

CHAPTER 1 INTRODUCTION

1.1 PURPOSE AND SCOPE

The purpose of this Draft Environmental Impact Report (EIR) is to evaluate and disclose the potential environmental impacts resulting from implementation of the proposed Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan (Project), consisting of a hospital, medical office buildings (MOBs), two parking structures, senior housing, independent living, assisted living, and a skilled nursing facility. The general location of the Project is illustrated on Figure 1-1, Regional Map, and Figure 1-2, Vicinity Map.

1.2 AUTHORIZATION

This Draft EIR has been prepared by the City of Riverside (City) as the “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 Project considered in this Draft EIR is a “project,” as defined by Section 15378 of the State CEQA Guidelines, which state that an EIR must be prepared for any project that may have a significant impact on the environment. The City, as Lead Agency, has determined that the Project may have a significant adverse impact on the environment; therefore, preparation of an EIR was required.

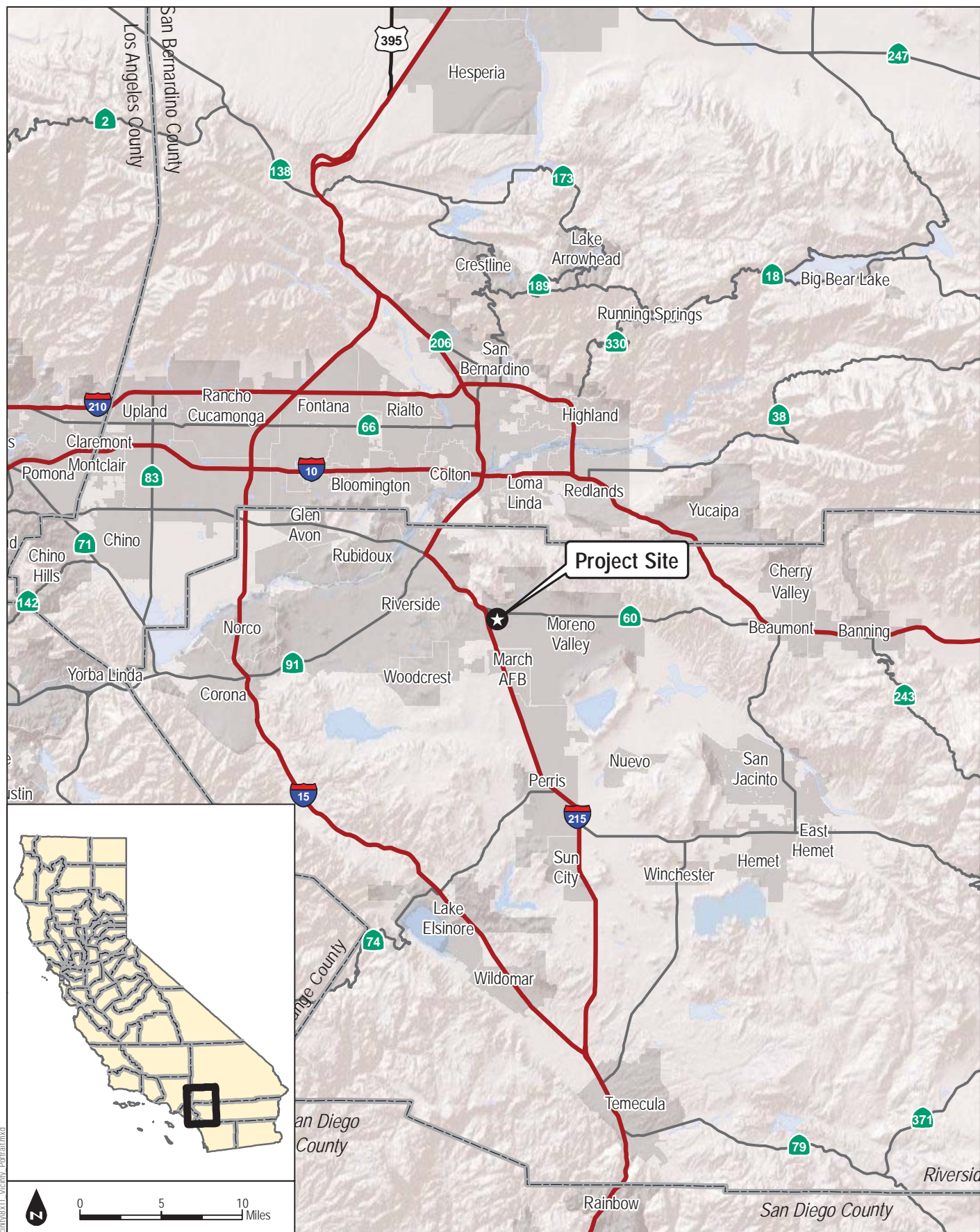
1.3 LEAD AND RESPONSIBLE AGENCIES

CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. Other agencies, like the Eastern Municipal Water District, Regional Water Quality Control Board, South Coast Air Quality Management District, Office of Statewide Health Planning and Development, Federal Aviation Administration, Riverside County Airport Land Use Commission, and March Air Reserve Base (March ARB) Air Traffic Control, who also have some authority or responsibility to issue permits for Project implementation, are designated as “responsible agencies.” Both the Lead Agency and responsible agencies must consider the information contained in the EIR before acting upon or approving a project. The City’s address is:

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

Responsible agencies for the Project include:

- **Eastern Municipal Water District:** Approval and construction of water improvements.
- **Regional Water Quality Control Board, Santa Ana Region:** Issuance of a Notice of Intent prior to construction operations related to the National Pollutant Discharge Elimination System Construction Permit and issuance of water quality certification pursuant to Section 401 of the Clean Water Act in connection with issuance of a Section 404 Clean Water Act permit.
- **South Coast Air Quality Management District:** Approval of the submitted fugitive dust control plan before issuance of grading permits, and issuance of permits for stationary sources, such as those proposed to be installed in the central plant (e.g., boilers, emergency generators) prior to Project approval.
- **Office of Statewide Health Planning and Development:** Approval of the plans and specifications of the proposed hospital building, MOBs, and independent living, assisted living, and skilled nursing facility, to the extent required by applicable law, to ensure compliance with the provisions of the California Building Code, Title 24, California Code of Regulations.
- **Federal Aviation Administration:** Approval of Form 7460-1 with any applicable conditions to the Project to ensure compliance with Federal Aviation Administration standards.
- **Riverside County Airport Land Use Commission:** Approval of the proposed plans with any applicable condition to the Project to ensure compliance with the March ARB/Inland Port Airport Land Use Compatibility Plan.
- **March Air Reserve Base Air Traffic Control:** Approval of plans related to the proposed helistop location and proposed helicopter flight path alignments with any applicable conditions to 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.



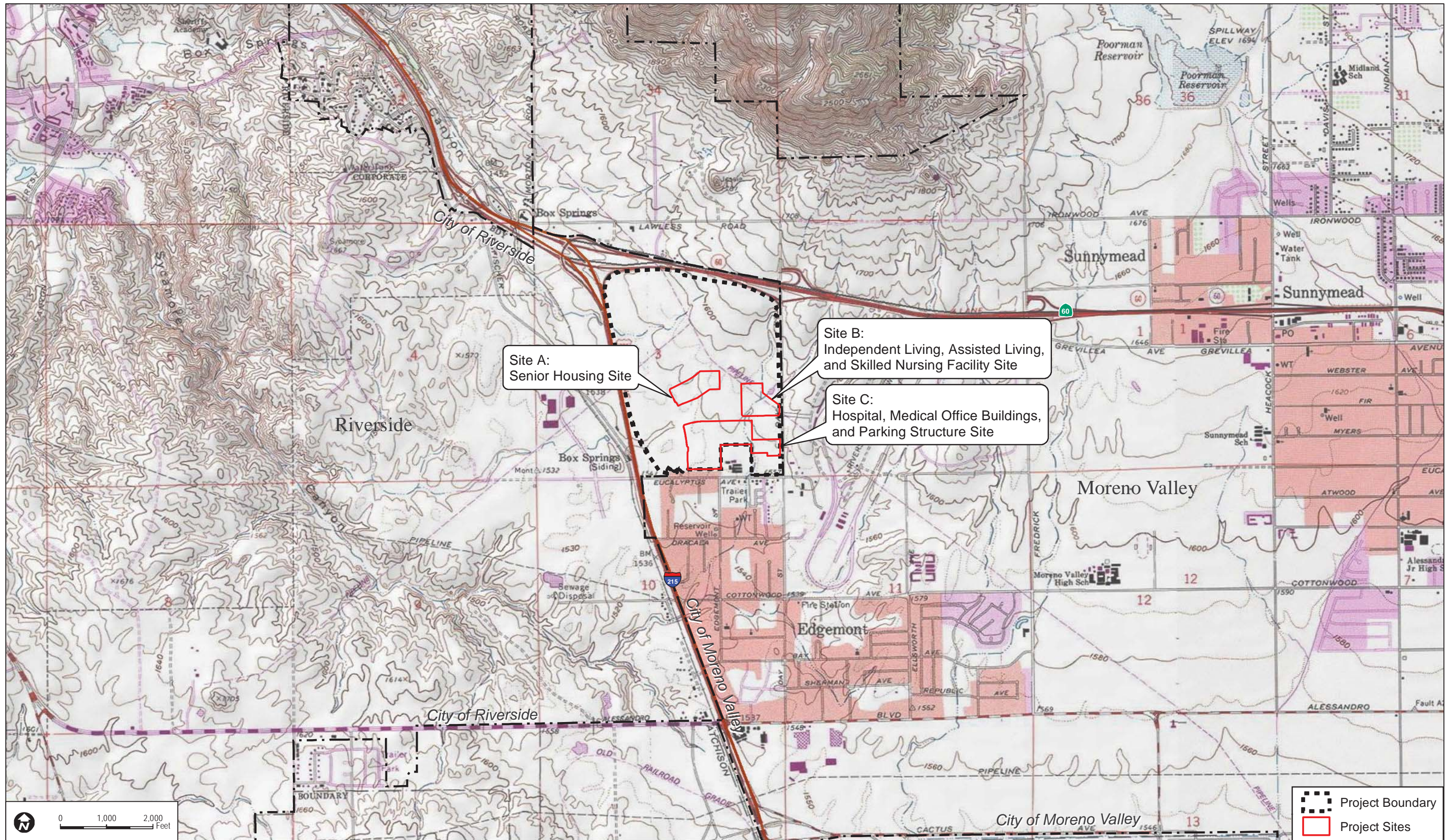
SOURCE: ESRI, 2015

DUDEK

**FIGURE 1-1
Regional Map**

Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan

INTENTIONALLY LEFT BLANK



INTENTIONALLY LEFT BLANK

1.4 PROJECT APPLICANT

The Project Applicant is:

TDA INC.
2025 Pioneer Court
San Mateo, California 94403

1.5 COMPLIANCE WITH CEQA

The basic purposes of CEQA are as follows (State CEQA Guidelines, Section 15002):

1. Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities;
2. Identify the ways that environmental damage can be avoided or significantly reduced;
3. Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
4. Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.5.1 Environmental Procedures

EIRs are informational documents “which will inform public agency decision-makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant impacts (referred to as mitigation), and describe reasonable alternatives to the project” that may also reduce its significant impacts (14 CCR 15121).

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.

Agencies and interested parties that submitted written comments in response to the NOP include:

- 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

Copies of the NOP, the NOP distribution list, and written comments received by the City in response to the NOP are included in Appendix A to this EIR. Having the authority to take action on the Project, the City Planning Commission and City Council will consider the information in this EIR in its evaluation 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.

The IS prepared and circulated with the NOP (both provided in Appendix A) for the Project concluded that the Project will not result in potentially significant impacts to the following CEQA issue areas: Aesthetics, Agriculture and Forestry Resources, Geology and Soils, Mineral Resources, Population and Housing, and Recreation. However, based on the NOP comment letter received from the City of Moreno Valley regarding Aesthetics, this environmental topic has been included as a stand-alone section in the Draft EIR (refer to Section 4.1, Aesthetics). Additionally, the following issues were determined to be potentially significant and are, therefore, addressed in this document:

- Air Quality (refer to Section 4.2 of the Draft EIR)
- Biological Resources (refer to Section 4.3 of the Draft EIR)
- Cultural Resources (refer to Section 4.4 of the Draft EIR)
- Greenhouse Gas Emissions (refer to Section 4.5 of the Draft EIR)
- Hazards and Hazardous Materials (refer to Section 4.6 of the Draft EIR)
- Hydrology and Water Quality (refer to Section 4.7 of the Draft EIR)
- Land Use and Planning (refer to Section 4.8 of the Draft EIR)
- Noise (refer to Section 4.9 of the Draft EIR)
- Public Services (refer to Section 4.10 of the Draft EIR)
- Transportation and Traffic (refer to Section 4.11 of the Draft EIR)
- Utilities and Service Systems (refer to Section 4.12 of the Draft EIR)
- Energy Conservation (refer to Section 4.13 of the Draft EIR)

For the issue areas found to be potentially significant in the IS, there is a corresponding EIR section. Each EIR section includes an existing setting discussion that describes the physical environmental conditions within the Project area as they exist at the time the NOP was prepared (State CEQA Guidelines, Section 15125(a)). However, the State CEQA Guidelines and applicable case law recognize that the date for establishing an environmental baseline can vary depending on the circumstances of a project. Physical environmental conditions vary over time; thus, the use of environmental baselines that differ from the date of the NOP may be appropriate when conducting the environmental analysis. Section 15125(d) of the State CEQA Guidelines requires that an EIR “discuss any inconsistencies between the project and applicable general plans and regional plans.” Furthermore, each EIR section includes an analysis performed to determine the amount and degree of impact that is associated with the Project. For all significant environmental impacts, mitigation measures, where feasible, are implemented in order to reduce the impacts to a less than significant level. The analysis of impacts and identification of mitigation measures are derived from technical reports that are included as technical appendices to this document and from other informational resources as listed in the references section of this document.

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, 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 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 environmental impact of the Project that cannot be mitigated to below a level of significance. If the Lead Agency determines that the benefits of the Project outweigh unmitigated significant environmental effects, the Lead Agency will be required to adopt a Statement of Overriding Considerations stating the reasons supporting its action notwithstanding the Project’s significant environmental effects.

1.5.2 Format

This Draft EIR includes the following chapters:

Table of Contents to assist readers in locating the analysis of different subjects and issues as required by Section 15122 of the State CEQA Guidelines. A list of acronyms used in the Draft EIR is included in the table of contents.

Executive Summary covers the summary requirements of CEQA as required by Section 15123 of the State CEQA Guidelines and includes the Project location, a brief project description, a

matrix containing a summary of environmental impacts and mitigation measures, Project objectives, approvals related to the Project, areas of controversy, and a brief description of the Project alternatives.

Chapter 1 – Introduction describes the scope and purpose of the Draft EIR, identifies the Lead Agency and Project applicant, provides a brief summary of the CEQA process to date, identifies the parties that provided written comments in response to the NOP, and identifies the location in the Draft EIR where the comments are addressed.

Chapter 2 – Project Description contains the information required by Section 15124 of the State CEQA Guidelines, including a detailed description of the Project, Project objectives, a general description of the Project’s environmental setting, the approvals needed to implement the Project, and a list of agencies expected to use the Draft EIR.

Chapter 3 – Environmental Effects Found Not to be Significant identifies those environmental effects found not to be significant during preparation of the EIR.

Chapter 4 – Environmental Impact Analysis satisfies the requirements of Sections 15125, 15126, 15126.2, and 15126.4 of the State CEQA Guidelines by including an analysis of each environmental issue area determined to have potentially significant impacts during preparation of the NOP or as a result of comments received in response to the NOP. For each issue area analyzed, this section includes a discussion of the setting to which each issue area is analyzed against, defines the related regulations affecting the Project, identifies the thresholds used to determine significance, describes any Project design features that will reduce impacts, analyzes the Project’s impacts, provides a description of the mitigation measures used to reduce or lessen potential impacts, and discusses the Project’s impacts after mitigation.

Chapter 5 – Mandatory CEQA Topics includes significant and unavoidable adverse impacts and the significant, irreversible changes of the Project, and the Project’s cumulative impact analysis.

Chapter 6 – Alternatives to the Project satisfies the requirements of Section 15126.6 of the State CEQA Guidelines by identifying and discussing the no project alternative in addition to alternatives to the Project that lessen the severity of significant impacts and identifying the environmentally superior alternative.

1.6 DOCUMENTS INCORPORATED BY REFERENCE

Section 15150 of the State CEQA Guidelines permits and encourages an environmental document to incorporate, by reference, other documents that provide relevant data. The documents summarized below are incorporated by reference, and the pertinent material is summarized throughout this Draft EIR, where that information is relevant to the analysis of the potential impacts of the Project. All documents incorporated by reference are available for review at, or can be obtained through, the City of Riverside Planning Division of the Community

& Economic Development Department. Technical studies cited below were specifically developed in conjunction with the Project. Where noted as appendices, the reports are included in their entirety in the CD-ROM version of the Draft EIR and are included in the CD-ROM attached to printed versions of the Draft EIR.

1.6.1 City of Riverside General Plan 2025 Final Program Environmental Impact Report

The City's *Final Program Environmental Impact Report for the City of Riverside General Plan 2025* (General Plan 2025 Final Program EIR) was certified in 2007 (City of Riverside 2007a). The City's General Plan 2025 Final Program EIR provided a first-tier analysis of the potential environmental effects of the adoption and implementation of the proposed General Plan, adoption and implementation of the comprehensive update of the Zoning Code and Subdivision Code, an amendment to the Noise Code, adoption and implementation of the Magnolia Avenue Specific Plan, as well as the adoption and implementation of the Citywide Design and Sign Guidelines. The City's General Plan 2025 Final Program EIR contains information regarding the environmental setting within the City and is available online at http://www.riversideca.gov/planning/gp2025program/FPEIR_V1.asp.

1.6.2 City of Riverside General Plan 2025

The *City of Riverside General Plan 2025* (General Plan 2025) was adopted in 2007. The City's General Plan 2025 is a long-range plan designed to control and regulate growth in the City and to maintain the quality of the human and natural environment. The City's General Plan 2025 is the City's planning "constitution," or a blueprint for development, and is the single-most important policy document in guiding land use and development decisions within the City (City of Riverside 2007b). To that end, the City's General Plan 2025 contains goals and policies that serve as the planning framework for the City in addition to providing direction for City operations and programs, and serves as a guide to public and private decision making. The City's General Plan 2025 includes the following elements: Land Use and Urban Design, Circulation and Community Mobility, Housing, Arts and Culture, Education, Public Safety, Noise, Open Space and Conservation, Air Quality, Public Facilities, and Park and Recreation Elements. The City's General Plan 2025 is available online at <http://www.riversideca.gov/planning/gp2025program/>.

1.6.3 City of Riverside Municipal Code

The City's Municipal Code complements the City's General Plan 2025. The City's Municipal Code, which contains among other ordinances, the City's Zoning Code, is a mechanism to implement and enforce the goals, objectives, policies and programs articulated in the City's General Plan 2025. Many of the potential environmental concerns considered in this Draft EIR

are adequately addressed through application of regulations contained in the City's Municipal Code. The City's Municipal Code is available online at: <http://www.riversideca.gov/municode/>.

1.7 REFERENCES

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

City of Riverside. 2007a. *Final Program Environmental Impact Report for the City of Riverside General Plan 2025*. Volume 1. SCH no. 2004021108. Certified November 2007. Accessed October 3, 2016. http://www.riversideca.gov/planning/gp2025program/FPEIR_V1.asp.

City of Riverside. 2007b. *City of Riverside General Plan 2025*. November 2007. Accessed October 3, 2016. <http://www.riversideca.gov/planning/gp2025program/general-plan.asp>.