75 feet from existing residential structures is a significant concern that must be addressed in the EIR. Consideration, at a minimum, of the loss of the scenic vista to Box Springs mountain from the homes, and consideration of the new light, glare and shade impacts that could be created on the homes as a result of the proposed new structures must be addressed. Mitigation measures to minimize those impacts must be added. In our March 31, 2016 NOP comment letter, The conceptual elevations and landscape images provided in the DEIR show that the residences will be directly adjacent to the back side of medical office buildings and a parking structure, which are not typically the structural facades that receive enhanced architectural treatments. In addition, you are showing a local driveway (Driveway #14) would be located directly behind the homes, which present significant concerns. The requirement for enhanced architecture, and appropriate attention to elements such as generators, trash enclosures, loading docks, delivery doors, etc. must be addressed. The landscape concepts suggest significant growth of plants and color over a five year period; however, what mitigation will be put in place to ensure the landscape is achieved? As the plans are conceptual only, we have concern that such robust landscape can actually be achieved and maintained if Driveway #14 is actually implemented behind the homes. Detail must be put into the Specific Plan to address this edge condition.

### 3 Air Quality

**DEIR Comment-** Mitigation Measure MM-AQ-1 states, "During construction activity, all construction equipment ( $\geq 150$  horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better."

MM AQ-1 (Section 4.26 on Page 4.2-37) must be revised to require, at minimum, Tier 4 construction equipment during project construction. The EPA Tier 4 emissions standards are available for use as a mitigation measure. Incorporation of equipment meeting Tier 4 emission standards would further reduce the project's expected significant and unavoidable air quality impacts by using the best available mitigation. The best and most effective mitigation must be applied to the project prior to the City of Riverside giving consideration to adoption of a Statement of Overriding Considerations related to air quality impacts.

### 4. Land Use Planning

**NOP Comment** - The NOP letter requested an Urban Decay Analysis be prepared with the DEIR and that Land Use/Planning be included as a significant impact due to urban decay possibilities and other impacts from changes to land use that affects existing and surrounding uses.

**DEIR Comments** - An urban decay analysis (Appendix G - Referenced in DEIR Section 3.3, Pages 3-10 through 3-15) was completed by the City of Riverside; however there are remaining concerns regarding the analysis. The analysis did not, and must provide a fair and thorough assessment of how the regional demand for hospital care, assisted living, medical office buildings and hospital beds would be met with full consideration of all planned projects coming to fruition in Moreno Valley (e.g., Riverside University Medical Center (RUMC), Kaiser Hospital, March Life Care) prior to assuming need for the proposed Riverside Healthcare Campus.

The Land Use Planning section did not include mitigation measures to minimize impacts on nearby sensitive receptors, particularly the residential units along the southern project edge. The document discloses that an eight foot tall wall and trees shall be located along the southern perimeter of Planning Area 7. At minimum, the DEIR should have addressed the impact as "significant with mitigation imposed" and included additional mitigation measures to further minimize light, glare and noise. As noted above, the proposal to have a driveway (Driveway #14) directly behind these homes presents concerns for noise, and security and crime prevention must also be considered in this area of the project.

### 5, Transportation and Traffic

**NOP/TIA Comments** - The following items related to the February 2017 Traffic Impact Analysis (TIA) have not been addressed in the DEIR:

Cumulative Development - The City of Moreno Valley project PA15-0047 to 0051 and PA16-0012 (Master Plot Plan to develop a 112-room hotel, a 104-room hotel, a service station with convenience store, retail buildings, and a fast-food restaurant with drive-through on six parcels located at the northwest corner of Day Street/Eucalyptus Avenue) must be included in the Cumulative Developments list for this study. Future vehicle trips generated from all pertinent intersections included for the Level of Service analysis must be included in the TIA and DEIR.

Mitigation Measures - Any proposed mitigation measures for Project Opening Year (2016) that involve lane addition/street widening at the following intersections in the City of Moreno Valley must be re-evaluated and mitigation measures must be identified as warranted:

- Day Street/Cottonwood Avenue (Exhibit 9-3);
- Day Street/Bay Avenue (Exhibit 9-4);
- Day Street/Alessandro Boulevard (Exhibit 9-5);
- Memorial Way/Towngate Boulevard (Exhibit 9-6).

The proposed mitigation measures for the three intersections on Day Street cannot be achieved by Project Opening Year without significant and challenging right-of-way acquisitions. Detailed preliminary cost estimates, including consideration of all potentially significant right-of-way acquisitions, are needed for each location to ensure that the full potential costs are understood, as well as to evaluate the potential additional environmental impacts that may be incurred to carry out each improvement. The striping recommendation for the intersection of Memorial Way/Towngate Boulevard is not practical due to the fact that deleting a through lane at the intersection will significantly impact southbound traffic operation on Memorial Way and will also require modification to the existing lane striping of the entire segment of Memorial Way, north of Towngate Boulevard.

Fair Share Cost Estimate - List sources for the estimated costs of the recommended improvements in Table 9-4 and 9-5. Were costs based on a recent TUMF nexus study or a study of program costs for capital improvements in Riverside County?

**DEIR Comments** - The following are additional comments on the DEIR:

Site Access - Driveway 1 is not a full access driveway. Traffic movements at Driveway 1/Day Street intersection will be restricted to right-in/right-out/left-in only by a raised concrete median currently under construction on Day Street. The analysis must be cleaned up to exclude the movement of full left turns out of the site.

Site Access – Driveway #14 (intersection 33) shown on Figure 5-1 of the Specific Plan, needs to be relocated to the north or eliminated. In its current location it presents a potential unsafe traffic operational condition due to the short distance from the driveway to Eucalyptus. Furthermore, the proximity of the driveway to the existing residences is not acceptable because of the adverse impacts the driveway will have on the homes. It is unclear why the driveway may only be designed for right-out movements.

Table 9-3 - An explanation is required on why the project impact at the intersection of Bay Ave/Day Street is identified as "NOT A SIGNIFICANT IMPACT"

Table 9-4: The cost estimate for the recommended improvements for the following intersections must be revised to include the cost of right-of-way acquisition at current market value:

- Day Street/Cottonwood Avenue (Exhibit 9-3);
- Day Street/Bay Avenue (Exhibit 9-4);
- Day Street/Alessandro Boulevard (Exhibit 9-5).

The cost estimate for the recommended improvements for Memorial Way/Towngate Boulevard (Exhibit 9-6) must be revised to include the cost of modification to the existing lane striping of the entire segment of Memorial Way, north of Towngate Boulevard.

Fair Share Cost Estimate: With the revised cost estimates for the recommended improvements, the amounts of Fair Share Cost must also be revised:

- Day Street/Cottonwood Avenue (Exhibit 9-3);
- Day Street/Bay Avenue (Exhibit 9-4);
- Day Street/Alessandro Boulevard (Exhibit 9-5);
- Memorial Way/Towngate Boulevard (Exhibit 9-6).

Queuing analysis: In addition to the queuing analysis for the left-turn lanes of northbound and southbound traffic as shown in Table 8-1, the traffic study also must include queuing analysis for east bound and westbound left-turn lanes at all impacted intersections along Day Street.

Pedestrian/Bicycle Connectivity: The traffic study must evaluate pedestrian and bicyclist connectivity from the project buildings to the adjacent streets and transit service routes within the study area.

**Based upon the above transportation review comments, the Traffic Impact Analysis for the project must be revised and resubmitted to the City of Moreno Valley's Transportation Engineering Division for further review.**

## 6. Mandatory CEQA Topics

**NOP Comment** - The Initial Study did not address what land uses are being contemplated in Planning Area 6 on the west side of Valley Springs Road. The City is aware of prior site planning documents that show potential for hotels on this site. In addition, the City of Moreno Valley has been contacted on several occasions over the past couple of years to inquire about development projects at the northwest corner of Valley Springs and Eucalyptus.

**DEIR Comment** – All known or reasonably known future development of Project Area 6 must be included and evaluated in Section 5.2 “Cumulative Impacts Analysis” of the DEIR. Potential segmentation of the project is a concern as it does not allow for full consideration of the potential and probable impacts.

## 7 Evaluation of Alternatives

**NOP Comments** - The Initial Study did not discuss whether or not the DEIR document would include an evaluation of alternative sites for the proposed Healthcare Campus. The DEIR must evaluate alternative site(s) for the proposed project, and could include site(s) within the City of Moreno Valley. The City respectfully requests to be consulted early on the selection of alternate sites.

**DEIR Comments** – It is recognized that alternatives, including alternative project sites, were considered; however, the City of Moreno Valley was not consulted on the alternative sites considered in Moreno Valley which would have been appropriate. The determinations to eliminate alternate sites 15, 16, 17, and 18 warrant further discussion in the EIR. For example, it is not clear why Site No. 15 - Festival Shopping Center in DEIR Section 6.5 (Table 6, Pages 6-4 through 6-6) was rejected as an alternative site for the proposed medical complex. One observation is that the area shown for Site 15 on Figure 6-1 of the DEIR does not encompass the full Festival Center properties. The reason given for dropping this site from consideration was the site included, “too many ownerships.” The concern is that multiple ownerships would not be a basis for rejection as an alternative site. One property owner owns 42.15 acres or over half of the 81.29 acres included in the existing Festival Specific Plan. The site, which includes comparable acreage, is located outside the Airport Influence Area Boundary and is close to the project site (2.5 miles away). Other potential sites evaluated in table 6-1 were not rejected due to multiple project owners. Proposed uses included in the Canyon Springs project would be conditionally permitted in the Festival Specific Plan (zoned Community Commercial) and would not require a change of zone or general plan amendment as the Riverside site requires.

The City of Moreno Valley appreciates the opportunity to provide comments on the DEIR, and looks forward to working with the City of Riverside as the document is finalized. We respectfully request that the City of Moreno Valley receive copies of the Final EIR and associated responses to comments when available. Please include the City on any final EIR mailing lists and provide future notification of meetings/public hearings associated with the project.

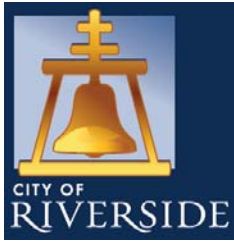
Should you have any questions or concerns, please contact Mark Gross, Senior Planner at (951) 413-3215.

Sincerely,



Richard J. Sandzimier  
Planning Official

- c City Council
- City Manager
- Assistant City Manager
- City Attorney
- Department Heads
- Adria Reinerston, Fire Marshall
- Eric Lewis, City Traffic Engineer
- Michael Llyod, Land Development Division Manager/Assistant City Engineer
- Candace Cassel, Special Districts Division Manager
- Michele Patterson, Economic Development Manager
- Mark Gross, Senior Planner
- Claudia Manrique, Associate Planner
- Joy Chen, Planning Intern



## 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



2

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## AERIAL PHOTO / LOCATION



3

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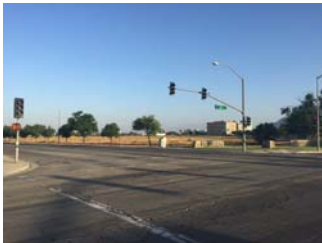
## SITE A PHOTOS



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1



## SITE B PHOTOS



3



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## SITE C PHOTOS



3



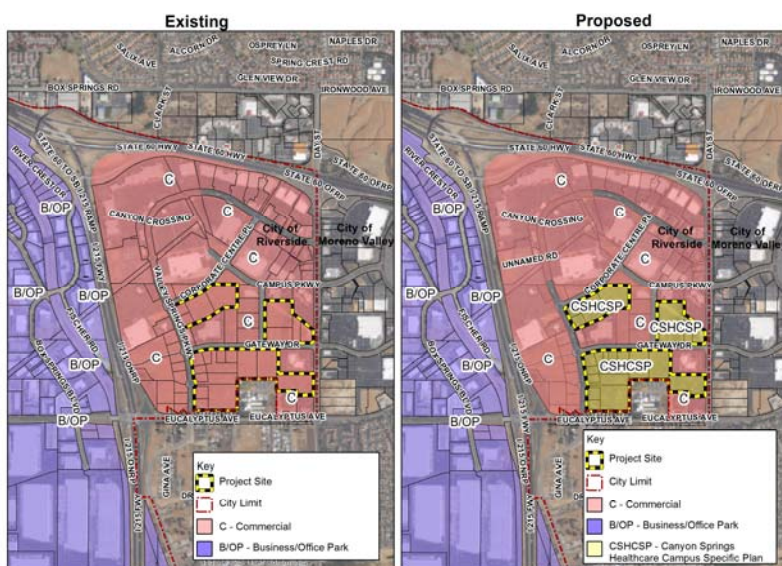
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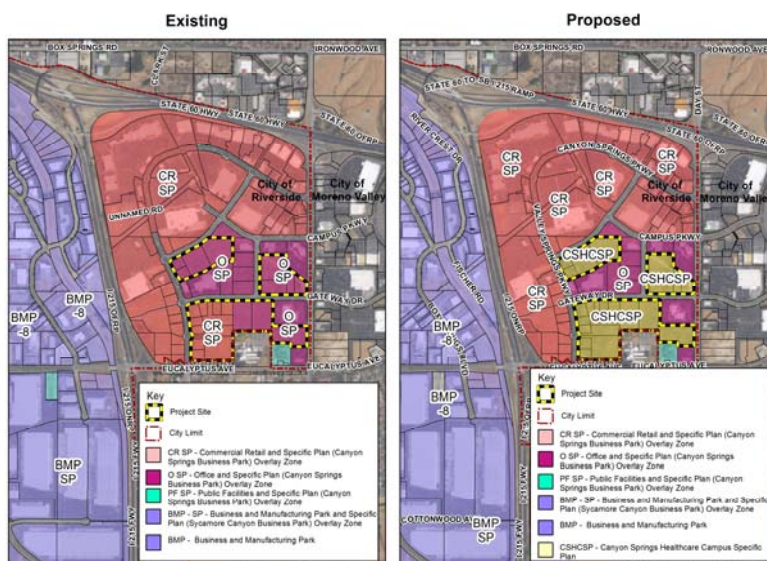
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## GENERAL PLAN MAPS



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## SPECIFIC PLAN / ZONING MAPS



RiversideCA.gov

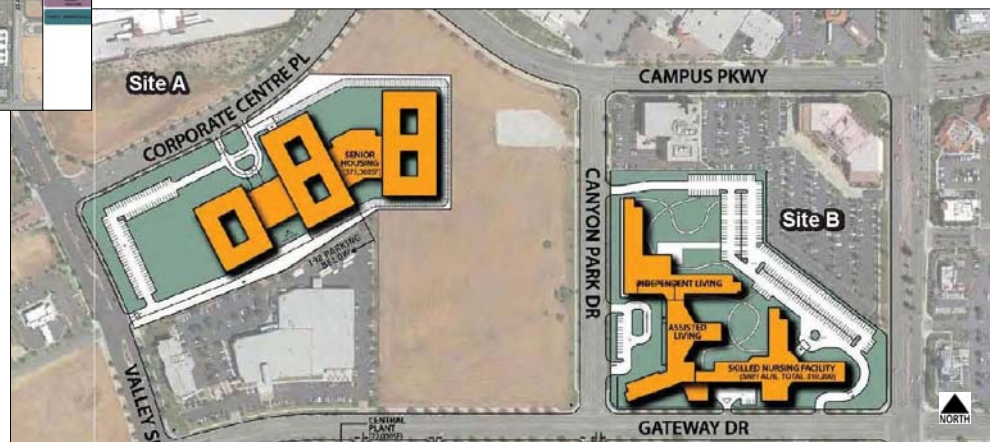
# CONCEPTUAL MASTER PLAN



9

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## PHASE 1



10

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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)

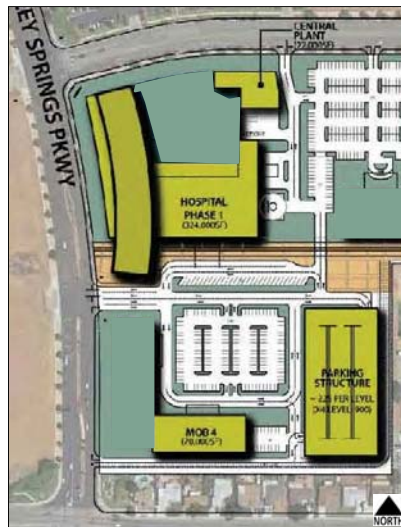


11

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## PHASE 2



12



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## CONCEPTUAL BUILDING ELEVATIONS



Hospital Building (South Elevation)



Hospital Building (Valley Springs Parkway Elevation)



13

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## CONCEPTUAL BUILDING ELEVATIONS

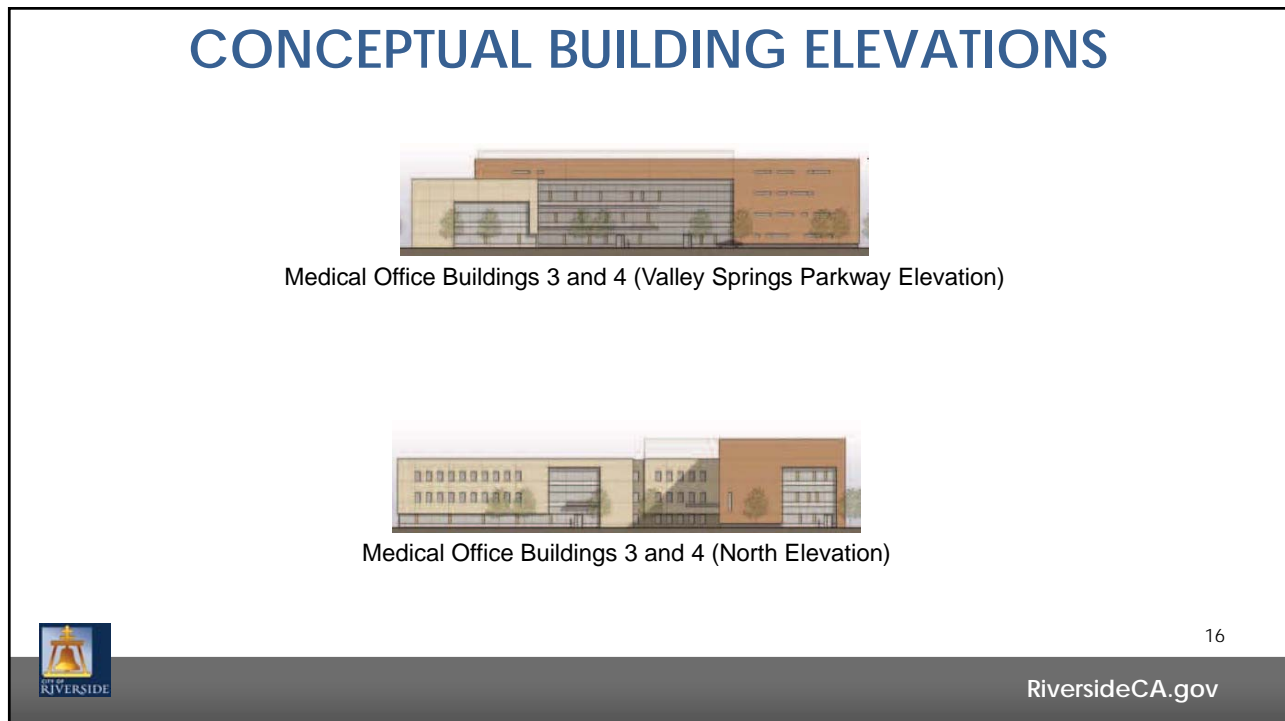
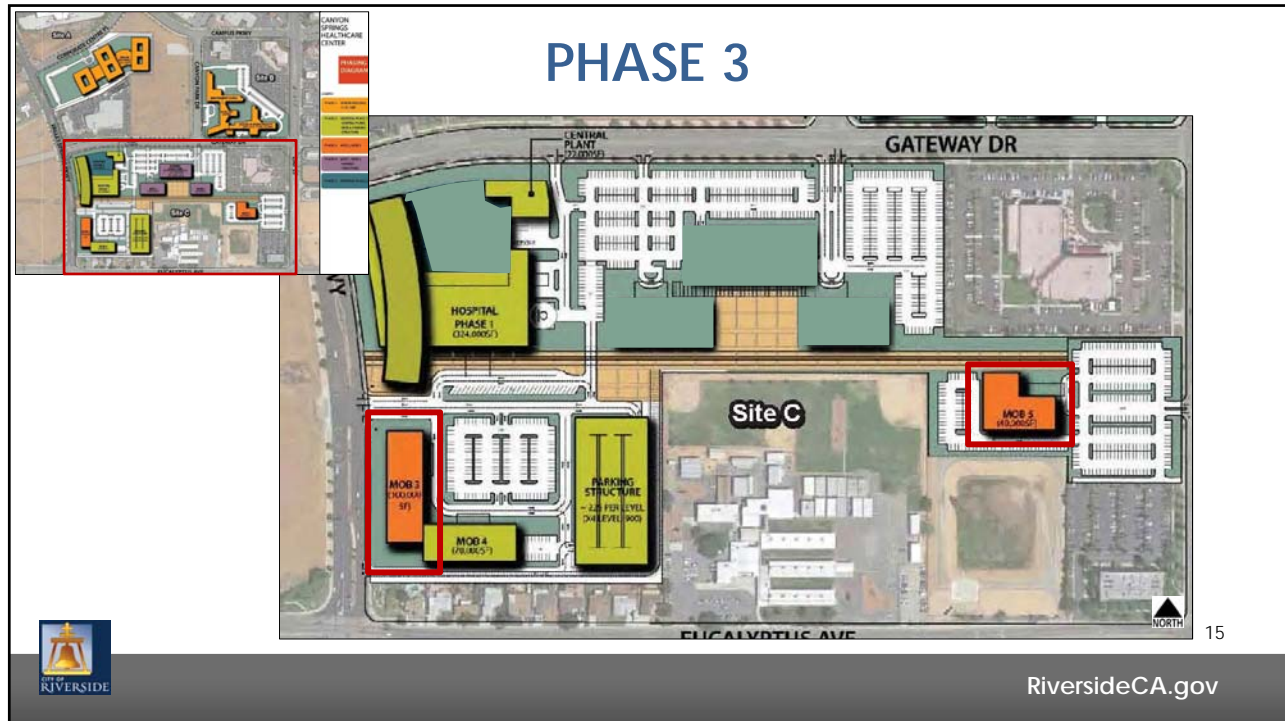


Medical Office Building 4 and Parking Structure 1 from Eucalyptus Avenue


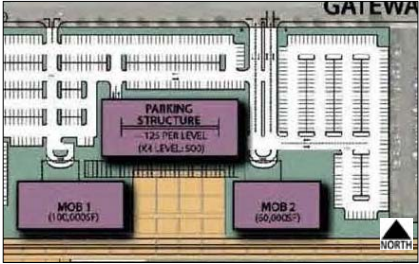
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## PHASE 4





Medical Office Buildings 1 and 2 (Gateway Drive Elevation)





17

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## PHASE 5





18

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## CONCEPTUAL LANDSCAPE PLAN

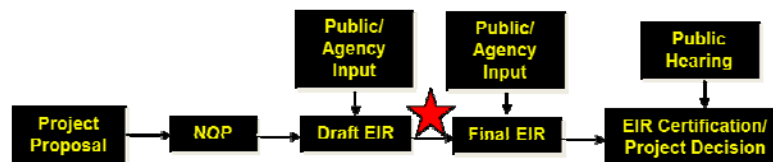


19

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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**

20

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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<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).



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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



NORTH

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# HELICOPTER APPROACH PATH



## LEGEND:

- Conceptual Helicopter Approach
- ⊗ Conceptual Helicopter Landing Location

NORTH

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**GREATER RIVERSIDE  
CHAMBERS OF COMMERCE**  
*The Chamber...building a stronger local economy.*

Planning Commission: September 7, 2017  
AGENDA ITEM: 4

September 1, 2017

Chairperson Kerry Parker  
City of Riverside Planning Commission  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92501

**RE: Canyon Springs Healthcare Campus Project, New Specific Plan, Specific Plan Amendment and Environmental Impact Report (EIR) – Support**

Chairperson Parker and Members of the Planning Commission:

The EastHills Business Council Board of Directors of the Greater Riverside Chambers of Commerce supports the Canyon Springs Healthcare Campus Specific Plan & EIR. The Specific Plan includes defined locations for future development on the project site, as well as design and development requirements for the hospital, medical service facilities, senior housing, independent living facility, assisted living facility, skilled nursing facility, and more.

The development addresses the need for more primary care physicians in Riverside County with the current ratio of individuals to physicians being 2,515:1, and the Statewide Average currently at 1,341:1. This development will provide closer access to care, especially emergency services to a community of 55,000 at-risk residents, and reduce overcrowded Emergency Rooms at nearby hospital facilities.

The Canyon Springs Healthcare campus is set to generate 2,460 temporary full-time construction jobs at \$25.71 per hour and 2,450 permanent full-time jobs at project completion with average wage of \$28.11 per hour. Canyon Springs Healthcare Campus Specific Plan conducted collaborative meetings with March Air Reserve Base as well as community outreach meetings.

The Chamber is committed to building a stronger local economy for the City of Riverside and believes this project is beneficial for the community. We request your favorable consideration for the Canyon Springs Healthcare Campus Specific Plan & EIR with the condition of their continual partnership with March Air Reserve Base.

Sincerely,

Cindy Roth  
President/CEO

CR/bb



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA

Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit

Planning Commission: September 7, 2017

AGENDA ITEM: 4



Ken Alex  
Director

August 22, 2017

RECEIVED

AUG 24 2017

Sean P. Kelleher  
City of Riverside  
3900 Main Street, 3rd Floor  
Riverside, CA 92522

Community & Economic  
Development Department

Subject: Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs  
Business Park SP  
SCH#: 2016031001

Dear Sean P. Kelleher:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on August 21, 2017, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Enclosures

cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2016031001  
**Project Title** Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business  
**Lead Agency** Park SP  
Riverside, City of

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**Type** EIR    Draft EIR  
**Description** The proposed project is for the development of a new Healthcare Campus on a 50.85 acre project site general located at Valley Springs Parkway and Gateway Drive. The project area is comprised of three sites (sites A, B, and C).

---

**Lead Agency Contact**

**Name** Sean P. Kelleher  
**Agency** City of Riverside  
**Phone** (951) 826-5712  
**email**  
**Address** 3900 Main Street, 3rd Floor  
**City** Riverside  
**Fax**  
**State** CA    **Zip** 92522

---

**Project Location**

**County** Riverside  
**City**  
**Region**  
**Lat / Long** 33° 55' 6" N / 117° 16' 57" W  
**Cross Streets** Gateway Drive and Valley Springs Parkway  
**Parcel No.** various  
**Township** 3S    **Range** 4W    **Section** 03    **Base** Riv East

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**Proximity to:**

**Highways** I-215, SR-60  
**Airports** March Air Reserve Base  
**Railways** BNSF  
**Waterways**  
**Schools** Edgemont ES  
**Land Use** Z: CR SP -Commercial Retail, CSBPSP; O SP - Office, CSBPSP; GPD: C - Commercial

---

**Project Issues** Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Sewer Capacity; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Aesthetic/Visual; Air Quality; Archaeologic-Historic; Other Issues

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**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 6; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Office of Emergency Services, California; Department of Housing and Community Development; Regional Water Quality Control Board, Region 8; Native American Heritage Commission; Public Utilities Commission

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**Date Received** 07/07/2017    **Start of Review** 07/07/2017    **End of Review** 08/21/2017

**DEPARTMENT OF TRANSPORTATION**

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

www.dot.ca.gov

*Making Conservation  
a California Way of Life.**Dear  
8/21/17  
E*

August 7, 2017

Mr. Sean Kelleher

City of Riverside

Community Development Department

3900 Main Street, 3<sup>rd</sup> Floor

Riverside, CA 92522

*Governor's Office of Planning & Research  
AUG 14 2017  
STATE CLEARINGHOUSE*

Dear Mr. Kelleher:

Re: Draft Environmental Impact Report for the Canyon Springs Healthcare Campus;  
SCH# 2016031001

The California Department of Transportation, Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public-use and special-use airports and heliports.

We offer the following comments after reviewing the project in our role as a state heliport permitting authority which designates the Division a responsible agency under CEQA, and as a state reviewing agency with technical expertise in aircraft noise and safety issues for projects near airports. The project site is in the airport influence area of the March Air Reserve Base (MRB).

The proposed project is a new healthcare campus development that will include new buildings for senior housing, assisted living/skilled nursing, medical treatment and administration, and multi-level vehicle parking. The campus will be spread out over three separate areas within the 50.85 acre project site in the City of Riverside. The project will require an amended specific plan, a new specific plan and amend the city's general plan. A heliport will be built on top of the new hospital building during the final phase of the campus development. The healthcare campus is approximately 2.60 miles northwest from the end of Runway 14/32 at MRB.

The new hospital heliport will require the issuance of a State heliport permit by the Division. One of the required permit checklist items is approval of the heliport plan of construction by the City of Riverside as appropriate, in accordance with California Public Utilities Code (PUC) section 21661.5. The applicant should also be advised to contact the Division's Aviation Safety Officer for Riverside County, Mike Smith, at (916) 654-4380, for assistance with the State permit requirements. Information regarding the State heliport permit process is available on-line at <http://www.dot.ca.gov/hq/planning/aeronaut/heliportpermit.html>.

Mr. Sean Kelleher  
August 7, 2017  
Page 2

the extent that these areas are not already devoted to incompatible uses.”

In addition to submitting the proposal to the ALUC, it should also be coordinated with MRB staff to ensure that the proposal will be compatible with future as well as existing airport operations.

Section 21659 of the PUC prohibits structural hazards near airports and heliports. Structures should not be at a height that will result in penetration of the approach imaginary surfaces. If the heliport is planned for operation prior to completion of the later phases of construction activities, impacts to the heliport imaginary surfaces from temporary construction-related impacts (e.g. construction cranes, etc.) should be identified. Federal Aviation Administration (FAA) Advisory Circular 150/5370-2E “Operational Safety on Airports During Construction,” available at <http://faa.gov>, can be incorporated into the project design in order to identify any permanent or temporary construction-related impacts to the heliport imaginary surfaces. The FAA may also require the filing of a Notice of Proposed Construction or Alteration (Form 7460-1) for certain project-specific activities in accordance with Federal Aviation Regulations Part 77 “Objects Affecting Navigable Airspace.” Form 7460-1 is available at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> and should be submitted electronically.

The FAA will require the filing of a Notice of Landing Area Proposal (Form 7480-1). A copy of the form is available on the FAA website at:  
<http://www.faa.gov/forms/index.cfm/go/document.information/documentID/185334>

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please contact me at (916) 654-6223, or by email at [philip.crimmins@dot.ca.gov](mailto:philip.crimmins@dot.ca.gov).

Sincerely,

*Original Signed by*

PHILIP CRIMMINS  
Aviation Environmental Specialist

c: State Clearinghouse, Riverside County ALUC, March Air Reserve Base

## DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836  
SACRAMENTO, CA 94236-0001  
(916) 653-5791



August 16, 2017

Mr. Sean Kelleher  
City of Riverside  
Community Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

Governor's Office of Planning & Research

AUG 21 2017

STATE CLEARINGHOUSE

Draft Environmental Impact Report (DEIR), Canyon Springs Healthcare Campus Specific Plan in Riverside County, Approximate Milepost 433.59, Santa Ana Pipeline (SAPL), Southern Field Division, SCH2016031001

Dear Mr. Kelleher:

Thank you for the opportunity to review and comment on the DEIR for the Canyon Springs Healthcare Campus Specific Plan and Amendment (SPA), to replace Canyon Springs Business Park Specific Plan (SP). The notice describes a site masterplan to be developed which includes both short-term and long-range planning goals that cover an anticipated construction period of approximately 10 years. The SPA would include future development over five phases. The approximately 50.85-acre project site consists of three separate, non-contiguous, previously graded areas located within the SP area in Riverside, California. Future Project phasing could overlap, be out of sequence, or be concurrent, depending on market conditions.

The Department of Water Resources (DWR) has reviewed the submitted materials, and has the following comments:

1. It is anticipated there will be impact for DWR access to the SAPL and related appurtenances, which are part of the State Water Project (SWP). It is our objective to maintain a clear and accessible right-of-way when approving new encroachments, i.e. parking lots, fences, etc. within DWR right-of-way.
2. This development will require an encroachment permit, or agreement from DWR. All encroachment elements of the project must conform to specifications as outlined in California Code of Regulations, Title 23, Sections 600 to 635. More information about encroachments within DWR right-of-way can be found at: [http://www.water.ca.gov/engineering/Services/Real Estate/Encroach\\_Rel/](http://www.water.ca.gov/engineering/Services/Real_Estate/Encroach_Rel/)
3. Please provide DWR with a copy of any subsequent documentation when it becomes available for review. Any future correspondence relating to this project should be sent to:

Mr. Sean Kelleher  
August 16, 2017  
Page 2

Department of Water Resources  
Division of Operations and Maintenance  
Attn: Leroy Ellinghouse, Chief,  
SWP Right-Of-Way Management Section  
1416 9<sup>th</sup> Street, Room 641-1  
Sacramento, California 95814

If you have any questions, please contact Leroy Ellinghouse, Chief of the SWP Right of Way Management Section, at (916) 659-7168 or Robert Martinez at (916) 654-8982.

Sincerely,

A handwritten signature in black ink that reads "David M. Samson". The signature is fluid and cursive, with the first name "David" being more prominent than the last name "Samson".

David M. Samson, Chief  
State Water Project Operations Support Office  
Division of Operations and Maintenance

cc: State Clearinghouse  
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814

TDA Investment Group  
2025 Pioneer Court  
San Mateo, CA 94403  
Attn: Paula Purcell

## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710

Planning Commission: September 7, 2017

Edmund G. AGENDA ITEM: 4

8-21-17  
C

July 17, 2017

AUG 01 2017

STATE OF CALIFORNIA

Sean P. Kelleher  
City of Riverside  
3900 Main Street, Third Floor  
Riverside, CA 92522

sent via e-mail: skelleher@riversideca.gov

Re: SCH# 2016031001, Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park SP Project, City of Riverside and City of Moreno Valley, Riverside County, California

Dear Mr. Kelleher:

The Native American Heritage Commission (NAHC) has reviewed the Draft Environmental Impact Report prepared for the project referenced above. The review included the Summary and Project Description, the Summary of Environmental Impacts and Mitigation Measures, the Environmental Impact Analysis section 4.4 Cultural Resources and Appendix I, Cultural Resources Report prepared by Dudek for the City of Riverside. We have the following concerns:

1. There is no Tribal Cultural Resources section or subsection in the Executive Summary or Environmental Checklist as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>
2. Although there is discussion of consultation and input from tribes under Archaeological Resources, there are no mitigation measures specifically addressing impacts to Tribal Cultural Resources separately from Archaeology. Mitigation language for archaeological resources is not always appropriate for or similar to measures specifically for handling Tribal Cultural Resources. For sample mitigation measures, please refer to the California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>

The California Environmental Quality Act (CEQA)<sup>1</sup>, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>2</sup> If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.<sup>3</sup> In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).<sup>4</sup> AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015. AB 52 created a separate category for "tribal cultural resources"<sup>5</sup>, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."<sup>6</sup> Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.<sup>7</sup> Your project may also be subject to Senate Bill 18 (SB 18) (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. Both SB 18 and AB 52 have tribal consultation requirements. Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966<sup>8</sup> may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

<sup>1</sup> Pub. Resources Code § 21000 et seq.

<sup>2</sup> Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

<sup>3</sup> Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1); CEQA Guidelines § 15064 (a)(1)

<sup>4</sup> Government Code 65352.3

<sup>5</sup> Pub. Resources Code § 21074

<sup>6</sup> Pub. Resources Code § 21084.2

<sup>7</sup> Pub. Resources Code § 21084.3 (a)

<sup>8</sup> 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf), entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Please contact me at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov) or call (916) 373-3710 if you have any questions.

Sincerely,



Gayle Totton, B.S., M.A., Ph.D  
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

**Pertinent Statutory Information:**

**Under AB 52:**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project,<sup>9</sup> and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."<sup>10</sup>

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.<sup>11</sup>

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.<sup>12</sup>

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.<sup>13</sup>

If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.<sup>14</sup>

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.<sup>15</sup>

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.<sup>16</sup>

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b).<sup>17</sup>

An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

<sup>9</sup> Pub. Resources Code § 21080.3.1, subs. (d) and (e)

<sup>10</sup> Pub. Resources Code § 21080.3.1 (b)

<sup>11</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>12</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>13</sup> Pub. Resources Code § 21082.3 (c)(1)

<sup>14</sup> Pub. Resources Code § 21082.3 (b)

<sup>15</sup> Pub. Resources Code § 21080.3.2 (b)

<sup>16</sup> Pub. Resources Code § 21082.3 (a)

<sup>17</sup> Pub. Resources Code § 21082.3 (a)

- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.<sup>18</sup>  
*This process should be documented in the Tribal Cultural Resources section of your environmental document.*

**Under SB 18:**

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.<sup>19</sup>
- There is no Statutory Time Limit on Tribal Consultation under the law.
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,<sup>20</sup> the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.<sup>21</sup>
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
  - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.<sup>22</sup>

**NAHC Recommendations for Cultural Resources Assessments:**

- Contact the NAHC for:
  - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
    - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - If part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have been already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

<sup>18</sup> Pub. Resources Code § 21082.3 (d)

<sup>19</sup> (Gov. Code § 65352.3 (a)(2)).

<sup>20</sup> pursuant to Gov. Code section 65040.2,

<sup>21</sup> (Gov. Code § 65352.3 (b)).

<sup>22</sup> (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

**Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**

- Avoidance and preservation of the resources in place, including, but not limited to:
  - Planning and construction to avoid the resources and protect the cultural and natural context.
  - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - Protecting the cultural character and integrity of the resource.
  - Protecting the traditional use of the resource.
  - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.<sup>23</sup>
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.<sup>24</sup>

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.<sup>25</sup> In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

<sup>23</sup> (Civ. Code § 815.3 (c)).

<sup>24</sup> (Pub. Resources Code § 5097.991).

<sup>25</sup> per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).