

## CHAPTER 2

### PROJECT DESCRIPTION

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This chapter describes the objectives of the proposed Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan (Project) and Draft Environmental Impact Report (EIR) and provides a detailed description of Project characteristics. This chapter also discusses the discretionary actions required and gives a brief description of the environmental effects, which are evaluated in Chapter 3, Environmental Effects Found Not to Be Significant, through Chapter 5, Mandatory CEQA Topics, of this Draft EIR.

#### 2.1 PROJECT LOCATION

The 50.85-acre Project site consists of three separate, non-contiguous, previously graded areas located within the Canyon Springs Business Park Specific Plan in Riverside, California, approximately 0.2 miles east of Interstate 215 (I-215) and approximately 0.3 miles south of State Route 60 (SR-60). The Project site is adjacent to the City of Moreno Valley and is generally located east of Day Street and south of Eucalyptus Avenue (Figure 2-1, Regional Map; Figure 2-2, Vicinity Map). For purposes of this analysis, the term “Project site” references the entire three separate, non-contiguous areas.

**Site A:** The northwest 10.45-acre semi-rectangular shaped area (senior housing site) consisting of four Assessor’s Parcel Numbers (APNs) (291-450-047, 291-440-051, 291-450-052, and 291-450-053) 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 (Figure 2-3, Site Plan).

**Site B:** The northeast 10.27-acre irregular-shaped area (independent living, assisted living, and skilled nursing facility site) consisting of four APNs (291-440-042, 291-440-043, 291-440-044, and 291-440-045) is bounded by two multistory 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 (Figure 2-3, Site Plan).

**Site C:** The main 30.13-acre irregular-shaped area (hospital, medical office buildings (MOBs), and parking structures site) consisting 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) 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 MOB to the south fronting Eucalyptus Avenue (Figure 2-3).

Generally, land uses immediately adjacent to the Project site include MOB's, office buildings, governmental offices, single-family residences, a school, and vacant parcels. Other uses north of the Project site (north of Corporate Centre Place and Campus Parkway) include commercial retail uses (e.g., Walmart, Target, PetSmart); other uses west of the Project site (west of Valley Springs Parkway) include a big box retail (Sam's Club) and a bank; other uses south of the Project site (south of Eucalyptus Avenue) include a mix of residences, commercial uses, and vacant, undeveloped parcels; and other uses east of the Project site (east of Day Street) include commercial retail uses (e.g., Costco, WinCo Foods) (Figure 2-4, Existing Uses).

The latitude and longitude of the approximate center of the site is 33°55'6" N and 117°16'57" W. The Project site includes parts of Section 03 of Township 3 South, Range 4 West within the Riverside East 7.5-minute quadrangle, as mapped by the U.S. Geological Survey.

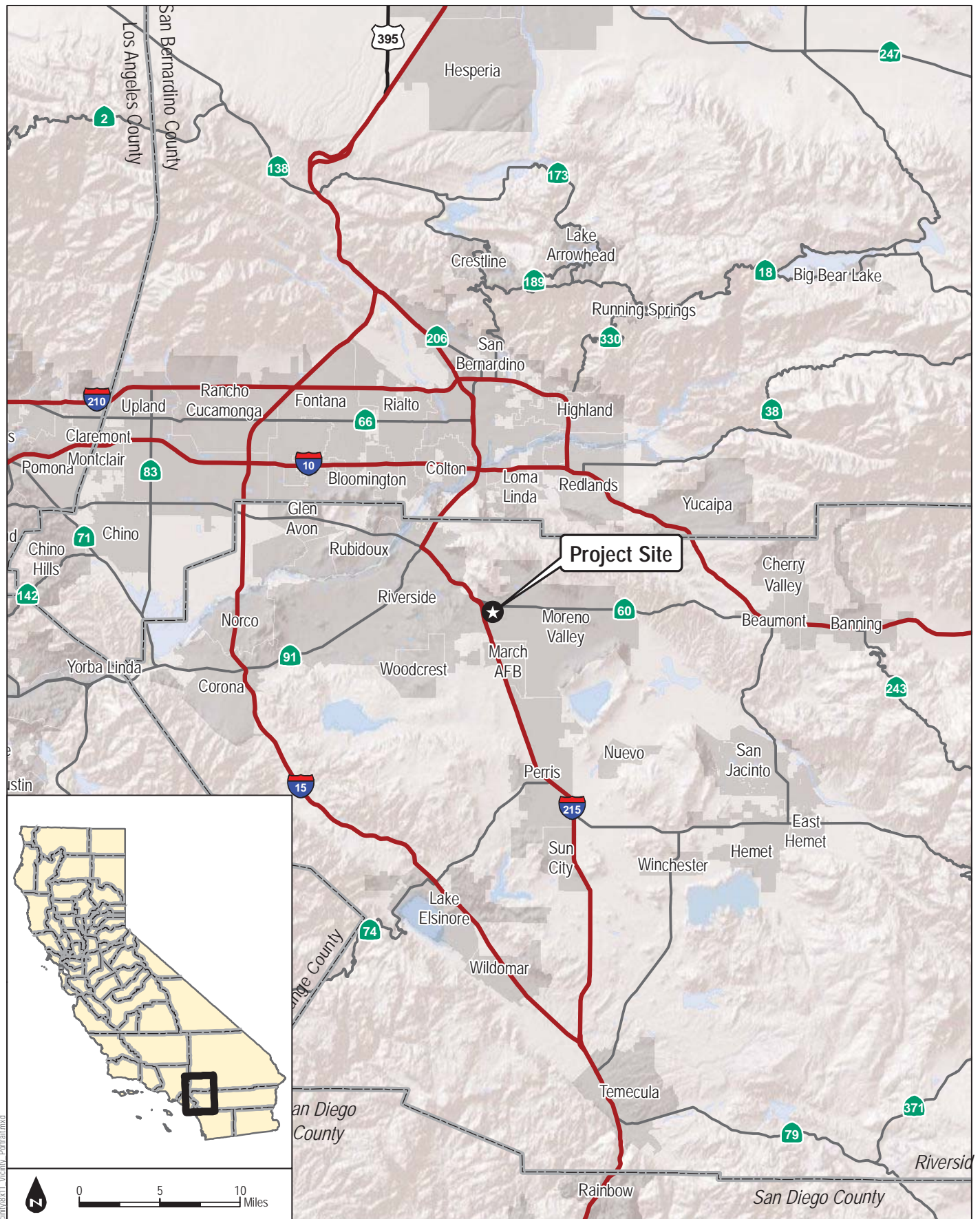
## **2.2 PROJECT BACKGROUND**

The General Plan land use designation for the 50.85-acre Project site is C – Commercial (City of Riverside 2007) (Figure 2-5, General Plan). The Project site is also located within the Canyon Springs Business Park Specific Plan. The Canyon Springs Business Park Specific Plan was originally approved by Riverside County in 1984 and has been amended multiple times since its annexation to the City. The intent of the Canyon Springs Business Park Specific Plan was to represent a logical infill of development into an area where urban services and utilities were available or could be provided. The Canyon Springs Business Park Specific Plan serves as a guideline to develop a regionally oriented mixed-use development that includes commercial, office (including medical office), industrial, entertainment, and recreational uses.

The Canyon Springs Business Park Specific Plan consists of 10 Planning Areas. The Project site encompasses all of Planning Area 7 and portions of Planning Areas 8, 9, and 10 (Figure 2-6, Zoning, and Figure 2-7, Canyon Springs Business Park Specific Plan/The Springs Planning Areas).

### **Planning Area 7**

Planning Area 7 is generally located at the southeast corner of Valley Springs Parkway and Gateway Drive and has a zoning designation of CR-SP – Commercial Retail and Specific Plan (Canyon Spring Business Park) Overlay Zones.



SOURCE: ESRI, 2015

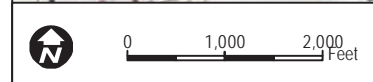
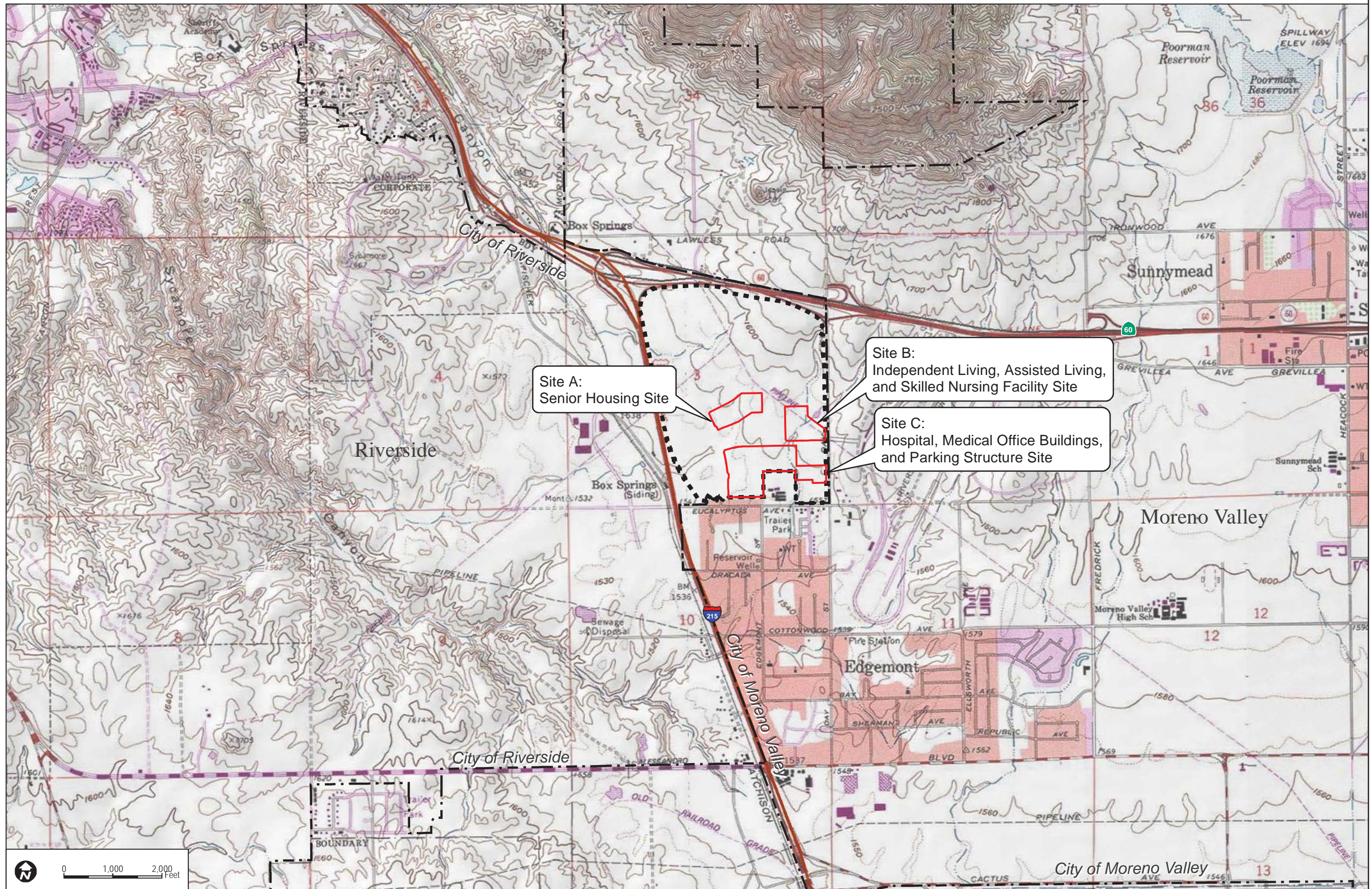
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**FIGURE 2-1  
Regional Map**

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

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Project Sites

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SOURCE: USGS 7.5-Minute Series Riverside East Quadrangle.

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

**FIGURE 2-2**  
**Vicinity Map**



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CANYON SPRINGS HEALTHCARE CENTER

SITE PLAN

Canyon Springs Marketplace Corp  
C/O TDA Investment Group  
2025 Pioneer Court  
San Mateo, CA 94403

HGA Architects and Engineers  
Vicki Hooper  
1918 Main Street, Third Floor  
Santa Monica, CA 90405  
310-557-7601

Rick Engineering Company  
Richard O'Neill  
1770 Iowa Avenue, Suite 100  
Riverside, CA 92507  
951-782-0723

Katherine Spitz & Associates  
4212 Glencoe Avenue  
Marina Del Rey, CA 90292  
210-574-4460

Living Unit Count

Independent Living, One Bedroom.....49 units  
Independent Living, Two Bedroom.....23 units  
Assisted Living.....75 units  
Skilled Nursing.....120 units

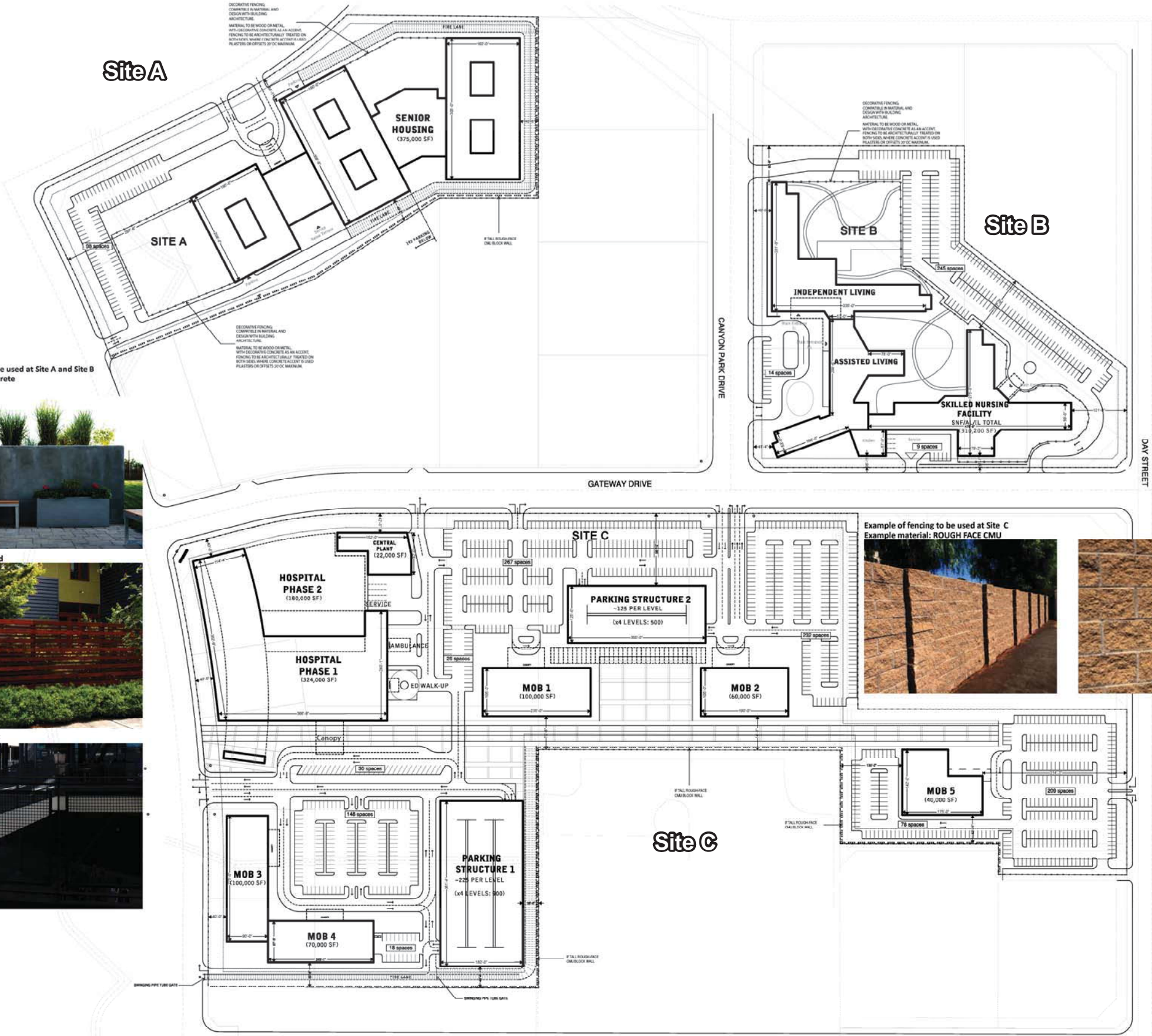
Parking Requirements

Description	Required Parking
Senior Housing.....	258
Independent Living.....	120
Assisted Living.....	38
Skilled Nursing.....	120
Hospital.....	280
MOB 1.....	556
MOB 2.....	333
MOB 3.....	556
MOB 4.....	399
MOB 5.....	222

SITE AREA					
PHASE	SITE	NET AREA	GROSS AREA	TOTAL PER SITE (acres)	TOTAL PER SITE (SF)
1	A	10.4 acres	10.4 acres	10.4	453,024
1	B	10.4 acres	10.4 acres	10.4	453,024
2	C	14.9 acres	14.9 acres		
3	C	5.6 acres	5.6 acres		
4	C	8.3 acres	8.3 acres		
5	C	1.3 acres	1.3 acres		
	C			30.1	1,311,156
TOTAL				51.9	2,217,204

Decorative Fencing:  
material to be wood or metal, with  
decorative concrete as an accent, fencing to be architecturally  
treated on both sides

Rough Face CMU:  
wall to be architecturally finished on both sides and include  
pilasters or offsets 20' OC maximum



Example of fencing to be used at Site A and Site B  
Example material: Concrete



Example material: wood



Example material: steel

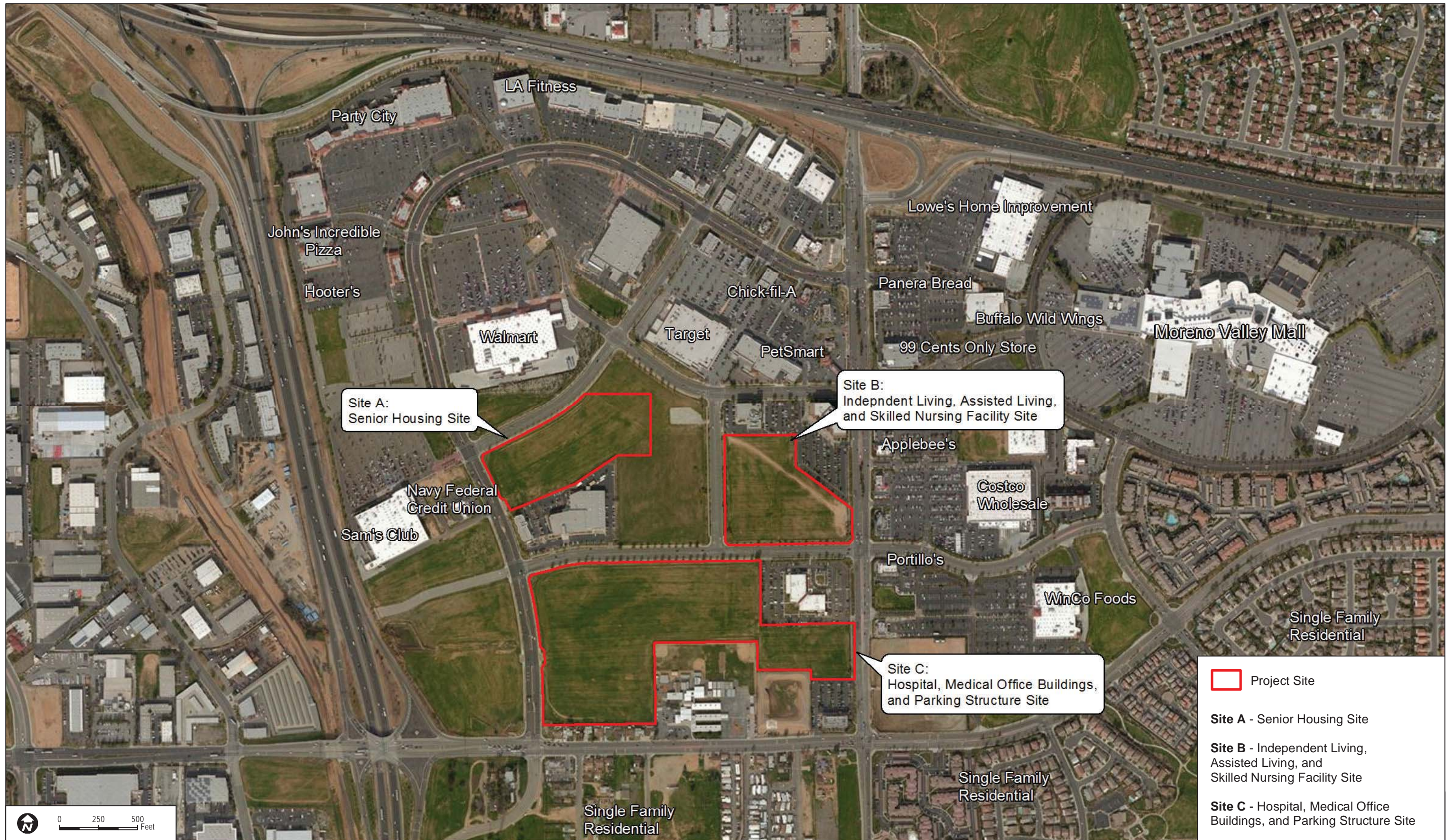


Example of fencing to be used at Site C  
Example material: ROUGH FACE CMU



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**FIGURE 2-4**  
**Existing Uses**



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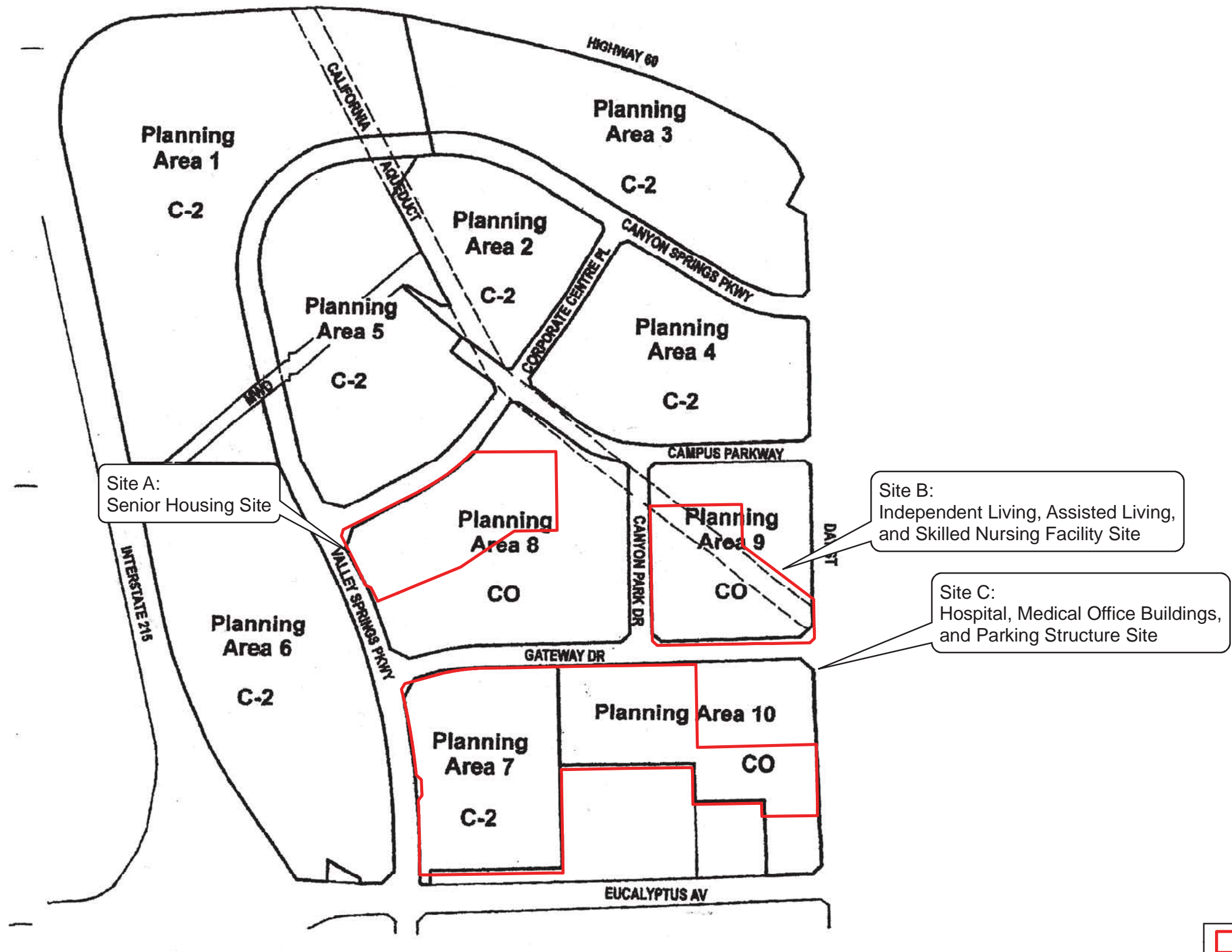






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SOURCE: Google Earth 2015

Project Site

FIGURE 2-7

Canyon Springs Business Park Specific Plan/The Springs Planning Areas

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### **Planning Area 8**

Planning Area 8 is generally located at the northeast corner of Valley Springs Parkway and Gateway Drive and has a zoning designation of O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones. Only the northwest 10.45 acres of Planning Area 8 are incorporated into the Project site.

### **Planning Area 9**

Planning Area 9 is generally located at the northwest corner of Day Street and Gateway Drive and has a zoning designation of O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones. Only the southwest 10.27 acres of Planning Area 9 are incorporated into the Project site.

### **Planning Area 10**

Planning Area 10 is generally located at the southwest corner of Day Street and Gateway Drive and has a zoning designation of O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones. Only 12.75 acres of Planning Area 10 are incorporated into the Project site.

## **2.3 NEED FOR PROJECT**

The overall Project goal 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. Additionally, the Canyon Springs Healthcare Campus Specific Plan will allow for the construction of a hospital and MOB with associated hospital-related facilities, as well as a senior housing, independent living, assisted living, and skilled nursing facility to improve access to healthcare for a growing population. Riverside County is currently underserved with hospital beds, healthcare providers, and medical doctors compared to the rest of Southern California. Further, in the event of a disaster, the Canyon Springs Healthcare Campus will provide another hospital facility that will serve Riverside and the surrounding communities.

In order to implement the goals of the Project, a Specific Plan Amendment and new Specific Plan are proposed to streamline future development by establishing future allowable uses and 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. The new Specific Plan will allow City staff to expedite the permitting processes for future development.



## 2.4 PROJECT OBJECTIVES

The Specific Plan will include a roadmap to guide future development on the Project site and clearly define the extent and location of future development. The Specific Plan will identify design and development requirements for the hospital, medical service facilities, 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 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.

## 2.5 PROJECT CHARACTERISTICS

### 2.5.1 California Environmental Quality Act Baseline

The baseline for a Project is normally the physical condition that exists when the Notice of Preparation (NOP) is published. The NOP for the Project was published on March 2, 2016. The physical baseline condition of the Project site is currently vacant and rough graded.

However, the California Environmental Quality Act (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.

For purposes of this EIR, the baseline traffic counts for the traffic, transportation, and parking analysis is November 2014, based upon the approved traffic study scoping process for this Project with the City (including technical inputs from adjacent jurisdictions). For the analysis of all other CEQA topics that will be addressed in the Draft EIR, the baseline is defined as March 2016, which corresponds to when the NOP was published.

## **2.5.2 Proposed Project**

The 50.85-acre Project site is currently located within the Canyon Springs Business Park Specific Plan. Specifically, the Project site encompasses all of Planning Area 7 and portions of Planning Areas 8, 9, and 10 of the Canyon Springs Business Park Specific Plan (Figures 2-6 and 2-7). The Canyon Springs Business Park Specific Plan is proposed to be amended to remove the Project site from the specific plan area and create a new Canyon Springs Healthcare Campus Specific Plan. The overall Project site is broken up into three smaller sites within the new Canyon Springs Healthcare Campus Specific Plan as described below.

**Site A:** A 10.45-acre site located at the southeast corner of Valley Springs Parkway and Corporate Center Place, currently within Planning Area 8. The site consists of four APNs (291-450-047, 291-440-051, 291-450-052, and 291-450-053). The site is proposed to be developed as a senior housing facility with an approximately 375,000-square-foot, three-story, 234-unit senior “age-restricted” multifamily housing facility. The site is bounded by Corporate Center 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 (Figure 2-3).

**Site B:** A 10.27-acre site located at the northeast corner of Gateway Drive and Canyon Park Drive, currently within Planning Area 9. The site consists of four APNs (291-440-042, 291-440-043, 291-440-044, and 291-440-045). The site is proposed to be developed as an independent living/memory care, assisted living, and skilled nursing facility. The site is bounded by two multistory 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 (Figure 2-3).

**Site C:** A 30.13-acre site located at the southeast corner of Valley Springs Parkway and Gateway Drive, currently within Planning Areas 7 and 10. The site 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 site is proposed to be developed with a hospital, five MOBs, a central energy plant, and two parking structures, as well as associated landscaping and infrastructure improvements. The site 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 MOB to the south fronting Eucalyptus Avenue (Figure 2-3).

The applicant may proceed with approval and development of MOB 5, located on Site C, under the existing Canyon Springs Business Park Specific Plan, but such development will occur contemporaneously or following certification of the EIR and approval of the proposed Canyon Springs Healthcare Campus Specific Plan. In the event that an application for MOB 5 is submitted in advance of the certification of the EIR and approval of the proposed Canyon Springs Healthcare Campus Specific Plan, the application shall be reviewed for consistency with both the existing Canyon Springs Business Park Specific Plan and the proposed Canyon Springs Healthcare Campus Specific Plan, with the most restrictive standard from each Specific Plan applied to the application. Further, all impacts resulting from any construction of MOB 5 will be included within the scope of this EIR.

### **Construction Components and Phasing**

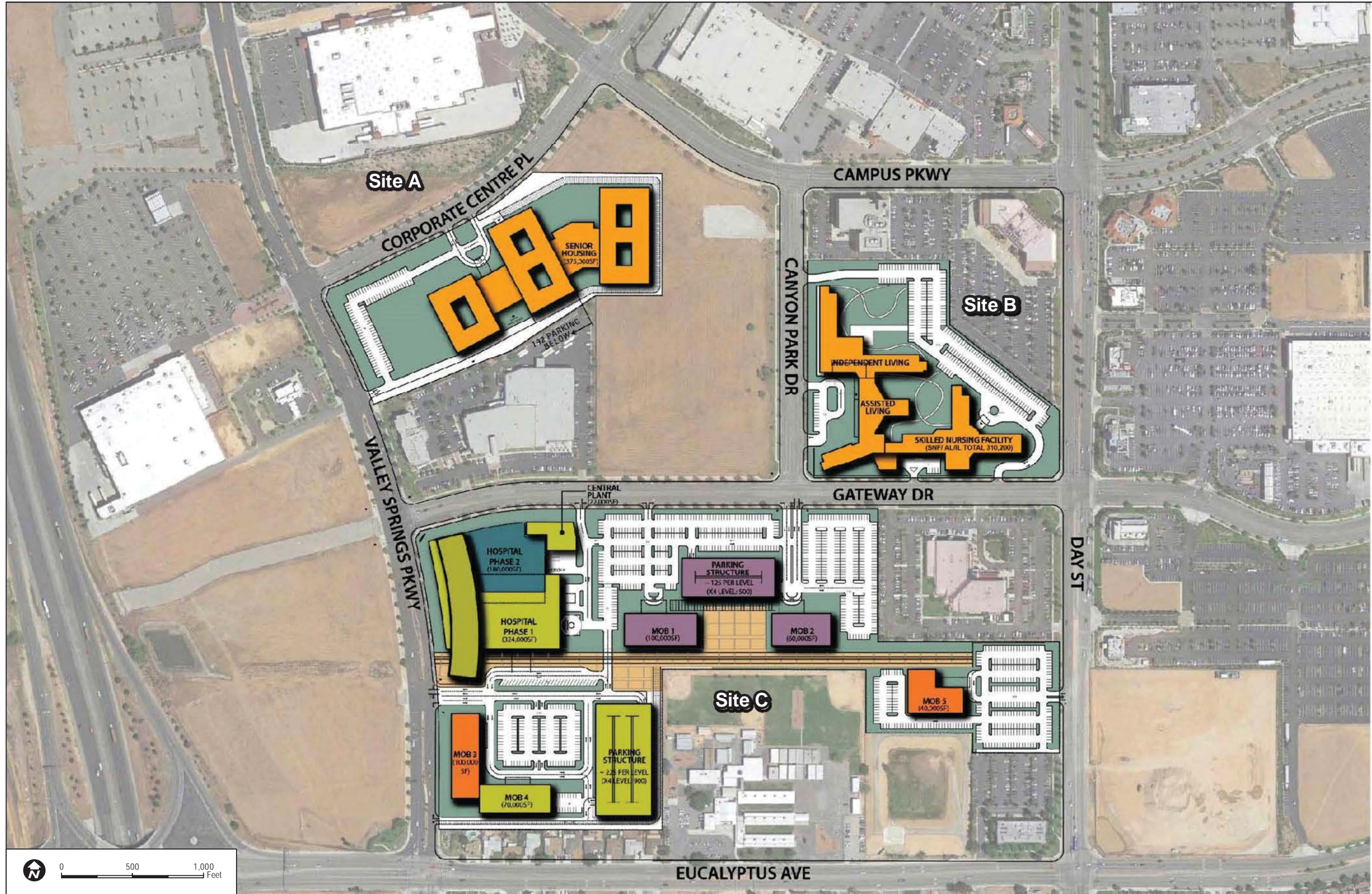
The project consists of a site master plan that has been developed to include both short-term and long-range planning goals that cover construction over a 10-year period. The Specific Plan will include future development over five phases (Figure 2-8, Project Phasing), as described below. The current 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. A worst-case scenario assuming construction of all phases concurrently will be assumed in the environmental analyses.

#### ***Phase I – Approximately 15 Months***

Phase I of the Project will be constructed in approximately 15 months and will consist of approximately the following development:

- Senior Housing Facility – Construction of an approximately 375,000-square-foot, three-story, 234-unit senior “age-restricted” multifamily housing facility. The proposed senior housing facility will be approximately 53 feet high.
- Construction will also include 98 surface parking spaces and 192 underground parking spaces below the senior housing facility, as well as associated landscaping and infrastructure improvements.
- Independent Living/Memory Care, Assisted Living, and Skilled Nursing Facility – Construction of an approximately 310,200-square-foot, three-story, 267-unit, 290-bed facility. The proposed facility will be approximately 40 feet high.
- Construction will include 268 surface parking spaces, as well as associated landscaping and infrastructure improvements.





CANYON SPRINGS HEALTHCARE CENTER

PHASING DIAGRAM

- LEGEND:
- PHASE 1- SENIOR HOUSING, IL/AL/SNF
  - PHASE 2- HOSPITAL PHASE 1, CENTRAL PLANT, MOB 4, PARKING STRUCTURE
  - PHASE 3- MOB 3, MOB 5
  - PHASE 4- MOB 1, MOB 2, PARKING STRUCTURE
  - PHASE 5- HOSPITAL PHASE 2,



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***Phase II – Approximately 40 Months***

Phase II of the Project will be constructed in approximately 40 months and will consist of approximately the following development:

- Phase 1 Hospital – Construction of an approximately 324,000-square-foot, five-story plus penthouse (penthouse will not be occupied; penthouse to house elevator equipment), approximately 180-bed facility. The proposed hospital will be approximately 94 feet high and will include landscaping and infrastructure improvements.
- Central Energy Plant – Construction of a two-level, approximately 22,000-square-foot central energy plant. The proposed central plant (e.g., boilers, chillers, emergency generators, exchangers, transformers, switches) will be approximately 34 feet high and will include associated landscaping and infrastructure improvements.
- MOB 4 – Construction of an approximately 70,000-square-foot, four-story, MOB 4 with retail (e.g., pharmacy, retail incidental to medical services/office). The proposed MOB 4 will be approximately 52 feet high and will include associated landscaping and infrastructure improvements.
- Construction of a four-level, approximately 70,550-square-foot, approximately 900-space unenclosed parking structure located east of MOB 4. The proposed parking structure will be approximately 40 feet high. The parking structure construction may be phased.

***Phase III – Approximately 15 Months***

Phase III of the Project will be constructed in approximately 15 months and will consist of approximately the following development:

- MOB 3 – Construction of an approximately 100,000-square-foot, four-story MOB 3 with retail (e.g., pharmacy, retail incidental to medical services/office). The proposed MOB 3 will be approximately 52 feet high and will include associated landscaping and infrastructure improvements.
- MOB 5 – Construction of an approximately 40,000-square-foot, two-story MOB 5. The proposed MOB 5 will be approximately 34 feet high and will include associated landscaping and infrastructure improvements.

***Phase IV – Approximately 32 Months***

Phase IV of the Project will be constructed in approximately 32 months and will consist of approximately the following development:

- MOB 1 – Construction of an approximately 100,000-square-foot, four-story MOB 1 with retail (e.g., pharmacy, retail incidental to medical services/office). The proposed MOB 1

will be approximately 52 feet high and will include associated landscaping and infrastructure improvements.

- MOB 2 – Construction of an approximately 60,000-square-foot, three-story MOB 2 with retail (e.g., pharmacy, retail incidental to medical services/office). The proposed MOB 2 will be approximately 40 feet high and will include associated landscaping and infrastructure improvements.
- Parking Structure for MOB 1 and MOB 2 – Construction of a four-level, approximately 41,850-square-foot, approximately 500-space unenclosed parking structure located north of MOB 1 and MOB 2. The proposed parking structure will be approximately 40 feet high.

### ***Phase V – Approximately 28 Months***

Phase V of the Project will be constructed in approximately 28 months and will consist of approximately the following development:

- Phase 2 Hospital – Construction of an approximately 180,000-square-foot, five-story hospital addition with approximately 100 beds, to take the campus-wide total to approximately 280 beds. The proposed hospital will be approximately 94 feet high and will include associated landscaping and infrastructure improvements. A helipad/helistop is also proposed to be located on top of the hospital when the need arises.

Table 2-1 provides an outline of the Project components on each site.

**Table 2-1  
Summary of Project Components**

Site	Description	Area (square feet)	Units/Beds
A	Senior housing	375,000	234 units
B	Independent living facility	107,500	49 – 1-bedroom units 23 – 2-bedroom units
B	Assisted living facility	93,300	75 units
B	Skilled nursing facility	109,400	120 units
C	Hospital Phase 1	324,000	180 beds
C	Hospital Phase 2	180,000	100 beds
C	MOB 1	100,000	N/A
C	MOB 2	60,000	N/A
C	MOB 3	100,000	N/A
C	MOB 4	70,000	N/A
C	MOB 5	40,000	N/A



Construction of ancillary services could occur as part of any of the above phases. Ancillary services could include on-site retail such as coffee shops, deli, lunch rooms, mobile car wash services, valet parking, golf cart transport for the elderly or infirm patients, flower and gift shop, pharmacy, and medical retail (medical supplies); personal services such as barber shop, beauty salon, spa, tailor, dry cleaner, and self-service laundry; and restaurants (sit-down, quick-serve, and take-out).

Additionally, the Canyon Springs Healthcare Campus's 94-foot-tall hospital will have an approximately 65-foot by 65-foot (4,225-square-foot) rooftop helistop to accommodate emergency medical service helicopters for rapid patient transport to and from other facilities with different medical specialties or capabilities.

The Project site is already improved with street frontage, curb and gutter, sidewalks, parkway landscaping, and utilities stubbed to the property line, and is rough graded.

### 2.5.3 Project Design Features and Construction Measures

Canyon Springs Marketplace Corporation has incorporated Project design features and construction measures into the Project to reduce the potential for environmental effects. Construction will be performed by qualified contractors, and contract documents, plans, and specifications will incorporate stipulations regarding standard legal requirements and acceptable construction practices, including traffic control during construction activities, noise, geologic conditions, drainage and water quality improvements, water quality protection and erosion and sedimentation control, construction-related solid waste, hazardous waste, hazardous materials during construction, control of petroleum products in storage tanks, and cultural resources. The Project will be designed in accordance with the State of California Building Code, California Office of Statewide Health Planning and Development, and Municipal Code requirements. These measures are included in Table 2-2 and referenced throughout the impact discussions in Sections 4.1 through 4.13 of the Draft EIR. The Project design features and construction measures listed in Table 2-2 will be incorporated into the Specific Plan and Draft EIR as design features of the Project. Where applicable, some of these items may be included as mitigation measures.

**Table 2-2**  
**Summary of Project Design Features and Construction Measures**

Subject Area	Design Feature or Construction Measure
Lighting	Project lighting will be required to comply with the City's Zoning Code. A condition of approval will require compliance with the "Standard Lighting Condition," which reads as follows: An exterior lighting plan shall be submitted for Planning Division staff review and approval. A photometric study with manufacturer's cut sheets of all exterior lighting on buildings, in landscaped areas, and in parking lots shall be submitted with the study. All on site lighting shall provide a minimum intensity of one-foot candle and a maximum of ten-foot candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). Light poles

**Table 2-2**  
**Summary of Project Design Features and Construction Measures**

Subject Area	Design Feature or Construction Measure
	shall not exceed 20 feet in height, including the height of any concrete or other base material. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material, within 50 feet of residential zones. Light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Additionally, the Canyon Springs Healthcare Campus Specific Plan will establish guidelines for lighting requirements to ensure that there is no light spillage onto adjacent properties.
Geologic conditions	Appropriate engineering design and construction measures that meet California Building Code and California Office of Statewide Health Planning and Development design parameters shall be incorporated into the Project designs.
Drainage and water quality improvements	<p>The Project design includes the following water quality improvements/best management practices (BMPs) in accordance with Riverside County Flood Control criteria and preferred treatment hierarchy to improve overall site permeability and reduce off-site drainage flow:</p> <ul style="list-style-type: none"> <li>• Curbs and gutters will collect runoff and convey to bioretention units and/or detention basins and comply with Riverside Airport Land Use Commission requirements.</li> <li>• Parking lots will be designed to minimum required pavement width, according to City guidelines.</li> <li>• Vegetated bioswales will be used to the maximum extent possible to achieve filtration and natural treatment of the stormwater runoff from rooftops.</li> <li>• Where bioswales cannot be used to treat runoff, stormwater runoff from proposed structure roofs and paved areas will be conveyed to bioretention units and/or detention basins (in compliance with the Riverside Airport Land Use Commission) to provide treatment before being discharged into the underground storm drain system.</li> <li>• Stormwater drainage from loading dock areas will be collected and treated prior to discharge off site.</li> <li>• On-site soils within landscaped areas will be scarified.</li> <li>• The City's Landscape Regulations (Chapter 19.570) will be adhered to for landscaped areas. Additional native trees and large shrubs will be planted where needed. New trees will be planted according to the proposed Canyon Springs Healthcare Campus Specific Plan design guidelines. The landscaping will meet the City's approved landscape materials list as outlined in the Specific Plan.</li> <li>• Drought-tolerant landscaping will also be required to ensure minimal irrigation water use, thus helping to conserve water resources.</li> <li>• Rain shutoff devices to prevent irrigation during and after precipitation will be included in the design. The irrigation system will include control mechanisms to allow staff to adjust water supplies to areas based on need.</li> <li>• Stormwater conveyance system inlets will include language indicating that water flows to the local water resource.</li> <li>• Trash receptacles will be provided on site with signage.</li> <li>• A fire sprinkler system will be designed to discharge into the sanitary sewer.</li> <li>• Bioswales, bioretention units and/or detention basins, parking lots, and trash pickup will be maintained as part of the ongoing landscaping maintenance costs.</li> </ul>
Water quality protection and erosion and sedimentation control	In compliance with the National Pollution Discharge Elimination System, the applicant will prepare a stormwater pollution prevention plan (SWPPP) that specifies BMPs to be implemented during Project construction to prevent pollutants from contacting stormwater and control erosion and sedimentation. The SWPPP will be prepared and submitted to the Regional Water Quality Control Board for review and approval before the start of construction.



**Table 2-2**  
**Summary of Project Design Features and Construction Measures**

Subject Area	Design Feature or Construction Measure
Cultural resources	During any phase of construction, the Project proponent shall comply with Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and California Code of Regulations, Title 14, Section 15064.5 Subdivisions (d) and (e) (CEQA). State and local laws require that the county coroner be notified. California Public Resources Code, Section 5097.98, addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a Project; and establishes the NAHC to resolve disputes regarding the disposition of such remains. The Project will be required to comply with California Public Resources Code, Section 5097.8, should any unknown human remains be discovered during site disturbance along with California Health and Safety Code, Section 7050.5, and California Code of Regulations, Title 14, Section 15064.5 Subdivisions (d) and (e).
Traffic control during construction activities	The applicant will prepare a traffic control plan that will specifically address construction traffic and possible lane closures within the City's public rights-of-way to be prepared and approved by the City prior to Project grading permit issuance. The traffic control plan will include provisions for construction times and control plans for allowance of motorists, bicyclists, pedestrians, and bus access throughout construction. This traffic control plan will also include provisions to ensure emergency vehicle passage at all times, and will include signage and flagmen when necessary. The traffic control plan will include provisions for coordinating with local school hours and emergency service providers regarding construction times.
Noise	Construction activities will generally occur Monday through Friday from 7:00 a.m. to 7:00 p.m. and on Saturdays from 8:00 a.m. to 5:00 p.m. (in compliance with the City's Municipal Code, Section 7.35).
Construction-related solid waste	The designated Canyon Springs Healthcare Campus operator on the Project site will designate a solid waste management coordinator who will execute the Project's City-approved waste management plan. The solid waste management coordinator will work with contractors to estimate quantities of each type of material that is to be salvaged, recycled, or disposed of as waste; oversee plans for separation of materials; and review procedures for periodic collection and transportation of materials.
Hazardous materials during construction	A hazardous materials spill kit should be maintained on site for small spills. Additionally, the future Canyon Springs Healthcare Campus operator should monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes, including disposal. Hazardous materials should not be disposed of or released on the ground, in the underlying groundwater, or any surface water. Totally enclosed containment should be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, should be removed to a waste facility permitted to treat, store, or dispose of such materials.
Hazardous waste	Prior to receiving certificate of occupancy for each phase of the Project (Phase I – skilled nursing facility; Phases II–V – hospital and MOB uses), a medical waste management plan will be prepared, submitted, reviewed, and approved by the Riverside County Department of Environmental Health Hazardous Materials Management Division. The medical waste management plan will describe the types and amounts of medical waste generated and how the waste will be disposed.
	Prior to receiving certificate of occupancy for each phase of the Project (Phase I – skilled nursing facility; Phases II–V – hospital, MOB uses), a hazardous materials business plan will be prepared and submitted to the Riverside County Department of Environmental Health Hazardous Materials Management Division and City's Fire Department. The hazardous materials business plan will contain information on the location, type, quantity, and health risks of hazardous materials stored and used on the site. Within the hazardous materials business plan, the applicant will prepare a chemical inventory for all hazardous materials or waste stored in quantities greater than or equal to 500 pounds of a solid,

**Table 2-2**  
**Summary of Project Design Features and Construction Measures**

Subject Area	Design Feature or Construction Measure
	55 gallons of a liquid, 200 cubic feet of a compressed gas, highly toxic gases of any amount, and extremely hazardous substances stored in quantities greater than threshold amounts.
	Prior to receiving certificate of occupancy for each phase of the Project (Phase I – skilled nursing facility; Phases II-V – hospital, MOBs), the Canyon Springs Healthcare Campus operator will be required to comply with the provisions of the City's Fire Code, the Riverside County Department of Environmental Health Hazardous Materials Management Division, and any additional element as required in the California Health and Safety Code, Article 1, Chapter 6.95 for the business emergency plan.
	Transportation of hazardous materials will comply with all U.S. Department of Transportation, California Department of Transportation, U.S. Environmental Protection Agency, Department of Toxic Substances Control, California Highway Patrol, and California State Fire Marshal regulations.
	The Project will comply with the City's Emergency Operations Plan (EOP) for both construction and operations of all phases of the Project. Construction activities during all phases of the Project that may temporarily restrict vehicular traffic will implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures in accordance with the City's EOP. Operation of the Project will not interfere with the City's EOP as driveways off Corporate Centre Place, Valley Springs Parkway, Canyon Park Drive, Campus Parkway, Day Street, and Gateway Drive will be made accessible for emergency vehicles.
Control of petroleum products in storage tanks	In accordance with the Code of Federal Regulations, Title 40, Part 112 (40 CFR, Part 112), prior to certificate of occupancy issuance for the hospital and MOB component of the Project, the designated Canyon Springs Healthcare Campus operator on the Project site will prepare a Spill Prevention Control and Countermeasures plan.

## 2.6 DISCRETIONARY ACTIONS

Implementation of the Project will require permits or other forms of approval from public agencies or other entities prior to construction of the Project. They include, but are not limited to, the following.

### 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 (OSHDP'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.

## **2.7 REFERENCES**

City of Riverside. 2007. Figure LU-10, “Land Use Policy Map.” Accessed January 28, 2016.  
[http://www.riversideca.gov/planning/gp2025program/GP/04\\_Land\\_Use\\_and\\_Urban\\_Design\\_Element.pdf](http://www.riversideca.gov/planning/gp2025program/GP/04_Land_Use_and_Urban_Design_Element.pdf).