



Prepared for: **CITY OF RIVERSIDE** Community & Economic Development Department
Planning Division, 3900 Main Street, Third Floor, Riverside, California 92522

Draft Environmental Impact Report

PROPOSED CANYON SPRINGS HEALTHCARE CAMPUS SPECIFIC PLAN AND AMENDMENT TO THE CANYON SPRINGS BUSINESS PARK SPECIFIC PLAN



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Draft
Environmental Impact Report for the
Proposed Canyon Springs Healthcare Campus
Specific Plan and Amendment to the
Canyon Springs Business Park Specific Plan
SCH No. 2016031001

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This DEIR has been prepared in compliance with the
California Environmental Quality Act and
City of Riverside CEQA Resolution No. 21106,
and reflects the independent judgment of the
City of Riverside.



Ted White, City Planner

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TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
ACRONYMS AND ABBREVIATIONS.....	ACR-I
EXECUTIVE SUMMARY	ES-1
ES.1 Introduction.....	ES-1
ES1.1 Lead and Responsible Agencies	ES-1
ES1.2 Environmental Process.....	ES-2
ES.2 Project Information	ES-3
ES.2.1 Project Applicant	ES-3
ES.2.2 Project Location	ES-3
ES.2.3 Existing Site Description	ES-4
ES.2.4 Project Description.....	ES-5
ES.2.5 Project Objectives	ES-6
ES.3 Discretionary Actions and Approvals	ES-7
ES.4 Areas of Controversy/Issues to be Resolved	ES-45
ES.5 Summary of Environmental Impacts and Mitigation Measures	ES-46
ES.6 Summary of Project Alternatives.....	ES-46
ES.6.1 Environmentally Superior Alternative.....	ES-49
ES.7 Other CEQA Topics.....	ES-50
ES.7.1 Significant Unavoidable Environmental Effects	ES-50
ES.7.2 Growth Inducing Impacts	ES-51
ES.7.3 Significant Irreversible Environmental Changes	ES-52
ES.8 References.....	ES-53
1 INTRODUCTION.....	1-1
1.1 Purpose and Scope	1-1
1.2 Authorization	1-1
1.3 Lead and Responsible Agencies	1-1
1.4 Project Applicant	1-7
1.5 Compliance with CEQA	1-7
1.5.1 Environmental Procedures	1-7
1.5.2 Format	1-9
1.6 Documents Incorporated by Reference.....	1-10
1.6.1 City of Riverside General Plan 2025 Final Program Environmental Impact Report.....	1-11
1.6.2 City of Riverside General Plan 2025	1-11
1.6.3 City of Riverside Municipal Code	1-11
1.7 References.....	1-12

2	PROJECT DESCRIPTION	2-1
2.1	Project Location	2-1
2.2	Project Background.....	2-2
2.3	Need for Project	2-17
2.4	Project Objectives	2-18
2.5	Project Characteristics	2-18
	2.5.1 California Environmental Quality Act Baseline	2-18
	2.5.2 Proposed Project	2-19
	2.5.3 Project Design Features and Construction Measures.....	2-25
2.6	Discretionary Actions	2-28
2.7	References	2-30
3	ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT	3-1
3.1	Effects Found Not To Be Significant During Preparation of the Initial Study/Notice of Preparation	3-1
3.2	Effects Found Not to Be Significant as Part of the Environmental Impact Report Process	3-6
3.3	Urban Decay Analysis	3-10
3.4	References	3-14
4	ENVIRONMENTAL IMPACT ANALYSIS.....	4-1
4.1	Aesthetics	4.1-1
	4.1.1 Setting	4.1-2
	4.1.2 Relevant Regulations, Plans, Policies, and Ordinances	4.1-6
	4.1.3 Thresholds of Significance	4.1-12
	4.1.4 Project Features That Will Reduce Impacts.....	4.1-12
	4.1.5 Impact Analysis	4.1-38
	4.1.6 Mitigation Measures	4.1-50
	4.1.7 Environmental Impacts After Mitigation Is Incorporated	4.1-50
	4.1.8 References	4.1-51
4.2	Air Quality	4.2-1
	4.2.1 Setting	4.2-1
	4.2.2 Relevant Regulations, Plans, Policies, and Ordinances	4.2-7
	4.2.3 Thresholds of Significance	4.2-18
	4.2.4 Project Features That Will Reduce Impacts.....	4.2-21
	4.2.5 Impact Analysis	4.2-24
	4.2.6 Mitigation Measures	4.2-37
	4.2.7 Environmental Impacts After Mitigation Is Incorporated	4.2-39
	4.2.8 References	4.2-40

4.3	Biological Resources	4.3-1
4.3.1	Setting	4.3-1
4.3.2	Relevant Regulations, Plans, Policies, and Ordinances	4.3-5
4.3.3	Thresholds of Significance	4.3-13
4.3.4	Project Features That Will Reduce Impacts.....	4.3-14
4.3.5	Impacts Analysis	4.3-14
4.3.6	Mitigation Measures	4.3-19
4.3.7	Environmental Impacts After Mitigation Is Incorporated	4.3-21
4.3.8	References	4.3-21
4.4	Cultural Resources	4.4-1
4.4.1	Setting	4.4-1
4.4.2	Relevant Regulations, Plans, Policies, and Ordinances	4.4-15
4.4.3	Thresholds of Significance	4.4-22
4.4.4	Project Features That Will Reduce Impacts.....	4.4-23
4.4.5	Impact Analysis	4.4-23
4.4.6	Mitigation Measures	4.4-29
4.4.7	Environmental Impacts after Mitigation Is Incorporated.....	4.4-32
4.4.8	References	4.4-32
4.5	Greenhouse Gas Emissions.....	4.5-1
4.5.1	Setting	4.5-1
4.5.2	Relevant Regulations, Plans, Policies, and Ordinances	4.5-6
4.5.3	Thresholds of Significance	4.5-21
4.5.4	Project Features That Will Reduce Impacts.....	4.5-26
4.5.5	Impact Analysis	4.5-29
4.5.6	Mitigation Measures	4.5-36
4.5.7	Environmental Impacts after Mitigation Is Incorporated.....	4.5-36
4.5.8	References	4.5-36
4.6	Hazards and Hazardous Materials	4.6-1
4.6.1	Setting	4.6-1
4.6.2	Relevant Regulations, Plans, Policies, and Ordinances	4.6-2
4.6.3	Thresholds of Significance	4.6-13
4.6.4	Project Features That Will Reduce Impacts.....	4.6-13
4.6.5	Impact Analysis	4.6-15
4.6.6	Mitigation Measures	4.6-17
4.6.7	Environmental Impacts After Mitigation Is Incorporated	4.6-19
4.6.8	References	4.6-19
4.7	Hydrology and Water Quality.....	4.7-1
4.7.1	Setting	4.7-1
4.7.2	Relevant Regulations, Plans, Policies, and Ordinances	4.7-7

4.7.3	Thresholds of Significance	4.7-15
4.7.4	Project Features That Will Reduce Impacts.....	4.7-15
4.7.5	Impact Analysis	4.7-17
4.7.6	Mitigation Measures	4.7-27
4.7.7	Environmental Impacts After Mitigation Is Incorporated	4.7-27
4.7.8	References	4.7-27
4.8	Land Use and Planning	4.8-1
4.8.1	Setting	4.8-1
4.8.2	Relevant Regulations, Plans, Policies, and Ordinances	4.8-7
4.8.3	Thresholds of Significance	4.8-12
4.8.4	Project Features That Will Reduce Impacts.....	4.8-12
4.8.5	Impact Analysis	4.8-13
4.8.6	Mitigation Measures	4.8-31
4.8.7	Environmental Impacts After Mitigation Is Incorporated	4.8-32
4.8.8	References	4.8-32
4.9	Noise	4.9-1
4.9.1	Setting	4.9-1
4.9.2	Relevant Regulations, Plans, Policies, and Ordinances	4.9-8
4.9.3	Thresholds of Significance	4.9-19
4.9.4	Project Features That Will Reduce Impacts.....	4.9-19
4.9.5	Impacts Analysis	4.9-19
4.9.6	Mitigation Measures	4.9-48
4.9.7	Level of Significance After Mitigation.....	4.9-49
4.9.8	References	4.9-49
4.10	Public Services.....	4.10-1
4.10.1	Setting	4.10-1
4.10.2	Relevant Regulations, Plans, Policies, and Ordinances	4.10-3
4.10.3	Thresholds of Significance	4.10-5
4.10.4	Project Features That Will Reduce Impacts.....	4.10-5
4.10.5	Impact Analysis	4.10-5
4.10.6	Mitigation Measures	4.10-7
4.10.7	Environmental Impacts After Mitigation Is Incorporated	4.10-7
4.10.8	References	4.10-7
4.11	Transportation/Traffic.....	4.11-1
4.11.1	Setting	4.11-2
4.11.2	Relevant Regulations, Plans, Policies, and Ordinances	4.11-10
4.11.3	Methodology	4.11-17
4.11.4	Thresholds of Significance	4.11-30
4.11.5	Project Features That Will Reduce Impacts.....	4.11-33

4.11.6	Impacts Analysis	4.11-38
4.11.7	Mitigation Measures	4.11-81
4.11.8	Environmental Impacts After Mitigation Is Incorporated	4.11-85
4.11.9	References	4.11-86
4.12	Utilities and Service Systems.....	4.12-1
4.12.1	Setting	4.12-1
4.12.2	Relevant Regulations, Plans, Policies, and Ordinances	4.12-4
4.12.3	Thresholds of Significance	4.12-8
4.12.4	Project Features that Will Reduce Impacts	4.12-9
4.12.5	Impact Analysis	4.12-10
4.12.6	Mitigation Measures	4.12-13
4.12.7	Environmental Impacts after Mitigation is Incorporated.....	4.12-14
4.12.8	References	4.12-14
4.13	Energy Conservation.....	4.13-1
4.13.1	Setting	4.13-1
4.13.2	Relevant Regulations, Plans, Policies, and Ordinances	4.13-3
4.13.3	Thresholds of Significance	4.13-10
4.13.4	Project Features That Will Reduce Impacts.....	4.13-11
4.13.5	Impact Analysis	4.13-14
4.13.6	Mitigation Measures	4.13-19
4.13.7	Environmental Impacts After Mitigation Is Incorporated	4.13-19
4.13.8	References	4.13-20
5	MANDATORY CEQA TOPICS	5-1
5.1	Introduction.....	5-1
5.2	Cumulative Impacts Analysis	5-1
5.2.1	Cumulative Analysis Setting.....	5-2
5.2.2	Cumulative Forecasting Methodology.....	5-2
5.2.3	Assessment of Cumulative Impacts	5-5
5.3	Significant Unavoidable Environmental Effects	5-31
5.4	Significant Irreversible Changes.....	5-31
5.5	Consistency with Regional and Local Plans	5-33
5.6	References	5-35
6	PROJECT ALTERNATIVES	6-1
6.1	Introduction.....	6-1
6.2	Project Objectives	6-1
6.3	Summary of Project’s Significant and Unavoidable Impacts	6-2
6.4	Rationale of Alternative Selection	6-2
6.5	Alternatives Considered but Rejected.....	6-3

6.6	Alternatives under Consideration	6-9
6.6.1	No Project Alternative	6-9
6.6.2	Alternative 1 – Buildout Consistent with Canyon Springs Business Park Specific Plan	6-29
6.6.3	Alternative 2 – Alternative Site Location in City of Moreno Valley	6-47
6.6.4	Alternative 3 – Alternative Location in City of Riverside.....	6-66
6.6.5	Alternative 4 – Reduced Project Alternative	6-87
6.7	Evaluation of Alternatives	6-105
6.8	Environmentally Superior Alternative.....	6-107
6.9	References.....	6-107
7	GROWTH-INDUCING IMPACTS	7-1
7.1	Environmental Impacts	7-1
7.2	References.....	7-3
8	PERSONS CONSULTED AND REPORT PREPARERS.....	8-1
8.1	Persons Consulted.....	8-1
8.2	Report Preparers.....	8-2

APPENDICES

A	Initial Study and Notice of Preparation and Initial Study and Notice of Preparation Comments
B	Geotechnical Investigation
C	Phase I Environmental Site Assessment
D	Water Quality Management Plan
E	Jurisdictional Delineation
F	Biological Report
G	Urban Decay Analysis
H	Air Quality and Greenhouse Gas Technical Studies and HRA Evaluation
I	Cultural Resources Study
J	Hydrology and Drainage Study
K	Noise Technical Study
L	Traffic Study
M	Water Supply Assessment
N	Air Traffic Patterns Analysis

FIGURES

1-1	Regional Map.....	1-3
1-2	Vicinity Map.....	1-5
2-1	Regional Map.....	2-3
2-2	Vicinity Map.....	2-5
2-3	Site Plan.....	2-7
2-4	Existing Uses	2-9
2-5	General Plan.....	2-11
2-6	Zoning.....	2-13
2-7	Canyon Springs Business Park Specific Plan/The Springs Planning Areas	2-15
2-8	Project Phasing.....	2-21
4.1-1A	Elevations	4.1-15
4.1-1B	Elevations	4.1-17
4.1-2A	Site A Setbacks	4.1-19
4.1-2B	Site B Setbacks	4.1-21
4.1-2C	Site C Setbacks	4.1-23
4.1-3A	Acceptable Building Exterior Materials and Finishes	4.1-25
4.1-3B	Acceptable Building Exterior Materials and Finishes	4.1-27
4.1-3C	Unacceptable Exterior Building Materials and Finishes	4.1-29
4.1-4	Monument Signage Diagram	4.1-33
4.1-5	Lighting Techniques Diagram	4.1-39
4.1-6	View 1: Looking towards Proposed MOB 4 and MOB 3 from Eucalyptus Avenue	4.1-45
4.1-7	View 2: Looking towards Proposed Parking Structure 1, MOB 4, and MOB 3 from Eucalyptus Avenue.....	4.1-47
4.3-1	Jurisdictional Map.....	4.3-7
4.6-1	March ARB/Inland Port Airport Land Use Compatibility Plan	4.6-3
4.6-2	March Air Reserve Base – Land Use Compatibility Map and Accident Protection Zones	4.6-5
4.7-1	Regional Hydrology.....	4.7-3
4.7-2	Drainage Management Areas and Water Quality Features.....	4.7-21
4.9-1	Noise Measurement Locations.....	4.9-9
4.9-2	Operational Noise Source Locations	4.9-23
4.9-3	Conceptual Helipad and Approach Locations	4.9-29
5-1	Cumulative Projects Map.....	5-7
6-1	Alternative Sites Considered for the Canyon Springs Healthcare Campus Specific Plan	6-7
6-2	Alternative 2 Site Location in the City of Moreno Valley.....	6-11
6-3	Alternative 3 Site Location in the City of Riverside.....	6-13

TABLES

ES-1	Summary of Environmental Impacts and Mitigation Measures	ES-10
2-1	Summary of Project Components	2-24
2-2	Summary of Project Design Features and Construction Measures	2-25
4.2-1	Ambient Air Quality Standards	4.2-9
4.2-3	Project Area Air Quality Monitoring Summary (Years 2013 to 2015)	4.2-15
4.2-4	SCAQMD Air Quality Significance Thresholds	4.2-19
4.2-5	Construction Scenario Assumptions	4.2-27
4.2-6	Estimated Unmitigated Maximum Daily Construction Emissions	4.2-29
4.2-7	Estimated Mitigated Maximum Daily Construction Emissions	4.2-29
4.2-8	Estimated Unmitigated Maximum Daily Operational Emissions	4.2-30
4.2-9	Estimated Mitigated Maximum Daily Operational Emissions	4.2-31
4.2-10	Localized Significance Thresholds Analysis for Unmitigated Project Construction	4.2-34
4.2-11	Localized Significance Thresholds Analysis for Unmitigated Project Operations	4.2-35
4.2-12	Project Health Risk Summary	4.2-37
4.3-1	Jurisdictional Area Summary	4.3-5
4.4-1	Previous Recorded Resources within the Canyon Springs Healthcare Campus 1-mile Records Search Area	4.4-24
4.5-1	Greenhouse Gas Sources in California (2013)	4.5-3
4.5-2	City of Riverside Baseline Greenhouse Gas Emissions Inventory (2007)	4.5-3
4.5-3	Year 2010 “Baseline” Estimated Operational Greenhouse Gas Emissions	4.5-30
4.5-4	Year 2020 Operational Greenhouse Gas Emissions with Applicable Regulatory Developments, Design Features, and Mitigation Measures	4.5-31
4.5-5	Greenhouse Gas Reductions by Source and Reduction Measures for the Year 2010 Baseline Versus 2020 Project Scenarios	4.5-31
4.5-6	Summary of Greenhouse Gas Emissions for 2010 Baseline Versus 2020 Project	4.5-33
4.5-7	Project Consistency with Scoping Plan Greenhouse Gas Emission Reduction Strategies	4.5-34
4.7-1	Receiving Water Beneficial Uses and Clean Water Act Section 303(d) Water Quality Impairments	4.7-6
4.7-2	Water Quality Objectives for the Project’s Receiving Waters (mg/L)	4.7-10
4.7-3	State and Regional Water Quality-Related Permits and Approvals	4.7-11
4.7-4	Required Storage Volume to Maintain Pre-Project Conditions 100-Year, 3-Hour Storm Event (Preliminary)	4.7-26
4.8-1	Summary of Project Components	4.8-6

4.8-2	Project's Consistency with City of Riverside General Plan 2025	4.8-14
4.9-1	Typical Sound Levels in the Environment and Industry	4.9-2
4.9-2	24-Hour Ambient Noise Level Measurements	4.9-7
4.9-4	City of Riverside Municipal Code Exterior Nuisance Sound Level Limits	4.9-16
4.9-5	Operational Noise Standards.....	4.9-20
4.9-6	Reference Noise Level Measurements.....	4.9-22
4.9-7	Project-Only Operational Noise Levels Without Helicopter Activities	4.9-31
4.9-8	Project Operational Noise Levels With Typical Helicopter Activities.....	4.9-33
4.9-9	Project Operational Noise Levels With Trauma Helicopter Activities	4.9-34
4.9-10	Operational Noise Level Compliance Without Helicopter Activities	4.9-36
4.9-11	Operational Noise Level Compliance With Typical Helicopter Activities	4.9-36
4.9-12	Operational Noise Level Compliance With Trauma Helicopter Activities	4.9-37
4.9-13	Daytime and Nighttime Operational Noise Level Contributions (dBA L ₅₀)	4.9-39
4.9-14	Vibration Source Levels for Construction Equipment.....	4.9-40
4.9-15	Construction Equipment Vibration Levels	4.9-40
4.9-16	Existing Project-Related Traffic Noise Impacts	4.9-43
4.9-17	Year 2016 Project-Related Traffic Noise Impacts.....	4.9-45
4.9-18	General Plan 2025 Buildout Project-Related Traffic Noise Impacts.....	4.9-46
4.10-1	Response Times by Fire Station	4.10-2
4.11-1	Intersection Analysis Locations.....	4.11-3
4.11-2	Roadway Segment Analysis Locations.....	4.11-4
4.11-3	Freeway Mainline Segment Analysis Locations.....	4.11-5
4.11-4	Freeway Merge/Diverge Ramp Junction Analysis Locations	4.11-5
4.11-5	Highway Capacity Manual Signalized Intersection LOS Definitions ¹	4.11-19
4.11-6	Unsignalized Intersection LOS Thresholds	4.11-20
4.11-7	City of Riverside Roadway Segment Capacity LOS Thresholds ¹	4.11-21
4.11-8	Traffic Signal Warrant Analysis Locations	4.11-22
4.11-9	Freeway Mainline LOS Thresholds	4.11-23
4.11-10	Description of Freeway Merge and Diverge LOS	4.11-24
4.11-11	Existing Conditions Intersection Operations	4.11-27
4.11-12	Roadway Volume/Capacity Analysis for Existing Conditions.....	4.11-28
4.11-13	Basic Freeway Segment Analysis for Existing Conditions	4.11-29
4.11-14	Freeway Ramp Junction Merge/Diverge Analysis for Existing Conditions.....	4.11-30
4.11-15	City of Riverside Level of Service Threshold for Conforming Projects	4.11-31
4.11-16	City of Riverside Level of Service Threshold for Non-conforming Projects	4.11-32
4.11-17	Project Trip Generation.....	4.11-39
4.11-18	Existing Conditions Intersection Operations	4.11-42
4.11-19	Existing Conditions Roadway Volume/Capacity Analysis	4.11-43
4.11-20	Existing Conditions Basic Freeway Segment Analysis	4.11-46

4.11-21	Existing Conditions Freeway Ramp Junction Merge/Diverge Analysis	4.11-47
4.11-22	Cumulative Development Trip Generation.....	4.11-49
4.11-23	Cumulative Conditions Intersection Operations.....	4.11-58
4.11-24	Cumulative Conditions Roadway Volume/Capacity Analysis	4.11-60
4.11-25	Cumulative Conditions Basic Freeway Segment Analysis.....	4.11-62
4.11-26	Cumulative Conditions Freeway Ramp Junction Merge/Diverge Analysis	4.11-64
4.11-27	General Plan Buildout Conditions Intersection Analysis	4.11-66
4.11-28	General Plan Buildout Conditions Roadway Volume/Capacity Analysis	4.11-69
4.11-29	General Plan Buildout Basic Freeway Segment Analysis	4.11-71
4.11-30	General Plan Buildout Freeway Ramp Junction Merge/Diverge Analysis	4.11-73
4.11-31	Progression Analysis Results For Cumulative With Project Conditions ¹	4.11-74
4.11-32	Progression Analysis Results For General Plan Buildout With Project Conditions ¹	4.11-76
4.12-1	Existing Landfills.....	4.12-3
4.12-2	2005–2035 EMWD Service Area Water Demand (AFY)	4.12-11
4.12-3	Proposed Project Potable Water Demand	4.12-11
4.12-4	Proposed Project Anticipated Solid Waste Generation	4.12-12
4.13-1	Project Anticipated Electricity Consumption (Year 2016).....	4.13-15
4.13-2	Project Anticipated Natural Gas Consumption (Year 2016)	4.13-16
4.13-3	Project Anticipated Electricity Consumption (Year 2016).....	4.13-20
4.13-4	Project Anticipated Natural Gas Consumption (Year 2016)	4.13-20
5-1	Cumulative Projects	5-3
5-2	Location in the Draft EIR in which Consistency with Regional Plans and Other Plans of Regional Significance is Discussed	5-33
6-1	Alternative Sites Reviewed for the Canyon Springs Healthcare Campus Specific Plan	6-4
6-2	Summary of No Project Alternative Success at Meeting Project Objectives	6-28
6-3	Summary of Alternative 1’s Success at Meeting Project Objectives	6-46
6-4	Summary of Alternative 2’s Success at Meeting Project Objectives	6-66
6-5	Summary of Alternative 3’s Success at Meeting Project Objectives	6-87
6-6	Summary of Alternative 4’s Success at Meeting Project Objectives	6-104
6-7	Comparison of Project and Alternative Impacts	6-105

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
°C	degrees Celsius
°F	degrees Fahrenheit
AB	Assembly Bill
ACOE	U.S. Army Corps of Engineers
AFY	acre-feet per year
AICUZ	Air Installation Compatible Use Zone
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMSL	above mean sea level
APE	area of potential effect
APN	Assessor's Parcel Number
APZ	Accident Potential Zone
AQMP	Air Quality Management Plan
ARB	Air Reserve Base
ARRA	American Recovery and Reinvestment Act
ATCM	Airborne Toxic Control Measure
BAU	business as usual
BMP	best management practice
BTU	British thermal units
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
Cal/OSHA	California Division of Occupational Safety and Health
CalEEMod	California Emissions Estimator Model
CALFIRE	California Department of Forestry and Fire Protection
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CFS	cubic feet per second
CHWMP	Riverside County Hazardous Waste Management Plan
City	City of Riverside
CMP	congestion management program
CMU	concrete masonry unit
CNEL	Community Noise Equivalent Level

Acronym/Abbreviation	Definition
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
County	County of Riverside
CPUC	California Public Utilities Commission
CRHR	California Register of Historic Resources
CSBP	Canyon Springs Business Park
CSBPSP	Canyon Springs Business Park Specific Plan
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DIF	Development Impact Fee
DMA	drainage management area
DOC	California Department of Conservation
DPM	diesel particulate matter
DWR	Department of Water Resources
EIC	Eastern Information Center
EIR	environmental impact report
EISA	Energy Independence and Security Act
EMS	emergency medical services
EMT-FS	Emergency Medical Technician – Fires
EMT-P	Medical Technical – Paramedic
EMWD	Eastern Municipal Water District
EPA	U.S. Environmental Protection Agency
EPS	emissions performance standard
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulations
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FTA	Federal Transit Administration
GAC	general acute care
GHG	greenhouse gas
GPD	gallons per day
GPS	Global Positioning System
GWP	global warming potential
HAP	hazardous air pollutant
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HVAC	heating, ventilation, and air conditioning
HWCL	California Hazardous Waste Control Law
I-215	Interstate 215
IGE	in ground effect
IPCC	Intergovernmental Panel on Climate Change

Acronym/Abbreviation	Definition
IS	Initial Study
LCFS	Low Carbon Fuel Standard
L _{dn}	day-night average noise level
LED	light-emitting diode
LEED	Leadership in Energy and Environmental Design
L _{eq}	equivalent noise level over given period
LID	Low Impact Development
LOS	Level of Service
LST	Localized Significance Threshold
LUCP	Land Use Compatibility Plan
MBTA	Migratory Bird Treaty Act
MMT	million metric tons
MOB	medical office building
MOE	measure of effectiveness
mpg	miles per gallon
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSHCP	Multiple Species Habitat Conservation Plan
MT CO ₂ E	metric tons of CO ₂ equivalent
MUTCD	Manual on Uniform Traffic Control Devices
MVFD	Moreno Valley Fire Department
MWD	Metropolitan Water District of Southern California
MWh	megawatt hour
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NAT	no action taken
NEPA	National Environmental Policy Act
NHTSA	National Highway Traffic Safety Administration
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OHWM	ordinary high water mark
OPR	Office of Planning and Research
OSHPD	Office of Statewide Health Planning and Development
PPV	peak particle velocity
PRC	Public Resources Code
Project	Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan
PUC	California Public Utilities Code
RCFCWD	Riverside County Flood Control and Water Conservation District
RCRA	Resource Conservation and Recovery Act
RFD	City of Riverside Fire Department
RFS	Renewable Fuel Standard
RMS	root mean square

Acronym/Abbreviation	Definition
RPS	Renewable Portfolio Standard
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
Scoping Plan	Climate Change Proposed Scoping Plan: A Framework for Change
Scoping Plan Update	Climate Change Proposed Scoping Plan: A Framework for Change Update
SCS	Sustainable Communities Strategy
SDWA	Safe Drinking Water Act
SKR	Stephens' kangaroo rat
SLCP Strategy	Short-Lived Climate Pollution Reduction Strategy
SoCalGas	Southern California Gas Company
SR-60	State Route 60
SWPPP	stormwater pollution prevention plan
TAC	toxic air contaminant
TAZ	traffic analysis zones
TDM	transportation demand management
TMDL	total maximum daily load
TUMF	Transportation Uniform Mitigation Fee
USFWS	U.S. Fish and Wildlife Service
UWMP	Urban Water Management Plan
VdB	decibel notation
VOC	volatile organic compound
WCI	Western Regional Climate Action Initiative
WDRs	Waste Discharge Requirements
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WSPT	Western Stemmed Point Tradition

EXECUTIVE SUMMARY

This section provides a summary of the Draft Environmental Impact Report (EIR) for the proposed Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan (Project). Included in this summary are areas of known controversy and issues to be resolved, a summary of project alternatives, a summary of project impacts and associated mitigation measures, and a statement of the ultimate level of significance after mitigation is applied.

ES.1 INTRODUCTION

This Draft EIR has been prepared by the City of Riverside (City) as the “Lead Agency” to inform decision makers and the public of the potential significant environmental effects associated with the Project. This EIR has been prepared in accordance with Guidelines for the implementation of the California Environmental Quality Act (State CEQA Guidelines, Sections 15000–15387 of the California Code of Regulations) and the City’s CEQA Guidelines.

The purpose of this Draft EIR is to focus the discussion on those potential effects on the environment of the Project which the Lead Agency has determined may be significant. In addition, feasible mitigation measures are recommended, when applicable, that could reduce significant environmental impacts or avoid significant environmental impacts.

ES1.1 Lead and Responsible Agencies

This Draft EIR has been prepared by the City of Riverside (City) as Lead Agency in accordance with the Guidelines for the Implementation of the California Environmental Quality Act (State CEQA Guidelines), Sections 15000–15387 of the California Code of Regulations), and the City’s CEQA Guidelines. The City’s address is:

City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522
Contact: Sean P. Kelleher, Associate Planner

Responsible agencies for the Project include:

- **Eastern Municipal Water District:** Approval and construction of water improvements.
- **Federal Aviation Administration:** Review of Form 7460-1 and condition the Project, as necessary, in order to ensure compliance with the Federal Aviation Administration standards.

- **March Air Reserve Base Air Traffic Control:** Review plans related to the proposed helistop location and proposed helicopter flight path alignments and condition the Project, as necessary, to ensure no conflicts occur between the proposed helicopter flight paths and March ARB flight operations. A letter of agreement shall be developed between March ARB Air Traffic Control and the Canyon Springs Healthcare Campus operator. The letter of agreement will define specific flight paths and communication procedures for helicopter operations to and from the hospital. The Canyon Springs Healthcare Campus operator will require all helicopter operators using the helistop to sign the letter of agreement.
- **Office of Statewide Health Planning and Development:** Review and approval of plans and specifications of the proposed hospital building, medical office buildings (MOBs), and independent living, assisted living, and skilled nursing facility to ensure compliance with the provisions of the California Building Code, Title 24, California Code of Regulations.
- **Regional Water Quality Control Board:** For issuance of a Notice of Intent prior to construction operations related to the National Pollutant Discharge Elimination System (NPDES) Construction Permit and issuance of a water quality certification pursuant to Section 401 of the Clean Water Act in compliance with Section 401, to obtain either a waste discharge requirement or a waiver for any impacts to waters of the state.
- **Riverside County Airport Land Use Commission:** Review the Project plans and condition the Project, as necessary, in order to ensure compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
- **Santa Ana Region National Pollutant Discharge Elimination System Construction General Permits:** For grading activities on areas 1 acre in size or larger.
- **South Coast Air Quality Management District:** Approval of fugitive dust control plan prior to issuance of grading permits. Permits for stationary sources, such as those proposed to be installed in the central plant (e.g., boilers, emergency generators), will be required prior to Project approval.

ES1.2 Environmental Process

The EIR process typically consists of three parts: 1) the Notice of Preparation (NOP), 2) the Draft EIR, and 3) the Final EIR. Pursuant to Section 15063 of the State CEQA Guidelines, the City prepared an Initial Study (IS) and NOP. The NOP was distributed to the State Clearinghouse, County Clerk, responsible agencies, and other interested parties on March 2, 2016. Pursuant to Section 15082 of the State CEQA Guidelines, recipients of the NOP were requested to provide responses within 30 days after their receipt of the NOP. Copies of the IS/NOP and the IS/NOP distribution list are located in Appendix A. Copies of comments regarding the IS/NOP, received by the City, are also included in Appendix A.

An EIR is an informational document intended to inform decision makers and the general public of the potentially significant environmental impacts of a project. An EIR also identifies possible ways to minimize these potentially significant impacts (referred to as mitigation) and describes alternatives to a project that may also reduce its significant impacts. Having the authority to take action on the Project, the City Planning Commission and City Council will consider the information in this EIR in their evaluations of the proposal. The findings and conclusions presented in the EIR regarding environmental impacts do not control the City's discretion to approve, deny, or modify the Project, but instead are presented as information to aid the decision-making process.

As set forth in Section 15021 of the State CEQA Guidelines, as Lead Agency, the City has the duty to avoid or minimize environmental damage where feasible. Furthermore, Section 15021(d) of the State CEQA Guidelines states that, "CEQA recognizes that in determining whether and how a project should be approved, a public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social factors, and in particular the goal of providing a decent home and satisfying living environment for every Californian." Other public agencies (i.e., Responsible and Trustee Agencies) that may use this Draft EIR in their decision-making or permit issuance processes, will consider the information in this Draft EIR along with other information that may be presented during the CEQA process. In accordance with CEQA, the public agencies will be required to make findings for each significant environmental impact of the Project. If the agency determines that significant impacts cannot be reduced to a less than significant level, the Lead Agency must assess whether the benefits of the project outweigh unmitigated significant environmental effects, and the Lead Agency will be required to adopt a statement of overriding considerations stating the reasons supporting their action notwithstanding the project's significant environmental effects.

ES.2 PROJECT INFORMATION

ES.2.1 Project Applicant

The Project Applicant is:

TDA Investment Group
2025 Pioneer Court
San Mateo, California 94403
Contact: Paula Purcell

ES.2.2 Project Location

The 50.85-acre Project site consists of three separate, non-contiguous, previously graded areas within the Canyon Springs Business Park Specific Plan (CSBPSP) in Riverside, California. For

purposes of this document, the term “Project site” refers to the entirety of the site, while “Site A,” “Site B,” and “Site C” will be used to describe the three individual portions of the Project site, as described below:

- “Site A” is currently within Planning Area 8 of the CSBPSP and consists of four Assessor Parcel Numbers (APNs) (291-450-052, 291-450-053, 291-450-051, and 291-440-047)
- “Site B” is currently within Planning Area 9 of the CSBPSP and consists of four APNs (291-440-042, 291-440-043, 291-440-044, and 291-440-045)
- “Site C” is currently within Planning Areas 7 and 10 of the CSBPSP and consists of 14 APNs (291-450-055, 291-450-056, 291-450-057, 291-090-038, 291-090-039, 291-090-040, 291-090-041, 291-450-054, 291-440-050, 291-440-049, 291-440-048, 291-440-018, 291-440-033, and 291-440-036)

The Project site is situated approximately 0.2 mile east of Interstate 215 (I-215) and approximately 0.3 mile south of State Route 60 (SR-60). The Project site is generally bordered by Corporate Center Place to the north, Day Street to the east, Eucalyptus Avenue to the south, and Valley Springs Parkway to the west. The Project site’s eastern and southern boundaries are adjacent to the City of Moreno Valley. The location of Sites A, B, and C are described more specifically below.

- **Site A:** The northwest 10.45-acre semi-rectangular shaped area is bounded by Corporate Centre Place and Campus Parkway to the north; Valley Springs Parkway to the west; vacant office-zoned land to the east; and Riverside County Assessor office buildings and vacant office-zoned land to the south.
- **Site B:** The northeast 10.27-acre irregular-shaped area is bounded by two multi-story office buildings to the north; Canyon Park Drive to the west; Day Street to the east; and Gateway Drive to the south. A 100-foot wide Metropolitan Water District water pipeline easement diagonally traverses this site.
- **Site C:** The 30.13-acre irregular-shaped area is bounded by Gateway Drive to the north; Valley Springs Parkway to the west; Day Street and a Riverside Medical Clinic building to the east; and the City of Moreno Valley limit, south of which are 10 single-family homes and Edgemont Elementary School, a Riverside County Flood Control detention basin, and a medical office building to the south fronting Eucalyptus Avenue.

ES.2.3 Existing Site Description

The 50.85-acre Project site consists of three separate, non-contiguous, previously graded areas. The Project site can be accessed from Valley Springs Parkway, Corporate Center Place, Canyon Park Drive, Campus Parkway, Day Street, and Eucalyptus Avenue. The Project site is relatively

flat, with an elevation of approximately 1,550 feet to 1,570 feet above mean sea level. The Project site is disturbed with evidence of recent disking throughout. There is one unnamed stream that flows through the northeast section of Site B. The unnamed stream is mapped as continuing further to the south and then west through Sycamore Canyon Park into the Santa Ana River and ultimately flowing west until its terminus at the Pacific Ocean. Currently, Site B receives storm water flows from a storm drain that drains runoff from the parking lot directly adjacent to the north.

ES.2.4 Project Description

The Project will be removed from the Canyon Springs Business Park Specific Plan and the City will establish the new Canyon Springs Healthcare Campus Specific Plan. The Canyon Springs Healthcare Campus will provide a hospital facility in an area that is underserved with hospital beds, healthcare providers, and medical doctors relative to the rest of Southern California. The Project will establish a new Specific Plan to guide future development at the proposed Canyon Springs Healthcare Campus and will also require a Specific Plan Amendment to the existing Canyon Springs Business Park Specific Plan to allow for creation of the Canyon Springs Healthcare Campus within the greater Canyon Springs Business Park Specific Plan area. The new Specific Plan proposes future development over five phases, as summarized below. The current Project phasing for the future development is provided to the best of the applicant's knowledge as a reasonably possible scenario. Future Project phasing could overlap, be out of sequence, or be concurrent, depending on market conditions.

Phase I – Approximately 15 Months. Construction of an approximately 375,000-square-foot, three-story, approximately 234-unit senior housing facility with below- and above-grade parking; and an approximately 310,200-square-foot, three-story, approximately 267-unit, 290-bed, independent living/memory care, assisted living, and skilled nursing facility with surface parking.

Phase II – Approximately 40 Months. Construction of an approximately 324,000-square-foot, 180-bed, five-story (plus unoccupied penthouse) Phase 1 hospital; approximately 22,000 square-foot, two-level central energy plant; approximately 70,000-square-foot, four-story medical office building (MOB) with retail; and four-level parking structure.

Phase III – Approximately 15 Months. Construction of an approximately 100,000-square-foot, four-story MOB with retail; and an approximately 40,000-square-foot, two-story MOB.

Phase IV – Approximately 32 Months. Construction of an approximately 100,000-square-foot, four-story MOB with retail; an approximately 60,000-square-foot, three-story MOB with retail; and parking structure.

Phase V – Approximately 28 Months. Construction of an approximately 180,000-square-foot, five-story Phase 2 hospital addition with approximately 100 beds, to take the campus-wide total to approximately 280 beds. A helipad/helistop is also proposed to be located on top of the hospital. The helipad/helistop will be constructed as the hospital is built, and placed into operation when the need arises.

All phases will have associated landscaping and infrastructure improvements. All retail will be incidental to a healthcare campus, such as a pharmacy, florists, gift shops, and similar retail uses. Construction of ancillary services, such as coffee shops, deli, valet parking, etc. could occur as part of any of the above phases. The Plan Area is already improved with street frontage, curb and gutter, sidewalks, parkway landscaping, and utilities stubbed to the property line, and is roughly graded.

Construction of the Canyon Springs Healthcare Campus is anticipated to take approximately 10 years and will occur over the course of five construction phases described above. For the purposes of the analysis for this EIR, it has been assumed that the Project will be constructed in one phase, which represents the most conservative (i.e., most impactful) approach.

ES.2.5 Project Objectives

The overall Project goal is to provide a comprehensive Specific Plan that will include a roadmap to guide future development on the Project site and clearly define the extent and location of future development on the Project site. The Specific Plan will identify design and development requirements for the hospital, MOBs, senior housing, independent living facility, assisted living facility, skilled nursing facility, and supporting uses on the Project site to facilitate a cohesive and efficient orientation for the public, employees, and customers of the future Canyon Springs Healthcare Campus operator. The Specific Plan will also allow for an expedited permitting process for future development on the healthcare campus.

The Project objectives are as follows:

- The proposed Canyon Springs Healthcare Campus Specific Plan will allow future development to be more streamlined by outlining future allowable uses, and laying out a cohesive set of design guidelines that will provide City staff, the future Canyon Springs Healthcare Campus operator, and the public with a clear understanding of how growth and development will occur at the site.
- The overall goal of the proposed Canyon Springs Healthcare Campus Specific Plan is to guide future development on the Canyon Springs Healthcare Campus and define the extent, scale, and location of future development on the Canyon Springs Healthcare Campus.
- The Canyon Springs Healthcare Campus Specific Plan will allow for the construction of a hospital and medical office buildings (MOBs) with associated hospital-related facilities, as

well as a senior housing, independent living, assisted living, and skilled nursing facility to address an existing shortage of healthcare service capacity now available to residents in the surrounding area, as well as to improve access to healthcare for a growing population.

- In the event of a disaster, the Canyon Springs Healthcare Campus will provide another hospital facility that will serve Riverside and the surrounding communities.

ES.3 DISCRETIONARY ACTIONS AND APPROVALS

The following public officials and agencies will use this Draft EIR when considering the following actions, as well as any other discretionary actions necessary or desirable to implement the Project identified through consultation with the appropriate public agencies:

City of Riverside

Specific Plan and Specific Plan Amendment (Planning Case P14-0294), Certification of the Environmental Impact Report (Planning Case P14-0295), General Plan Amendment (Planning Case P16-0497), Rezone (Planning Case P14-0297), and other permits required by the Public Works Department, Public Utilities, and Building and Safety Division.

Federal

Federal Aviation Administration

The Federal Aviation Administration (FAA) will review the submitted Form 7460-1 and condition the Project, as necessary, in order to ensure compliance with the FAA standards.

US Army Corps of Engineers

The U.S. Army Corps of Engineers will regulate state and federal jurisdiction, as applicable, under Section 404 of the Clean Water Act (CWA).

State

Office of Statewide Health Planning and Development

The Office of Statewide Health Planning and Development's (OSHPD's) Facilities Development Division will review and approve the plans and specifications of the proposed hospital building and other buildings on the campus as required to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations.

California Department of Fish and Wildlife

The City shall consult with the California Department of Fish and Wildlife (CDFW) during the CEQA process to avoid jeopardy to threatened or endangered species, in accordance with the California Endangered Species Act. CDFW also administers the California Fish and Game Code, which protects the nests and eggs of any bird that is protected under the MBTA and regulates water resources, including ephemeral, intermittent, and perennial watercourses, including dry washes, characterized by the presence of hydrophytic vegetation, the location of definable bed and banks, and the presence of existing fish or wildlife resources.

Regional

Santa Ana Region National Pollutant Discharge Elimination System Construction General Permits

National Pollutant Discharge Elimination System (NPDES) Construction General Permits will be required for grading activities of 1 acre or larger. Since the Project will disturb more than one acre of soil, the developer must file a Notice of Intent with the Regional Water Quality Control Board (RWQCB), Santa Ana Region, and obtain a General Construction Activity Stormwater Permit pursuant to the NPDES regulations established under the Clean Water Act. This permit requires preparation and implementation of a Stormwater Pollution Prevention Plan, which is intended to prevent degradation of surface and ground waters during the grading and construction process.

A report of waste discharge shall be submitted to the RWQCB in compliance with Section 401, to obtain either a waste discharge requirement or a waiver for any impacts to waters of the state.

Eastern Municipal Water District

Eastern Municipal Water District review and approval will be required for construction of water improvements.

South Coast Air Quality Management District

A fugitive dust control plan submitted to the South Coast Air Quality Management District for approval will be required prior to issuance of grading permits (SCAQMD Rule 403).

Permits for stationary sources, such as those proposed to be installed in the central plant (e.g., boilers, emergency generators), will be required prior to Project approval.

Local

Riverside County Airport Land Use Commission

The Riverside County Airport Land Use Commission will review the Project plans and condition the Project, as necessary, in order to ensure compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

March Air Reserve Base Air Traffic Control

March Air Reserve Base (ARB) Air Traffic Control will review plans related to the proposed helistop location and proposed helicopter flight path alignments and condition the Project, as necessary, to ensure no conflicts occur between the proposed helicopter flight paths and March ARB flight operations. Additionally, a letter of agreement shall be developed between March ARB Air Traffic Control and the Canyon Springs Healthcare Campus operator. The letter of agreement will define specific flight paths and communication procedures for helicopter operations to and from the hospital. The Canyon Springs Healthcare Campus operator will require all helicopter operators using the helistop to sign the letter of agreement.

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<i>Aesthetics</i>			
a. Would the project have a substantial adverse effect on a scenic vista?	Less than significant	N/A	Less than significant
b. Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No impact	N/A	No impact
c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	Less than significant	N/A	Less than significant
d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than significant	N/A	Less than significant
e. Would the project have a cumulative aesthetic and/or lighting impact?	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<i>Agriculture and Forestry Resources</i>			
a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?	No impact	N/A	No impact
b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	No impact	N/A	No impact
c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No impact	N/A	No impact

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?	No impact	N/A	No impact
e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No impact	N/A	No impact
f. Would the project have a cumulative agriculture and forestry resources impact?	No impact	N/A	No impact
<i>Air Quality</i>			
a. Would the project conflict with or obstruct implementation of the applicable air quality plan?	Potentially significant	<p>MM-AQ-1 During construction activity, all construction equipment (≥ 150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. Additionally, during grading activity, total horsepower-hours per day for all equipment shall not exceed 24,608 horsepower-hours per day, and the maximum disturbance (actively graded) area shall not exceed 6 acres per day.</p> <p>MM-AQ-2 Prior to the issuance of building permits, the Project developer/applicant shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 5% efficiency beyond the 2016 California Building Code Title 24 requirements. Example of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):</p> <ul style="list-style-type: none"> • Increase in insulation such that heat transfer and thermal bridging is minimized; 	Significant and Unavoidable

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy-efficient windows; • Use of interior and exterior energy-efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; • Installation of Energy Star-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products. <p>MM-AQ-3 To reduce water consumption and the associated energy-usage, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent California Green Building Code and any mandated reduction in outdoor water usage contained in the City's water-efficient landscape requirements. Additionally, the Project shall implement the following:</p> <ul style="list-style-type: none"> • Landscaping palette emphasizing drought-tolerant plants; • Use of water-efficient irrigation techniques; • U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets, and water-conserving shower heads. 	

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-AQ-4 The Project shall reduce vehicle miles traveled and emissions by implementing the following measure: <ul style="list-style-type: none"> • Pedestrian and bicycle connections shall be provided to surrounding areas consistent with the City's General Plan. MM-AQ-5 The Project developer/applicant shall encourage its tenants to use water-based or low volatile organic compound cleaning products by providing publicly available information from the Southern California Air Quality Management District, CARB, and EPA on such cleaning products. MM-AQ-6 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. This requirement shall be included in all Covenants, Conditions, and Restrictions for Project properties.	
b. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially significant	MM-AQ-1 through MM-AQ-6	Significant and Unavoidable
c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Potentially significant	MM-AQ-2 through MM-AQ-6	Significant and Unavoidable

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
d. Would the project expose sensitive receptors to substantial pollutant concentrations?	Potentially significant	MM-AQ-1	Less than significant
e. Would the project create objectionable odors affecting a substantial number of people?	Less than significant	N/A	Less than significant
f. Would the project have a cumulative air quality impact?	Potentially significant	MM-AQ-1 through MM-AQ-6	Significant and Unavoidable
<i>Biological Resources</i>			
a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less than significant	N/A	Less than significant
b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
c. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially significant	MM-BIO-1 Prior to the issuance of grading permit on the Site B, the Project developer/applicant shall obtain a Clean Water Act Section 404 permit, obtain a Regional Water Quality Control Board Clean Water Act Section 401 Water Quality Certification, and comply with Section 1602 of the California Fish and Game Code, including execution of a Streambed Alteration Agreement, if requested by the California Department of Fish and Wildlife (CDFW). All conditions of approval by these regulatory permitting agencies shall be adhered to by the Project.	Less than significant
d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant	N/A	Less than significant
e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No impact	N/A	No impact
f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Potentially significant	MM-BIO-2 In accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), potentially suitable habitat to support burrowing owl is present within the Project site. Prior to the initiation of construction activities, a qualified biologist shall conduct focused surveys for burrowing owl in accordance with the Burrowing Owl Survey Instructions for the MSHCP Area (dated march 29, 2006), which includes four site visits during the burrowing owl breeding season (March 1–August 31).	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>Preconstruction clearance surveys for burrowing owl shall be conducted within 30 days of the commencement of site disturbance to determine whether burrowing owl is present at the site. Preconstruction surveys shall include suitable burrowing owl habitat within the Project footprint and an appropriate buffer as required in the most recent guidelines and where legal access to conduct the survey exists. If burrowing owls are not detected during the clearance survey, no additional mitigation is required.</p> <p>If burrowing owl is detected, occupied burrowing owl burrows shall not be disturbed during the nesting season (February 1–August 31) unless a qualified biologist approved by CDFW verifies through noninvasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occurred burrows are foraging independently and capable of independent survival. A 500-foot nondisturbance buffer (where no work activities may be conducted) will be maintained between Project activities and nesting burrowing owls during the nesting season, unless otherwise authorized by CDFW. If burrowing owl is detected during the nonbreeding season (September 1–January 31) or confirmed to not be nesting, a 160-foot nondisturbance buffer will be maintained between the Project activities and occupied burrow. If disturbance of burrowing owl cannot be avoided, passive or active relocation of burrowing owls will be implemented. Relocation will be conducted by a qualified biologist in accordance with procedures set forth by the MSHCP. Relocation of occupied burrows will be conducted outside the breeding season (February 1–August 31), pursuant to the California Fish and Game Code and the Migratory Bird Treaty Act.</p> <p>MM-BIO-3 In order to avoid potential impacts to nesting birds in conformance with the Migratory Bird Treaty Act and California Fish and Game Code during all phases of the Project, a qualified biologist will conduct a nesting bird survey within 1 week prior to the commencement of any ground-disturbing activities from February 1 to August 31, which covers the breeding season for most birds that may occur in the Project area. If active nests are not observed, no further mitigation is required. However, if an active bird nest is found, the nest will be</p>	

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		flagged and mapped on the construction plans along with an appropriate buffer, which will be determined by a qualified biologist based on the biology of the species. The nest area will be avoided until the nest is vacated and the juveniles have fledged or the nest is determined to be inactive (no eggs or young). The nest area will be demarcated in the field with flagging and stakes or construction fencing for avoidance.	
Would the project have a cumulative biological resources impact?	Potentially significant	MM-BIO-1 through MM-BIO-3	Less than significant
<i>Cultural Resources</i>			
a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines?	No impact	N/A	No impact
b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?	Potentially significant	<p>MM-CUL-1 Prior to grading permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and interested tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the Project site if the site design and/or proposed grades should be revised.</p> <p>MM-CUL-2 Archaeological and Paleontological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a</p>	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <ol style="list-style-type: none"> 1. The Project archaeologist, in consultation with interested tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: <ol style="list-style-type: none"> a. Project grading and development scheduling; b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the Project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists; c. The protocols and stipulations that the Applicant, tribes, and project archaeologist/paleontologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation; d. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the project site; and e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4. 	

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>MM-CUL-3 Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the Project archaeologist. The removal of any artifacts from the Project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:</p> <p>a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p> <p>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>c. For purposes of conflict resolution, if more than one Native American</p>	

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and</p> <p>d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.</p> <p>MM-CUL-4 Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p>	

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially significant	MM-CUL-1 through MM-CUL-4	Less than significant
d. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	Less than significant	N/A	Less than significant
Would the project have a cumulative cultural resources impact?	Potentially significant	MM-CUL-1 through MM-CUL-4	Less than significant
<i>Geology and Soils</i>			
a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
ii. Strong seismic ground shaking?	Less than significant	N/A	Less than significant
iii. Seismic-related ground failure, including liquefaction?	Less than significant	N/A	Less than significant
iv. Landslides?	Less than significant	N/A	Less than significant
b. Would the project result in soil erosion or the loss of topsoil?	Less than significant	N/A	Less than significant
c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant	N/A	Less than significant
d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Less than significant	N/A	Less than significant
Would the project have a cumulative geological impact?	Less than significant	N/A	Less than significant
<i>Greenhouse Gas Emissions</i>			
a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially significant	MM-AQ-1 through MM-AQ-6	Less than significant
b. Would the project conflict with a plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant	N/A	Less than significant
Would the project have a cumulative impact on greenhouse gas emissions?	Potentially significant	MM-AQ-1 through MM-AQ-6	Less than significant
<i>Hazards and Hazardous Materials</i>			
a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant	N/A	Less than significant
c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than significant	N/A	Less than significant
d. Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant	N/A	Less than significant
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Potentially significant	MM HAZ-1 A minimum of 45 days prior to submittal of an application for a building permit, the Project developer/applicant shall inform the City of Riverside Planning Division and Building and Safety Division if any Project-related vertical structures or construction equipment will exceed 1,664 feet above mean sea level (AMSL). Prior to construction, if it is determined that any Project-related vertical structures or construction equipment will exceed 1,664 AMSL, then at the beginning of construction, the Project developer/applicant shall submit a Federal Aviation Administration (FAA) Form 7460-1 to the FAA to ensure	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>compliance with the FAA standards and air space obstruction-clearance. If FAA Form 7460-1 is required to be filed, the City shall not issue a building permit until the FAA issues a determination stating that the proposed construction will not be a hazard to air navigation.</p> <p>MM-HAZ-2 The Project developer/applicant shall submit applicable plans and forms for the proposed helipad/helistop to the March Air Reserve Base (March ARB), Riverside County Airport Land Use Commission (ALUC), Riverside City Council, and California Department of Transportation Division of Aeronautics for review and approval. All conditions of approval from FAA, March ARB, and Riverside County ALUC shall be adhered to by the Project.</p> <p>MM-HAZ-3 The following additional March ARB-required risk-reduction Project design features shall be incorporated into Project design:</p> <ul style="list-style-type: none"> • Reduce bird attractants at the Project site. To avoid increasing the risk of bird-aircraft strikes for March ARB or other aircraft transiting the vicinity of the Project site, the following measures shall be taken: Project Design: When possible, the Project shall incorporate passive bird exclusion designs into the structural design. Windows, ledges, roof edges, air vents and other features shall be designed to prevent roosting if possible, by incorporating angles of 45 degrees or more. For problem areas such as flat roofs where it is difficult to create slopes, the Project developers shall install a physical barrier to perching such as bird spikes, bird netting, or bird wire. The Project operator shall maintain these physical barriers to remove accumulated debris and ensure they continue to function. Installation of bird exclusion devices shall be by an experienced specialist, and any installation shall comply with the Migratory Bird Treaty Act, Endangered Species Act, California Endangered Species Act, and any other applicable federal, state, or local regulations. <p>The Project developer and operator shall ensure that stormwater drainage</p>	

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>does not allow for ponding of water on site or adjacent to the Project site.</p> <p>Project Construction: During construction, all trash shall be disposed of in enclosed bins. Feeding of birds by workers on the Project site shall be prohibited. The prohibition of bird feeding shall be part of the construction personnel training directive as a requirement of daily working conditions. The construction contractor shall be responsible for monitoring and enforcing this requirement.</p> <p>Project Landscaping: The Project shall avoid the creation of large areas of turf grass or open water. When selecting landscaping trees, bushes, or other ornamental landscaping, the Project shall avoid planting any that produce fruit. Bird perching on Project landscaping shall be monitored by Project operators, and any landscaping that attracts substantial numbers of birds shall be removed and replaced with another variety.</p> <ul style="list-style-type: none"> • The take-off and landing patterns from the proposed helicopter operations shall be designed in a way to avoid conflicts with March ARB's flight operations. • The helistop shall be designed per FAA criteria with dimensions of 65 feet x 65 feet to serve the larger Sikorsky UH-60 Blackhawk helicopter for response to mass casualty events, especially if and when the hospital achieves trauma center status. • Proposed flight paths shall be to and from the southwest and to and from the northwest for noise-abatement reasons, as well as to minimize potential conflicts with March AIR/Inland Port fixed-wing traffic. 	
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No impact	N/A	No impact
g. Would the project impair implementation of or physically interfere with an	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
adopted emergency response plan or emergency evacuation plan?			
h. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Less than significant	N/A	Less than significant
Would the project have a cumulative hazards or hazardous materials impact?	Potentially Significant	MM-HAZ-1 through MM-HAZ-3	Less than significant
<i>Hydrology/Water Quality</i>			
a. Would the project violate any water quality standards or waste discharge requirements?	Less than significant	N/A	Less than significant
b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
or planned uses for which permits have been granted)?			
c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Less than significant	N/A	Less than significant
d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Less than significant	N/A	Less than significant
e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than significant	N/A	Less than significant
f. Would the project otherwise substantially degrade water quality?	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
g. Would the project place housing within a 100-year flood hazard area?	Less than Significant	N/A	Less than Significant
h. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than significant	N/A	Less than Significant
i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Less than significant	N/A	Less than significant
j. Would the project expose people or structures to a significant risk of seiche, tsunami, or mudflow?	No impact	N/A	No impact
Would the project have a cumulative hydrology or water quality impact?	Less than significant	N/A	Less than significant
<i>Land Use and Planning</i>			
a. Would the project physically divide an established community?	Less than significant	N/A	Less than significant
b. Would the project conflict with any applicable land use plan, policy, or regulation of an	Potentially significant	MM-AQ-1 through MM-AQ-6 MM-CUL-2 and MM-CUL-4	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		MM-NOI-1 MM-TRAF-1 through MM-TRAF-13 MM-UTL-2 and MM-UTL-3	
c. Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	Potentially significant	MM-BIO-2 and MM-BIO3	Less than significant
Would the project have a cumulative land use and/or planning impact?	Potentially significant	MM-AQ-1 through MM-AQ-6 MM-BIO-2 and MM-BIO-3 MM-CUL-2 and MM-CUL-4 MM-NOI-1 MM-TRAF-1 through MM-TRAF-13 MM-UTL-2 and MM-UTL-3	Less than significant
<i>Mineral Resources</i>			
a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No impact	N/A	No impact
b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No impact	N/A	No impact

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project have a cumulative mineral resources impact?	No impact	N/A	No impact
<i>Noise</i>			
a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially significant	MM-NOI-1 Operational Noise Mitigation Measures <ul style="list-style-type: none"> • Prior to certificate of occupancy for the proposed Hospital, Medical Office Building 3, Medical Office Building 4, or Parking Structure 1, whichever may be constructed first, the Project Applicant shall construct the proposed 8-foot-high perimeter wall (as shown on Figure 4.9-2) to reduce the operational noise levels at the adjacent sensitive receiver locations. • Prior to certificate of occupancy for the proposed Hospital, the Project shall demonstrate compliance with the requirements of all federal, state, regional, and local agencies. At a minimum, such agencies include the Federal Aviation Administration, the Riverside County Airport Land Use Commission, the March Air Reserve Base/Inland Port Airport, the State of California Heliport Permitting process, and the City of Riverside Entitlement process. <ul style="list-style-type: none"> ○ The proposed helipad shall be reviewed pursuant to the provisions of Riverside Municipal Code Title 19, Chapter 19.320. 	Less than significant
b. Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than significant	N/A	Less than significant
c. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant	N/A	Less than significant
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Less than significant	N/A	Less than significant
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No impact	N/A	No impact
g. Would the project have a cumulative noise impact?	Potentially significant	MM-NOI-1	Less than significant
<i>Population and Housing</i>			
a. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads of other infrastructure)?	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No impact	N/A	No impact
c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No impact	N/A	No impact
d. Would the project have a cumulative impact on population and housing?	Less than significant	N/A	Less than significant
<i>Public Services</i>			
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
Fire protection?	Potentially significant	N/A	Less than significant
Police protection?	Less than significant	N/A	Less than significant
Schools?	Less than significant	N/A	Less than significant
Parks?	Less than significant	N/A	Less than significant
Other public facilities?	Less than significant	N/A	Less than significant
b. Would the project have cumulative public services impacts?	Less than significant	N/A	Less than significant
<i>Recreation</i>			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant	N/A	Less than significant
b. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
c. Would the project have a cumulative impact on recreation?	Less than significant	N/A	Less than significant
<i>Transportation and Traffic</i>			
a. Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Potentially significant	<p>Existing with Project Conditions</p> <p>MM-TRAF-1: Valley Springs Parkway/Eucalyptus Avenue (#4): Prior to opening the Project for operation, the Project developer/applicant shall pay for and install two five-section signal heads as well as modify the signal phasing such that there is an overlap phase for the existing dual right turn lanes on the southbound approach. The Project applicant will enter into an agreement with the City of Moreno Valley to complete these improvements.</p> <p>Cumulative With Project Conditions</p> <p>MM-TRAF-2: I-215 Southbound Ramps/Eucalyptus Avenue (#3): Prior to opening the Project for operation, the Project developer shall pay the Project's fair share of the cost for the installation of a traffic signal, and construct the traffic signal, to serve the southbound right turn only off-ramp and westbound through traffic. This configuration will be similar to the existing I-215 northbound right turn only off-ramp / Eucalyptus Avenue intersection design.</p> <p>MM-TRAF-3: Valley Springs Parkway/Eucalyptus Avenue (#4): Prior to opening the Project for operation, the Project developer shall pay the Project's fair share of the cost to modify striping to provide a second left turn lane, in addition to the existing two through lanes on the northbound approach. The Project applicant will enter into an agreement with the City of Moreno Valley to complete these improvements if required by the City.</p>	Significant and unavoidable

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>MM-TRAF-4: Day Street/Cottonwood Avenue (#13): Prior to opening the Project for operation, the Project developer shall pay the Project's fair share of the cost to widen Day Street to provide a separate right turn lane, in addition to the existing left turn lane and one through lane on the northbound approach. The Project applicant will enter into an agreement with the City of Moreno Valley to complete these improvements if required by the City.</p> <p>MM-TRAF-5: Day Street / Bay Avenue (#14): Prior to opening the Project for operation, the Project developer shall pay the Project's fair share of the cost to complete the following improvements:</p> <ul style="list-style-type: none"> • Northbound approach: Install a traffic signal and widen Day Street to provide a second through lane. • Southbound approach: Widen Day Street to provide a second through lane. <p>The Project applicant will enter into an agreement with the City of Moreno Valley to complete these improvements if required by the City.</p> <p>MM-TRAF-6: Day Street/Alessandro Boulevard (#15): Prior to opening the Project for operation, the Project developer shall pay the Project's fair share of the cost to modify striping and the existing raised median to provide a second left turn lane, in addition to the existing three through lanes on the eastbound approach. The Project applicant will enter into an agreement with the City of Moreno Valley to complete these improvements if required by the City.</p> <p>MM-TRAF-7: Memorial Way/Towngate Drive (#16): Prior to opening the Project for operation, the Project developer shall pay the Project's fair share of the cost to implement signal modifications for protected/permitted operations for both the north/south movements and the east/west movements as well as modify the intersection to include the following geometrics:</p>	

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Southbound approach: Convert the existing second through lane to provide a dedicated right turn lane with overlap phasing, in addition to the existing left turn lane and one through lane. • Eastbound approach: Retain existing two through lanes and defacto right turn lane. • Westbound approach: Retain existing two through lanes and defacto right turn lane. <p>The Project applicant will enter into an agreement with the City of Moreno Valley to complete these improvements if required by the City.</p> <p><i>General Plan Buildout Conditions</i></p> <p>MM-TRAF-8: Day Street/Eucalyptus Avenue (#12): Prior to opening the Project for operation, the Project developer shall pay fees for the TUMF program which includes modification of this intersection to provide a dedicated right turn lane with overlap phasing on the northbound approach. The Project applicant will enter into an agreement with the City of Moreno Valley to complete these improvements if required by the City.</p> <p>MM-TRAF-9: Day Street/Cottonwood Avenue (#13): Prior to opening the Project for operation, the Project developer shall pay the Project's fair share of the cost to complete the following improvements:</p> <ul style="list-style-type: none"> • Eastbound approach: Widen Cottonwood Avenue to provide a separate right turn lane, in addition to the existing left turn lane and one through lane. • Westbound approach: Provide overlap phasing for the existing right turn lane. <p>The Project applicant will enter into an agreement with the City of Moreno Valley to complete these improvements if required by the City.</p> <p>MM-TRAF-10: Day Street/Alessandro Boulevard (#15): Prior to opening the Project for</p>	

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>operation, the Project developer shall pay the Project's fair share of the cost to complete the following improvements:</p> <ul style="list-style-type: none"> • Northbound approach: Modify striping to provide a second through lane, in addition to the existing left turn lane and through lane. • Southbound approach: Widen Day Street to provide a dedicated right turn lane. • Westbound approach: Modify striping and existing raised median to provide a second left turn lane and widen Alessandro Boulevard to provide a third receiving lane. <p>The Project developer will enter into an agreement with the City of Moreno Valley to complete these improvements if required by the City.</p> <p>MM-TRAF-11: Valley Springs Parkway/Driveway 5 (#23): Prior to opening the Project for operation, the Project developer shall pay for and install a traffic signal. Intersection geometries will be constructed as described in Section 4.11.5, <i>Project Design Features that Will Reduce Impacts</i>.</p> <p>MM-TRAF-12: Canyon Park Drive – Driveway 7/Gateway Drive (#25): Prior to opening the Project for operation, the Project developer shall pay for and install a traffic signal. Intersection geometries will be constructed as described in Section 4.11.5, <i>Project Design Features that Will Reduce Impacts</i>.</p>	
b. Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion	Potentially significant	MM-TRAF-2	Significant and Unavoidable

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
management agency for designated roads or highways?			
c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Potentially significant	<p>MM-TRAF-13: Prior to design approval of the helistop by the City of Riverside Planning Department, the developer/applicant shall submit plans to the March ARB Air Traffic Control for review and approval of plans related to the proposed helistop location and proposed helicopter flight path alignments to ensure no conflicts occur between the proposed helicopter flight paths and March ARB flight operations. A copy of the approved plans from March ARB Air Traffic Control shall be submitted to the City of Riverside Planning Department. A letter of agreement shall be developed between March ARB Air Traffic Control and the Canyon Springs Healthcare Campus operator. The letter of agreement will define specific flight paths and communication procedures for helicopter operations to and from the hospital. The Canyon Springs Healthcare Campus operator will require all helicopter operators using the helistop to sign the letter of agreement.</p> <p>MM-TRAF-14: Prior to helistop approval by the City of Riverside Planning Commission/City Council, the following agency actions will be required with regards to the design, construction, and operation of the helistop:</p> <ul style="list-style-type: none"> • An FAA Form 7460-1 will be submitted. • An airspace study by FAA staff per Part 157, Notice of Landing Area Proposal, of the Federal Aviation Regulations (FARs). This study results in an "airspace determination letter." • Project review and finding of consistency with the March ARB/Inland Port Airport Land Use Compatibility Plan by Riverside County Airport Land Use Commission as required by California Public Utilities Code. • Application for and receipt of Heliport Site Approval Permit from Caltrans Division of Aeronautics authorizing heliport construction. • After construction of the helipad a final inspection and approval of a Heliport Permit authorizing flight operations by Caltrans Division of 	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<i>Aeronautics.</i>			
d. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant	N/A	Less than significant
e. Would the project result in inadequate emergency access?	Less than significant	N/A	Less than significant
f. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Less than significant	N/A	Less than significant
g. Would the project have cumulative impacts on transportation and traffic?	Potentially significant	MM-TRAF-1 through MM-TRAF-14	Significant and Unavoidable
<i>Utilities and Service Systems</i>			
a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less than significant	N/A	Less than significant
b. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant	Less than significant	N/A	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
environmental effects?			
c. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant	N/A	Less than significant
d. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Potentially significant	MM-UTL-1 The developer/applicant of the Project shall be required to meet with Eastern Municipal Water District (EMWD) staff to develop a plan of service, which shall detail water, wastewater, and recycled water requirements to serve the Project. MM-AQ-3	Less than significant
e. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant	N/A	Less than significant
f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than significant	MM-UTL-2 Prior to issuance of building permits, the developer/applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department (RCWMD) for approval. The plan shall identify and estimate the materials to be recycled during construction and demolition activities and shall specify where and how the recyclable materials will be stored on the Project site. Compliance with the plan shall be a requirement in all	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>construction contracts. The RCWMD-approved plan shall be attached to all construction plans and distributed to all construction contractors. Once construction is complete, the developer/applicant shall be responsible for preparing a Waste Recycling Report that demonstrates that the Project recycled a minimum of 50% of its construction and demolition waste. The waste recycling report must be submitted to, and approved by, the RCWMD prior to issuance of occupancy permits.</p> <p>MM-UTL-3. Prior to issuance of building permits, the developer/applicant shall submit building plans to the Riverside County Waste Management Department (RCWMD) and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws.</p>	
g. Would the project comply with federal, state, and local statutes and regulations related to solid waste?	Less than significant	N/A	Less than significant
h. Would the project have cumulative public services and/or utilities impacts?	Potentially significant	MM-UTL-1 through MM-UTL-3 MM-AQ-3	Less than significant
<i>Energy Conservation</i>			
a. Would the project result in wasteful, inefficient, or unnecessary consumption of energy?	Potentially significant	MM-AQ-2 through MM-AQ-4	Less than significant
b. Would the project conflict with existing energy standards and regulations?	Potentially significant	MM-AQ-2	Less than significant

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact Before Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
c. Would the project place a significant demand on local and regional energy supplies or require a substantial amount of additional capacity?	Potentially significant	MM-AQ-2 through MM-AQ-4	Less than significant
d. Would the project have cumulative energy consumption impacts?	Potentially significant	MM-AQ-2 through MM-AQ-4	Less than significant

N/A = not applicable

ES.4 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Section 15123(b) (2) of the State CEQA Guidelines requires that areas of controversy known to the lead agency must be stated in the EIR summary. Issues of interest to the public and public agencies were identified during the 30-day public comment period of the IS/NOP of a Draft EIR. Written comments in response to the IS/NOP were received from the following agencies:

- California Department of Water Resources
- City of Moreno Valley
- Eastern Municipal Water District
- Governor's Office of Planning and Research (State Clearinghouse)
- Native American Heritage Commission
- Riverside County Airport Land Use Commission
- Riverside County Flood Control and Water Conservation District
- Riverside County Transportation and Land Management Agency
- South Coast Air Quality Management District

The IS, NOP, distribution list, and written comments received by the City in response to the NOP are included in Appendix A of this EIR. Comments received during the public comment period were considered during the preparation of this EIR. The IS, NOP, distribution list, and comments received during the scoping period are included in Appendix A of this EIR.

Chapter 4 of the Draft EIR addresses each environmental effect that was determined to be potentially significant during preparation of the Project's NOP (Appendix A). Each effect is organized into an issue area; those that will be analyzed (and the section of Chapter 4 of the Draft EIR in which the analysis is contained) are listed below:

- Aesthetics (Section 4.1)
- Air Quality (Section 4.2)
- Biological Resources (Section 4.3)
- Cultural Resources (Section 4.4)
- Greenhouse Gas Emissions (Section 4.5)
- Hazards and Hazardous Materials (Section 4.6)
- Hydrology and Water Quality (Section 4.7)
- Land Use and Planning (Section 4.8)

- Noise (Section 4.9)
- Public Services (Section 4.10)
- Transportation and Traffic (Section 4.11)
- Utilities (Section 4.12)
- Energy Consumption (Section 4.13)

Section 15123(b)(3) of the State CEQA Guidelines requires that an EIR identify issues to be resolved; this includes the choice among alternatives and whether or how to mitigate significant impacts. The major issues to be resolved for the Project include decisions by the City as to whether this EIR adequately describes the potential environmental impacts of the Project, whether the recommended mitigation measures should be adopted or modified, whether additional mitigation measures need to be applied, whether the Project should or should not be approved as proposed, or whether the Project should be modified based on the alternatives considered in this EIR.

ES.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table ES-1, Summary of Environmental Impacts and Mitigation Measures, provides a summary of the impact analysis related to the Project. The table identifies a summary of the significant environmental impacts resulting from the Project pursuant to the State CEQA Guidelines Section 15123(b)(1). For more detailed discussion, please see Chapter 4 of this Draft EIR. Table ES-1 also lists the applicable mitigation measures related to identified significant impacts, as well as the level of significance after mitigation is identified. For more detailed discussion of the impact areas that were determined to be less than significant in the IS, please see Appendix A of this document.

ES.6 SUMMARY OF PROJECT ALTERNATIVES

Section 15126.6 of the State CEQA Guidelines identifies the parameters within which consideration and discussion of alternatives to the Project should occur. As stated in this section of the guidelines, alternatives must focus on those that are reasonably feasible and that attain most of the basic objectives of the Project. Each alternative should be capable of avoiding or substantially lessening any significant effects of the Project. The rationale for selecting the alternatives to be evaluated and a discussion of the No Project Alternative are also required, per Section 15126.6.

No Project Alternative

The No Project Alternative assumes that the Project site will not be developed with the Canyon Springs Healthcare Campus Specific Plan and the existing Project site will remain vacant and rough graded. Neither the proposed Specific Plan nor the Canyon Springs Business Park Specific Plan will take effect under the No Project Alternative. The land will remain vacant and the healthcare campus needed to improve access to healthcare for a growing population will not be constructed. In addition, the City of Riverside and surrounding communities will not be provided another hospital facility to serve its residents in the event of a disaster. This alternative will not meet the Project objectives; however, CEQA requires the alternative to be analyzed.

Alternative 1 – Build Out Consistent with Canyon Springs Business Park Specific Plan

Alternative 1 proposes to build out the Project area consistent with the permitted uses pertaining to the existing Canyon Springs Business Park Specific Plan. The Project site is located within the boundaries of the Canyon Springs Business Park Specific Plan. More specifically, the northwest 10.45-acre portion of the senior housing site (Site A) is located on Specific Plan Planning Area 8 (Corporate Office); the independent living, assisted living, and skilled nursing sites (Site B) of the Project are located on Specific Plan Planning Area 9 (Professional Office); and, lastly, the hospital, MOB, and parking structure site (Site C) of the Project is located on Specific Plan Planning Areas 7 (Support Commercial) and 10 (Medical Campus).

Alternative 1 includes a reduction in the development potential that will result in a reduction of environmental impacts. However, the senior housing will not be permitted under the existing Specific Plan and the alternative will not meet the Project objectives.

Alternative 2 – Alternative Site Location in City of Moreno Valley

Alternative 2 involves the construction of the proposed healthcare campus at a 54.22-acre site located north of State Route 60 (SR-60) in the City of Moreno Valley. This site is currently vacant, rough graded, and is approximately 0.6 mile northeast from the Project site. The site is currently designated Commercial under the City of Moreno Valley General Plan, and the site is zoned Community Commercial under the City of Moreno Valley Municipal Code. Under Alternative 2, the Project Applicant will lease or purchase the land from the owners for the construction of the components of the Project as described in the Project, such as the hospital, MOBs with associated hospital-related facilities, senior housing, independent living, assisted living, and a skilled nursing facility.

Alternative 2 will result in the new construction of a healthcare campus and the objectives of the Project will be met. Additionally, Alternative 2 is more environmentally impactful than the Project in terms of aesthetics, air quality, biological resources, geology and soils, GHG emissions, hydrology and water quality, noise, public services and recreation.

Alternative 3 – Alternative Site Location in City of Riverside

Alternative 3 involves the construction of the proposed healthcare campus at a 64.37-acre area site located west of SR-60 and south of Central Avenue. This site is part of the Sycamore Canyon Wilderness Park and is approximately 1.9 miles west of the Project site in the City of Riverside. The property is currently owned by the City of Riverside and is under the City's land use jurisdiction. The Alternative 3 site is currently designated as Public Park in the City of Riverside General Plan, and the site is zoned for R-1-8500 - Single-Family Residential and Specific Plan (Sycamore Canyon Business Park) Overlay Zones under the City of Riverside Municipal Code. Under Alternative 3, the Project Applicant will lease or purchase the land from the City for construction of the Project components, such as the hospital, MOB's with associated hospital-related facilities, senior housing, independent living, assisted living, and a skilled nursing facility.

Alternative 3 will result in the new construction of a healthcare campus and the objectives of the Project will be met, but this alternative is more impactful than the Project in terms of aesthetics, air quality, biological resources, cultural resources, geology and soils, GHG emissions, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

Alternative 4 – Reduced Project Alternative

Alternative 4 will allow for the construction of the Project elements on the vacant Project site, but this alternative reduces the program of development allowed by reducing the following:

- The number of beds in the hospital will be reduced from 280 licensed beds at Project buildout to 100 licensed beds.
- The total square footage in the MOB will be reduced from 370,000 square feet at Project buildout to 75,000 square feet.
- The number of dwelling units in the senior adult housing/attached housing will be reduced from 234 dwelling units at Project buildout to 99 dwelling units.
- The number of beds in the independent living/memory care, assisted living, and skilled nursing facility will be reduced from 290 licensed beds at Project buildout to 99 licensed beds.

Under this alternative, it is assumed that the height and size of the proposed new hospital, MOB's, and independent living/memory care, assisted living facility buildings will be reduced in size by approximately 25% since there will not be a need for as many hospital and assisted living center beds. Additionally, there will be fewer dwelling units in the senior adult housing and the

total square footage of the MOB will be reduced. Fewer vehicle trips will be generated as a result of this alternative; therefore, air quality and traffic impacts will be expected to be reduced. By reducing the intensity of the use on the Project site, impacts under this alternative could be reduced compared to the Project. Nonetheless, air quality impacts under Alternative 4 will be considered significant and unavoidable due to the number of vehicle trips and lack of feasible mitigation to ensure emissions from those trips, even though a reduction will occur.

While Alternative 4 includes a reduction in the development potential that will result in a reduction of environmental impacts, the alternative will not meet all of the Project objectives.

ES.6.1 Environmentally Superior Alternative

Table ES-2 provides a summary of the alternatives impact analysis considered in the Draft EIR and identifies the areas of potential environmental effects per CEQA, and ranks each alternative as better, the same, or worse than the Project with respect to each issue area.

Table ES-2
Comparison of Project and Alternative Impacts

Environmental Issue Area	Project	No Project	Alternative 1 – Buildout of Canyon Springs Business Park Specific Plan	Alternative 2 – Alternative Location in City of Moreno Valley	Alternative 3 – Alternative Location in the City of Riverside	Alternative 4, Reduced Project Alternative
Aesthetics	LTS	Reduced	Increased	Increased	Increased	Reduced
Agriculture and Forestry Resources	LTS	Similar	Similar	Similar	Similar	Similar
Air Quality	SU	Reduced	Increased	Increased	Increased	Reduced
Biological Resources	LTS	Reduced	Increased	Increased	Increased	Reduced
Cultural Resources	LTS	Reduced	Similar	Similar	Increased	Reduced
Geology and Soils	LTS	Reduced	Similar	Increased	Increased	Reduced
Greenhouse Gas Emissions	LTS	Reduced	Increased	Increased	Increased	Reduced
Hazards and Hazardous Materials	LTS	Reduced	Increased	Reduced	Similar	Reduced
Hydrology and Water Quality	LTS	Reduced	Similar	Increased	Increased	Reduced
Land Use and Planning	LTS	Increased	Increased	Similar	Increased	Similar
Mineral Resources	LTS	Similar	Similar	Similar	Similar	Similar
Noise	LTS	Reduced	Reduced	Increased	Increased	Reduced
Population and Housing	LTS	Reduced	Reduced	Similar	Increased	Reduced
Public Services	LTS	Reduced	Reduced	Increased	Increased	Reduced
Recreation	LTS	Reduced	Reduced	Increased	Increased	Reduced

Table ES-2
Comparison of Project and Alternative Impacts

Environmental Issue Area	Project	No Project	Alternative 1 – Buildout of Canyon Springs Business Park Specific Plan	Alternative 2 – Alternative Location in City of Moreno Valley	Alternative 3 – Alternative Location in the City of Riverside	Alternative 4, Reduced Project Alternative
Transportation/Traffic	SU	Reduced	Increased	Similar	Increased	Reduced
Utilities and Service Systems	LTS	Reduced	Increased	Similar	Increased	Reduced
Energy Conservation	LTS	Reduced	Increased	Similar	Similar	Reduced
Meets Project objectives?	Yes	No	No	Yes	Yes	No

As indicated in Table ES-2, Alternative 4 will result in the least environmental impacts, and based on this, will be considered the environmentally superior alternative. While Alternative 4 includes a reduction in the development potential that will result in a reduction of environmental impacts, the alternative will not meet all of the Project objectives. Therefore, although Alternative 4 is feasible, it does not meet all of the Project objectives

ES.7 OTHER CEQA TOPICS

The State CEQA Guidelines set forth several general content requirements for a Draft EIR, including certain potential impacts which must be addressed. Those impact areas applicable to this Project include the potential for the Project to cause cumulative impacts (Section 15130); unavoidable adverse impacts (Section 15126(b)); growth inducing impacts (Section 15126(d)); or significant irreversible changes caused by a project (Section 15126.2(c)). Section 15125(d) of the State CEQA Guidelines also requires an EIR to discuss any inconsistencies between the Project and applicable general and regional plans. These topics are summarized below and discussed in Chapters 5 and 7 of this Draft EIR.

ES.7.1 Significant Unavoidable Environmental Effects

This topic is intended to address any significant impacts that cannot be mitigated to below a level of significance (State CEQA Guidelines Section 15126.2). As discussed in detail throughout Chapter 4, Environmental Impact Analysis, of this Draft EIR, as well as the IS prepared for the Project (Appendix A), the Project will not result in any Project-specific or cumulatively significant unavoidable adverse impacts related to aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and

planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems, or energy conservation.

The Project will result in Project-specific or cumulatively significant unavoidable impacts to air quality and transportation/traffic during operation.

ES.7.2 Growth Inducing Impacts

According to State CEQA Guidelines Section 15126.2 (d), a project may foster economic or population growth, or additional housing, either indirectly or directly, in a geographical area if it meets any one of the following criteria:

- A project would remove obstacles to population growth;
- Increases in the population may tax existing community service facilities, causing significant environmental effects; or
- A project would encourage and facilitate other activities that could significantly affect the environment.

As discussed in Chapter 2, Project Description, of this Draft EIR, the Project will involve an amendment to the Canyon Springs Business Park Specific Plan, as well implementation of a new Canyon Springs Healthcare Campus Specific Plan that will guide development of three separate, non-contiguous, previously graded areas, totaling 50.85 acres, over an approximate 10-year period. Development of the Project site will consist of a hospital, MOBs, parking structures, hospital-related facilities, a senior housing facility, an independent living/memory care, assisted living, and skilled nursing facility, and other ancillary services (e.g., medical retail, pharmacy, coffee shops, etc.). The Project site is served by existing public services and utilities and no new utilities will be needed in order to serve the Project.

Overall, the Project will directly stimulate population growth through the addition of a senior housing facility and independent living/memory care, assisted living, and skilled nursing facility. However, it is anticipated that as the City's residents age, they may move from one area of the City to potentially being located in the senior housing facility, independent living/memory care, assisted living, or skilled nursing facility, as needed, depending on medical needs. The Project will indirectly stimulate population growth through the addition of new jobs on the Project site. The jobs that are created during Project construction and operation are anticipated to be occupied by individuals already residing in the Project vicinity. The Project's growth will be minimal compared to the underlying growth projections of the Southern California Association of Government's 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy. As such, the Project will not result in significant adverse secondary effects related to induced growth.

ES.7.3 Significant Irreversible Environmental Changes

The intent of this section of the Draft EIR is to discuss the primary and secondary impacts of the Project that result in significant irreversible changes in the environment. State CEQA Guidelines Section 15126.2(c) identifies, as examples, such things as the use of nonrenewable natural resources, irreversible changes in land use, and irreversible damage to the environment resulting from environmental accidents associated with a project.

As discussed in Chapter 2, Project Description, the Project will involve construction and operation of a new healthcare campus. Determining whether the Project may result in significant irreversible effects requires a determination of whether key resources will be degraded or destroyed in such a way that there will be little possibility of restoring them. Approval of the Project will cause irreversible environmental changes consisting of the following:

- The Project will irreversibly alter the Project site from an undeveloped and vacant site to a healthcare campus consisting of a hospital, hospital-related facilities, medical office buildings, parking structures, senior housing facility, independent living/memory care, assisted living, and skilled nursing facility. This will result in irreversible environmental changes at the Project site. Once construction occurs, reversal of the land to its original condition is highly unlikely. Nevertheless, the proposed Specific Plan (Canyon Springs Healthcare Campus Specific Plan) is proposed to allow the previously described uses on the Project site, as analyzed in Section 4.8 (Land Use and Planning) of this Draft EIR. Therefore, the irreversible changes are not considered significant.
- Construction of each of the Project components will result in the use of nonrenewable resources and energy sources, including fossil fuels, natural gas, and electricity. Fossil fuels will be used to power construction equipment, as well as delivery and construction employee vehicles. Construction equipment will also use electricity and natural gas. Use of these energy sources will be considered a permanent commitment of resources. In addition, a variety of resource materials will be used during the construction process, including steel, wood, concrete, and fabricated materials. Once these materials and fuels are used for purposes of construction, the commitment of such materials and fuels will be considered irreversible. However, the Project will use “green” building materials, where feasible, to reduce impacts to nonrenewable resources. Further, the Project will incorporate energy efficient features in an effort to conserve energy over the life of its operation. Therefore, the Project will not result in long-term significant energy use.
- Increased requirements of public services and utilities by the Project represent a permanent commitment of these resources. Service providers have adequate supply of resources to supply the Project with the inclusion of applicable mitigation measures, as

described in Section 4.10 (Public Services) and Section 4.12 (Utilities and Service Systems) of this Draft EIR.

- Once operational, the Project components will consume more energy on a daily basis than is currently consumed on-site. A portion of the energy used will be provided by nonrenewable sources. Once constructed, it is reasonable to assume that the facility will use nonrenewable energy resources, which will be an irreversible commitment of such resources; however, energy-saving measures are included as part of the Project and can be found in Section 4.13 (Energy Conservation) of this Draft EIR, as well as the Canyon Springs Healthcare Campus Specific Plan.

ES.8 REFERENCES

14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

SCAG (Southern California Association of Governments). 2012. *Growth Forecast, Appendix to 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy*. Adopted April 2012. Accessed March 10, 2017. http://rtpscs.scag.ca.gov/Documents/2012/final/SR/2012fRTP_GrowthForecast.pdf.

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