

INITIAL STUDY
for the
Proposed Canyon Springs Healthcare Campus Project
New Specific Plan, Specific Plan Amendment, and
Environmental Impact Report
City of Riverside

Prepared for:

City of Riverside
Community & Economic Development Department
Planning Division

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- B Negative Cultural Resources Inventory and Paleontological Sensitivity Study
- C Feasibility-Level Geotechnical Investigation, Proposed Canyon Springs Healthcare Center
- D Canyon Springs Healthcare Campus Sewer Flows Study, Rec Job Number 17067
- E Phase I Environmental Site Assessment, Proposed Canyon Springs Healthcare Center

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1 INTRODUCTION

1.1 California Environmental Quality Act Compliance

This document serves as the Initial Study for the proposed Canyon Springs Healthcare Campus Project (proposed project) New Specific Plan (SP), Specific Plan Amendment (SPA) and Environmental Impact Report (EIR) in the City of Riverside (City), California. The City, through its Community & Economic Development Department, Planning Division (Department), is the lead agency responsible for the review and approval of the proposed project.

This Initial Study has been prepared by Dudek on behalf of the Department and is in conformance with Sections 15063 and 15064 of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.). The purpose of the Initial Study Checklist/Environmental Evaluation is to identify any potentially significant impacts associated with the proposed project and to document the forthcoming intended analysis in an EIR.

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2 PROJECT DESCRIPTION

2.1 Project Location

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

The main 30.13-acre irregular-shaped area (hospital, medical office buildings (MOBs), and parking structure site) consisting of 14 Assessor’s Parcel Numbers (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 3, Site Plan).

The northwest 10.45-acre semi-rectangular shaped area (senior housing site) consisting of four APNs (291-450-052, 291-450-053, 291-450-051, and 291-440-047) 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 3, Site Plan).

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 multi-story office buildings to the north; Canyon Park Drive to the west; Day Street to the east; and Gateway Drive to the south (Figure 3, Site Plan).

Generally, land uses immediately adjacent to the project site include MOBs, office buildings, governmental offices, single family residential development, a school, and vacant, undeveloped parcels. Land uses north of the overall project site (north of Corporate Centre Place and Campus Parkway) include big box retail (e.g., Walmart, Target, PetSmart) and other commercial retail uses; land uses west of the overall project site (west of Valley Springs Parkway) include a big box retail (Sam’s Club) and a bank; land uses south of the overall project site (south of Eucalyptus Avenue) include a mix of residential development, commercial uses, and vacant,

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undeveloped parcels; and land uses east of the overall project site (east of Day Street) include big box retail (e.g., Costco, WinCo Foods) and commercial retail uses (Figure 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 Canyon Springs Healthcare Campus 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 current land use designation for the entire project site is C – Commercial (City of Riverside 2013) (Figure 5, General Plan). The western portion of the 30.13-acre hospital, MOB, and parking structure site is currently zoned CR – Commercial Retail, Canyon Spring Business Park Specific Plan Overlay, and the eastern portion of the hospital, MOB, and parking structure site is currently zoned O – Office, Canyon Spring Business Park Specific Plan Overlay. The northwest 10.45-acre senior housing site and northeast 10.27-acre independent living, assisted living, and skilled nursing facility site is currently zoned O – Office, Canyon Spring Business Park Specific Plan Overlay (Figure 6, Zoning).

The entire 50.85-acre project site is located within the Canyon Springs Business Park SP/The Springs. The Canyon Springs Business Park SP/The Springs 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 SP/The Springs 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 SP/The Springs serves as a guideline to develop a regionally oriented mixed use development that includes commercial, office, industrial, entertainment, and recreational uses.

The western portion of the 30.13-acre hospital, MOB, and parking structure site is located within the Canyon Springs Business Park SP/The Springs Planning Area 7, Support Commercial, and the eastern portion of the hospital, MOB, and parking structure site is located within the Canyon Springs Business Park SP/The Springs Planning Area 10, Medical Campus. The 10.45-acre senior housing site is located within the Canyon Springs Business Park SP/The Springs Planning Area 8, Corporate Office. The 10.27-acre independent living, assisted living, and skilled nursing facility site is located within the Canyon Springs Business Park SP/The Springs Planning Area 9, Professional Office (Figure 7, Canyon Springs Business Park Specific Plan/The Springs Planning Areas).

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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 SP would allow for the construction of a hospital and MOBs 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. Further, in the event of a disaster, the Canyon Springs Healthcare Campus would provide another hospital facility that would serve Riverside and the surrounding communities. The project will also require amendments to the existing Canyon Springs SP, as well as, potential amendment or termination of the Canyon Springs Business Park SP Development Agreement.

The proposed SPA and new SP would make future development more streamlined in that it would outline future allowable uses, and lay out a cohesive set of design guidelines that would provide City staff, the future Canyon Springs Healthcare Campus operator, and the public with a clear understanding of how growth and development would occur at the site. The SP would allow City staff to expedite the permitting processes for future development.

2.4 Project Objectives

The overall project goal is to provide a comprehensive Specific Plan that would 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 SP would 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 SP would also allow for an expedited permitting process for future development on the healthcare campus.

The project objectives are as follows:

- Provide a roadmap to guide future development plans on the healthcare campus by providing design and development standards to be implemented by future streamlined entitlement processes for future healthcare campus development.
- Develop a comprehensively planned, integrated healthcare campus within an infill area that includes a hospital, with acute care services, medical offices, senior housing, independent living, assisted living, skilled nursing facility, and ancillary services for the community.

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- Provide high-quality healthcare in seismically safe, state-of-the-art, advanced-care medical center facilities, and provide living facilities for “age-restricted” seniors and living facilities for those needing medical assistance in Riverside and the surrounding communities.
- Design a healthcare campus in phases dependent on market demand in a manner that allows the flexibility to respond to the varied and evolving healthcare demands for Riverside and residents in the region, within the framework of a changing health care industry.
- Create a comprehensively planned, advanced-healthcare campus that provides community vitality, economic growth, and a wide range of employment opportunities for Riverside and the surrounding region.
- Provide the long-range development capacity on the project site’s infill area that would accommodate the growing population in Riverside and surrounding cities requiring health care services, while also providing the flexibility for a range of shorter term interim and conveniently sited, complementary uses.
- Implement green building features using the standards of the Green Guide for Healthcare, as such standards evolve over time, to create an environmentally sustainable project.

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 will be published on March 2, 2016. The project site is currently vacant, rough graded, and undeveloped and is the physical baseline condition.

However, 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 proposed project with the City (including technical inputs from adjacent jurisdictions). For the analysis of all other CEQA topics that would be addressed in the EIR, the baseline is defined as March 2016, which corresponds to when the NOP was published.

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2.5.2 Proposed Project

Construction Components and Phasing

Canyon Springs Marketplace Corporation is proposing a SPA and new SP on the project site. A site master plan has been developed and includes both short-term and long-range planning goals that cover construction over a 10-year period. The SP would include future development over five phases (Figure 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 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 would be constructed in approximately 15 months and would consist of approximately the following development:

- Construction of an approximately 375,000-square-foot, three-story, approximately 234-unit senior “age-restricted” multi-family housing facility. The proposed senior housing facility would be approximately 53 feet high.
- Construction of approximately 98 surface parking spaces at the senior housing site and approximately 192 underground parking below the senior housing facility.
- Construction of an approximately 280,000-square-foot, three-story, approximately 267-bed, independent living/memory care, assisted living, and skilled nursing facility. The proposed facility would be approximately 40 feet high.
- Construction of approximately 268 surface parking spaces at the independent living, assisted living, and skilled nursing facility site.
- Associated landscaping and infrastructure improvements.

Phase II – Approximately 40 Months

Phase II of the project would be constructed in approximately 40 months and would consist of approximately the following development:

- Construction of an approximately 324,000-square-foot, five-story plus penthouse (penthouse would not be occupied; penthouse to house elevator equipment), approximately 180-bed, Phase 1 hospital. The proposed hospital would be approximately 94 feet high.

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- 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) would be approximately 34 feet high.
- 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 would be approximately 52 feet high.
- 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 would be approximately 40 feet high.
- Associated landscaping and infrastructure improvements.

Phase III – Approximately 15 Months

Phase III of the project would be constructed in approximately 15 months and would consist of approximately the following development:

- 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 would be approximately 52 feet high.
- Construction of an approximately 40,000-square-foot, two-story MOB 5. The proposed MOB 5 would be approximately 34 feet high.
- Associated landscaping and infrastructure improvements.

Phase IV – Approximately 32 Months

Phase IV of the project would be constructed in approximately 32 months and would consist of approximately the following development:

- 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 would be approximately 52 feet high.
- 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 would be approximately 40 feet high.
- 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 would be approximately 40 feet high.

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- Associated landscaping and infrastructure improvements.

Phase V – Approximately 28 Months

Phase V of the project would be constructed in approximately 28 months and would consist of approximately the following development:

- 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. The proposed hospital would be approximately 94 feet high.
- Associated landscaping and infrastructure improvements.

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, outdoor vendor carts, 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).

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 proposed 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 (CBC), California Office of Statewide Health Planning and Development (OSHPD) and Municipal Code requirements. These measures are included in Table 1, Summary of Project Design Features and Construction Measures, and referenced throughout the impact discussions in Chapter 4, Environmental Checklist, of this Initial Study. The project design features and construction measures listed in Table 1 would be incorporated into the SP/EIR as design features of the project. Where applicable, some of these items may be included as mitigation measures.

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Table 1
Summary of Project Design Features and Construction Measures

Subject Area	Design Feature or Construction Measure
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 would 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).
Geologic conditions	Appropriate engineering design and construction measures that meet California Building Code (CBC) and OSHPD 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"> • Curbs and gutters will collect runoff and convey to bioretention units and/or detention basins and comply with Riverside Airport Land Use Commission (ALUC) requirements. • Parking lots will be designed to minimum required pavement width, according to City guidelines. • Vegetated bioswales will be used to the maximum extent possible to achieve filtration and natural treatment of the stormwater runoff from rooftops. • 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 Riverside ALUC) to provide treatment before being discharged into the underground storm drain system. • Stormwater drainage from loading dock areas will be collected and treated prior to discharge off site. • On-site soils within landscaped areas will be scarified. • 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 SP design guidelines for the area required per tree. The landscaping will meet the City's approved landscape materials list as outlined in the SP. • Drought-tolerant landscaping will also be required to ensure minimal irrigation water use, thus helping to conserve water resources. • 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. • Stormwater conveyance system inlets will include language indicating that water flows to the local water resource. • Trash receptacles will be provided on site with signage. • A fire sprinkler will be designed to discharge into the sanitary sewer. • Bioswales, bioretention units and/or detention basins, parking lots, and trash pickup will be maintained as part of the ongoing landscaping maintenance costs.
Water quality protection and erosion	In compliance with the National Pollution Discharge Elimination System (NPDES), the applicant will prepare a stormwater pollution prevention plan (SWPPP) that specifies BMPs to be implemented

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Table 1
Summary of Project Design Features and Construction Measures

Subject Area	Design Feature or Construction Measure
and sedimentation control	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 (RWQCB) for review and approval prior to the start of construction.
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 would 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 would 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 would prepare a chemical inventory for all hazardous materials or waste stored in quantities greater than or equal to 500 pounds of a solid, 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, 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 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 would 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 would 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 would be made accessible for emergency vehicles.
Control of petroleum	In accordance with the Code of Federal Regulations, Title 40, Part 112 (40 CFR, Part 112), prior to

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Table 1
Summary of Project Design Features and Construction Measures

Subject Area	Design Feature or Construction Measure
products in storage tanks	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.
Cultural resources	During any phase of construction, the project proponent shall comply with Health and Safety Code Section 7050.5, 7051, 5052, and 7054 addressing requirements should human remains or the disposition of Native American burials in archaeological sites be accidentally discovered during ground-disturbing activities. Additionally, the proposed project shall comply with Public Resource Code (PRC) 5097.98 should any unknown human remains be discovered during site disturbance.

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3 FINDINGS

Based on the environmental discussion provided in Section 4 of this Initial Study, the City finds that the proposed Canyon Springs Healthcare Campus Project SPA and new SP could have a significant adverse effect on the environment. Potentially significant effects have been identified in the Initial Study and are described herein. An environmental impact report (EIR) is therefore proposed to satisfy the requirements of the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.).

3.1 No Impact or Less-than-Significant Impact

Based on the environmental discussion contained in Section 4 of this Initial Study, the City has determined that the proposed project would have no impact, or a less-than-significant impact, in the following environmental issue areas. These issue areas will not be addressed in the forthcoming EIR analysis:

- Aesthetics
- Agricultural Resources
- Geology and Soils
- Mineral Resources
- Population and Housing
- Recreation

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4 ENVIRONMENTAL CHECKLIST

1. **Project Title:**

Canyon Springs Healthcare Campus Project

2. **Lead Agency Name and Address:**

City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522

3. **Contact Person, Phone Number, and Email:**

Sean P. Kelleher
951.826.5712
SKelleher@riversideca.gov

4. **Project Location:**

Canyon Springs Business Park
Riverside, California 92507

5. **Project Sponsor's Name and Address:**

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

6. **General Plan Designation:**

C – Commercial

7. **Zoning:**

CR SP – Commercial Retail, Canyon Springs Business Park SP/The Springs; O SP – Office, Canyon Springs Business Park SP/The Springs

8. **Description of Project:**

See Section 2, Project Description

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9. Existing Land Use and Setting:

The project site is currently vacant, rough graded, and undeveloped.

10. Surrounding Land Uses and Setting (briefly describe the project's surroundings):

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

- Adjacent Existing General Plan/Land Use:
 - North: C – Commercial in the City of Riverside
 - South: C – Commercial in the City of Riverside; P – Public Facility and R/O – Residential/Office in the City of Moreno Valley
 - East: C – Commercial in the City of Riverside; C – Commercial in the City of Moreno Valley
 - West: C – Commercial in the City of Riverside
- Adjacent Zoning:
 - North: CR SP – Commercial Retail, Canyon Springs Business Park SP/The Springs; O SP – Office, Canyon Springs Business Park SP/The Springs in the City of Riverside
 - South: CR SP – Commercial Retail, Canyon Springs Business Park SP/The Springs; O SP – Office, Canyon Springs Business Park SP/The Springs, and PF SP – Public Facilities, Canyon Springs Business Park SP/The Springs in the City of Riverside; P – Public Facilities and OC – Office Commercial in the City of Moreno Valley
 - East: O SP – Office, Canyon Springs Business Park SP/The Springs in the City of Riverside; SP 200 HC – Towngate Specific Plan Highway Commercial, SP 200 MUC – Towngate Specific Plan Mixed Use Commercial, SP 200 CC – Towngate

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Specific Plan Community Commercial, and CC – Community Commercial in the City of Moreno Valley

- West: CR SP – Commercial Retail, Canyon Springs Business Park SP/The Springs; O SP – Office, Canyon Springs Business Park SP/The Springs in the City of Riverside

11. Other Public Agencies Whose Approval is Anticipated to be Required (e.g., permits, financial approval, or participation agreement):

- a. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- b. RWQCB, Santa Ana Region – Stormwater Pollution Prevention Plan (SWPPP)
- c. RWQCB, Santa Ana Region – 401 Water Quality Certification – Waste Discharge Requirement (WDR)
- d. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan
- e. SCAQMD – Permits for stationary sources, such as those proposed to be installed in the Central Plant (e.g., boilers, emergency generators).
- f. Office of Statewide Health Planning and Development (OSHPD) - Review and approve the plans and specifications of the proposed hospital building, MOBs, senior housing facility, and independent living, assisted living, and skilled nursing facility to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations.
- g. Federal Aviation Administration (FAA) – Form 7460-1 will be submitted to ensure compliance with the FAA standards, to be reviewed and approved by FAA.
- h. Riverside County Airport Land Use Commission – Consistency analysis with March Air Reserve Base Air Installation Compatibility Use Zone and Airport Land Use Plan.

12. Other Environmental Reviews Referenced in this Review:

- a. Riverside General Plan 2025 (GP 2025)
- b. Riverside Municipal Code, Title 19 (Zoning Code)
- c. General Plan 2025 Final Programmatic EIR (FPEIR)

13. Acronyms

Acronym	Definition
AB	Assembly Bill
ARB	Air Reserve Base

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Acronym	Definition
BMP	best management practice
CBC	California Building Code
CalEEMod	California Emissions Estimation Model
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Riverside
cfs	cubic feet per second
Department	City of Riverside Planning Department
DOC	California Department of Conservation
DTSC	California Department of Toxic Substances Control
EIR	environmental impact report
EMS	emergency medical services
EOP	emergency operations plan
EVMWD	Eastern Municipal Water District
FPEIR	GP 2025 Final Programmatic Environmental Impact Report
GP 2025	City of Riverside General Plan 2025
cpd	gallons per day
HMBP	hazardous materials business plan
I-215	Interstate 215
LUSTs	leaking underground storage tanks
mgd	million gallons per day
MOB	medical office building
MWMP	medical waste management plan
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSHCP	multiple species habitat conservation plan
NPDES	National Pollutant Discharge Elimination System
OSHPD	Office of Statewide Health Planning and Development
PRC	Public Resources Code
RTA	Riverside Transit Agency
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SP	Specific Plan
SPA	Specific Plan Amendment
SR-60	State Route 60
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
USFWS	U.S. Fish and Wildlife Service

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4.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “potentially significant impact” as indicated by the checklist that follows.

- | | | |
|--------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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DETERMINATION (to be completed by the lead agency):

On the basis of this initial evaluation, which reflects the independent judgment of the City of Riverside, it is recommended that:

- The City of Riverside finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared
- The City of Riverside finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The City of Riverside finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- The City of Riverside finds that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed.
- The City of Riverside finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

March 2, 2016

Date

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4.2 Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “no impact” answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A “no impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “no impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially significant impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “potentially significant impact” entries when the determination is made, an EIR is required.
4. “Negative declaration: Less than significant with mitigation incorporated” applies where the incorporation of mitigation measures has reduced an effect from a “potentially significant impact” to a “less-than-significant impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses, as described in item 5, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (14 CCR 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the checklist in Section 4.2 were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “less than significant with mitigation measures incorporated,” describe the mitigation measures that were incorporated or

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refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting information sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify the following:
 - a. The significance criteria or threshold, if any, used to evaluate each question
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
4.2.1 Aesthetics – Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.1a. Response (Source: Proposed Project; City of Riverside 2007b):</p> <p>According to the City's GP Open Space and Conservation Element, the peak of Box Springs Mountain, which is located approximately 1.5 miles north of the project site, provides a scenic viewpoint in the project area. The project site is located within an urbanized area surrounded by existing development. The viewshed from public areas in the vicinity of the project site is dominated by views of big box retail, commercial uses, office uses, residential uses, and an elementary school.</p> <p>The project site is currently vacant, rough graded, and undeveloped. The hospital, MOBs, and parking structure 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 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 3, Site Plan). The senior housing site 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 3, Site Plan). The independent living, assisted living, and skilled nursing facility site 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. Generally, land uses immediately adjacent to the project site include MOBs, office buildings, governmental offices, single family residential development, a school, and vacant, undeveloped parcels. Land uses north of the overall project site (north of Corporate Centre Place and Campus Parkway) include big box retail (e.g., Walmart, Target, PetSmart) and other commercial retail uses; land uses west of the overall project site (west of Valley Springs Parkway) include a big box retail (Sam's Club) and a bank; land uses south of the overall project site (south of Eucalyptus Avenue) include a mix of residential development, commercial uses, and vacant, undeveloped parcels; and land uses east of the overall project site (east of Day Street) include big box retail (e.g., Costco, WinCo Foods) and commercial retail uses (Figure 4, Existing Uses).</p> <p>Operation Development of the proposed project would introduce several multi-story structures generally ranging from</p>				

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Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>approximately 34 feet in height to approximately 53 feet in height. The hospital building would be the tallest structure, at approximately 94 feet in height. The surrounding development includes structures as high as approximately 55 feet (State Compensation Insurance Fund Building, located immediately north and northeast of the proposed independent living, assisted living, and skilled nursing facility site).</p> <p>Views along Eucalyptus Avenue Predominant views of the existing office building, school, residential development, detention basin, surface parking, ornamental landscaping, light poles, and utility poles with foreground views of office and commercial buildings can be experienced by motorists and pedestrians traveling along Eucalyptus Avenue. Only partial views of Box Springs Mountains can be seen in the distant background as the views are compromised by existing development from the surrounding project area. Although the proposed project would include multi-story structures on the project site where it is currently vacant, partial views of Box Springs Mountains would still be available to motorists and pedestrians traveling along Eucalyptus Avenue. As such, impacts would be less than significant after the project is operational.</p> <p>Views along Gateway Drive Predominant views of vacant, graded lands, County office buildings, surface parking, ornamental landscaping, and light poles with foreground views of office, commercial buildings, residential development, ornamental landscaping, and light poles can be experienced by motorists and pedestrians traveling along Gateway Drive. Only partial views of Box Springs Mountains can be seen in the distant background as the views are compromised by existing development from the surrounding project area. Although the proposed project would include multi-story structures on the project site where it is currently vacant, partial views of Box Springs Mountains would still be available to motorists and pedestrians traveling along Gateway Drive. As such, impacts would be less than significant after the project is operational.</p> <p>Views along Valley Springs Parkway Predominant views of residential development, vacant, graded lands, County office buildings, surface parking, ornamental landscaping, and light poles with foreground views of offices, commercial buildings, big box retail, residential development, ornamental landscaping, and light poles can be experienced by motorists and pedestrians traveling along Valley Springs Parkway. Only partial views of Box Springs Mountains can be seen in the distant background as the views are compromised by existing development from the surrounding project area. Although the proposed project would include multi-story structures on the project site where it is currently vacant, partial views of Box Springs Mountains would still be available to motorists and pedestrians traveling along Valley Springs Parkway. As such, impacts would be less than significant after the project is operational.</p> <p>Since the views of Box Springs Mountains would not be entirely obstructed along the roadways as discussed above, impacts to scenic vistas would be less than significant. This issue will not be further discussed in the EIR.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4.2.1b. Response (Source: Caltrans 2011): According to the City's GP Open Space and Conservation Element, the peak of Box Springs Mountains, which is located approximately 1.5 miles north of the project site, provides a scenic viewpoint in the project area. However, there are no state scenic highways located near the project site, as identified by the California Scenic Highway Program (Caltrans 2011), nor any scenic resources. Therefore, implementation of the proposed project would not substantially damage scenic resources within a state scenic highway. No impacts would occur. This issue will not be further discussed in the EIR.</p>				

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Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.1c. Response (Source: Proposed Project): The project site is currently vacant, rough graded, and undeveloped. The existing land uses immediately adjacent to the project site include MOB's, office buildings, governmental offices, single family residential development, a school, and vacant, undeveloped parcels. Land uses north of the overall project site (north of Corporate Centre Place and Campus Parkway) include big box retail (e.g., Walmart, Target, PetSmart) and other commercial retail uses; land uses west of the overall project site (west of Valley Springs Parkway) include a big box retail (Sam's Club) and a bank; land uses south of the overall project site (south of Eucalyptus Avenue) include a mix of residential development, commercial uses, and vacant, undeveloped parcels; and land uses east of the overall project site (east of Day Street) include big box retail (e.g., Costco, WinCo Foods) and commercial retail uses (Figure 4, Existing Uses).</p> <p>Operation Development of the proposed project would introduce several multi-story structures generally ranging from approximately 34 feet in height to approximately 53 feet in height. The hospital building would be the tallest structure, at approximately 94 feet in height. The surrounding development includes structures as high as approximately 55 feet (State Compensation Insurance Fund Building, located immediately north and northeast of the independent living, assisted living, and skilled nursing facility site). The project site is located within an urbanized area completely surrounded by existing development. The Canyon Springs Healthcare Campus SP would outline specific design guidelines to ensure development of the project would be compatible with the surrounding developed areas. The final plans of the proposed project would undergo staff review with the City to ensure that the final height, siting, and design of the structures, and landscaping, comply with the approved version of the Canyon Springs Healthcare Campus SP. Therefore, the proposed project would not degrade the existing visual character of the area and would not significantly impact the existing visual character or quality of the site and its surroundings. Impacts would be less than significant. This issue will not be further discussed in the EIR.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.1d. Response (Source: Proposed Project): The project site is already an illuminated area. Currently there are sources of nighttime light and glare from the existing office, commercial, big box retail, and residential uses, as well as from street lights. New sources of light and glare may be present during project construction and operation, but would only be temporary and would cease upon completion of construction. The proposed lighting on the project site would include lighting typical of a hospital campus, including security lighting, illuminated walkways, building entrances and identification, surface parking areas, parking structures, driveways, and interior lighting. The proposed lighting would be directed, oriented, and shielded to prevent light from shining onto the adjacent properties. Although the lighting proposed by the project would increase lighting on the project site compared to current conditions, the lighting would not result in substantial light or glare from that of surrounding development. Additionally, the proposed project would include a photometrics study designed to comply with the requirements and policies for the City, to be reviewed by City staff as part of the entitlement process. An SP is being prepared for the proposed project that would set guidelines for lighting requirements to ensure that there is no light spillage onto adjacent properties. Impacts would be less than significant. This issue will not be further discussed in the EIR.</p>				
<p>4.2.2 Agriculture and Forestry Resources – Would the project:</p> <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by</p>				

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Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
a. 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 use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.2a. Response (Source: DOC 2012a; City of Riverside 2007b, Open Space and Conservation Element, Figure OS-2): The subject site is designated "Urban and Built-Up Land" by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (DOC 2012a) and as depicted in Figure OS-2 of the City's GP 2025 (City of Riverside 2007b). The DOC (2012a) defines "Urban and Built-Up Land" as occupied structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. Since the site is not located on any Farmland designations, no conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use would occur. As such, no impacts would occur. This issue will not be further discussed in the EIR.				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.2b. Response (Source: City of Riverside 2007b, Open Space and Conservation Element, Figure OS-3; DOC 2012b): The City's Land Use Zoning Map and General Plan Land Use Map indicate that no portion of the project site is located within an area that is zoned for agricultural use. The site is located within the commercial and/or office zones. According to the DOC's Williamson Act Map (DOC 2012b) and as depicted in Figure OS-3, Williamson Act Preserves in the City's GP 2025 Open Space and Conservation Element, there are no Williamson Act contracts on the project site. Since the project is not an agricultural land use and is not under a Williamson Act contract, no impacts to an agricultural use or Williamson Act contract would occur. As such, no impacts would result. This issue will not be further discussed in the EIR.				
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in California Public Resources Code Section 12220(g)), timberland (as defined by California Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.2c. Response (Source: PRC 12220(g) and 4526; GC 51104(g)): The current land use on the project site is C – Commercial. No forest land, timberland, or Timberland Production areas (as defined in the Public Resources Codes (PRC) 12220(g) and 4526 or Government Code (GC) 51104(g)) are located within or adjacent to the project site. Therefore, the proposed project would not conflict with existing zoning for forest land, timberland, or Timberland Production areas, or result in the loss or conversion of forest lands to non-forest uses, as none exist. No impacts would occur. This issue will not be further discussed in the EIR.				

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Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.2d. Response (Source: PRC 12220(g)): The project site is currently vacant and undeveloped and contains no forest land. Therefore, implementation of the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts would occur. This issue will not be further discussed in the EIR.				
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.2e. Response (Source: DOC 2012a; City of Riverside 2007a, Open Space and Conservation Element, Figure OS-2; PRC 12220(g)): Please refer to responses 4.2.2a, 4.2.2c, and 4.2.2d. The project site is designated "Urban and Built-Up Land" by the DOC Farmland Mapping and Monitoring Program (DOC 2012a) and as depicted in Figure OS-2 of the City's GP 2025 (City of Riverside 2007b). No forest land areas, as defined in PRC 12220(g), are located within or adjacent to the project site. Therefore, changes to the existing environment that could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use would not occur. No impacts would result. This issue will not be further discussed in the EIR.				
4.2.3 Air Quality – Would the project:				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3a. Response (Source: SCAQMD 2012): The project site lies within the South Coast Air Basin in the SCAQMD and federal planning areas. An air quality technical report has been prepared by Urban Crossroad for the EIR. The California Emissions Estimation Model (CalEEMod) land use and air emissions model was used to estimate emissions associated with the construction and operation of the proposed project. The analysis of air quality, along with the potential for feasible mitigation measures, requires additional study and analysis; therefore air quality impacts would be considered potentially significant until they can be analyzed fully in the EIR. Therefore, the EIR will address whether the project will conflict with SCAQMD's Air Quality Management Plan (2012).				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3b. Response (Source: SCAQMD 2012): The project has the potential to create air emissions. Thresholds for determining significance are based upon the guidelines and thresholds developed by the State of California. The air quality technical report prepared by Urban Crossroads for the EIR will analyze construction and operational project emissions from site preparation and construction (short-term impacts) and project-generated traffic, localized energy use, and landscaping (long-term impacts) against the adopted air quality significance thresholds and other federal, state, and local regulations. Due to the uncertainty of project phasing, as well as the potential overlap of phases, and the project's dependence on market conditions, the air quality analysis will assume that construction of the project will occur as one entire phase, rather than being broken down into five separate phases. This will allow for a more conservative air quality analysis. The analysis of air quality, along with the potential for feasible mitigation measures, requires additional study and analysis; therefore, air quality impacts would be considered potentially significant until they can be analyzed fully in the EIR. Therefore, the EIR will include an air quality technical report that will address the project's potential to violate air quality standards.				

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Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c. 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3c. Response (Source: SCAQMD 2012): See response 4.2.3b. An air quality technical report has been prepared by Urban Crossroads for the EIR. The analysis of air quality, along with the potential for feasible mitigation measures, requires additional study and analysis; therefore, air quality impacts would be considered potentially significant until they can be analyzed fully in the EIR. Therefore, the EIR will address whether development of the proposed project will result in cumulatively considerable increases in criteria pollutants.				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3d. Response (Source: City of Riverside 2007c, Table 5.3-B; SCAQMD 2012): Impacts to nearby sensitive receptors (e.g., neighboring residents and nearby schools) to substantial pollutant concentrations will be evaluated in the air quality technical report and health risk assessment. The analysis of air quality and SCAQMD CEQA Regional Significance Thresholds, along with the potential for feasible mitigation measures, requires additional study and analysis; therefore, air quality impacts would be considered potentially significant until they can be analyzed fully in the EIR. Therefore, the EIR will include an air quality technical report and health risk assessment that will address whether the proposed project will expose sensitive receptors to substantial pollutant concentrations.				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.3e. Response (Source: City of Riverside 2007c, Table 5.3-B; SCAQMD 2012): Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the proposed project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and to architectural coatings associated with building painting during construction. Such odors are temporary and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be less than significant. Land uses and industrial operations that are typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project entails construction of a hospital, MOBs, central energy plant, parking structures, a senior housing facility, an independent living, assisted living, and skilled nursing facility, and therefore, would not result in the creation of an operational use that is commonly associated with odors. Therefore, project operations would result in a less than significant odor impact. This issue will not be further discussed in the EIR.				

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Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
4.2.4 Biological Resources – Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.4a. Response (Source: Appendix A; appendices mentioned herein can be found on the included CD):</p> <p>The project site is already graded and in a developed area. There is no native vegetation on the project areas. A site visit was conducted on September 16, 2015, and a Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis and biological resource evaluation (Appendix A) was prepared for the project. Based on the site visit and the biological resource evaluation (Appendix A), there were no candidate or sensitive in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) that were observed on site, due to the disturbed nature (project site has been disturbed with evidence of recent discing) of the project site. The only special-status species determined to have the potential to occur in the project survey area are burrowing owls. Due to the presence of suitable foraging habitat and suitable nesting habitat (burrows), burrowing owl has a moderate potential to occur on the project site. Discussion related to burrowing owls is addressed under Section 4.2.4f, below.</p> <p>There are ornamental trees lining the streets of the project area. A small percentage of these ornamental trees would be removed with the construction of some of the access driveways as a part of the proposed project. Therefore, minimal disturbance to nests or nesting behavior is expected as a result of the project. However, since no candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS were observed on site or are expected to occur as noted in the MSHCP consistency analysis and biological resource evaluation (Appendix A), potential impact to nesting of bird species would be less than significant. This issue will not be further discussed in the EIR.</p>				
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.4b. Response (Source: Appendix A):</p> <p>The project site is already graded and in a developed area. A site visit was conducted on September 16, 2015, and an MSHCP consistency analysis and biological resource evaluation (Appendix A) was prepared for the project. Based on the site visit and the biological resource evaluation (Appendix A), no riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS was observed on site, due to the disturbed nature (project site has been disturbed with evidence of recent discing) of the of the project site. Therefore, impacts would be less than significant, and this issue will not be discussed further in the EIR.</p>				

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Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.4c. Response (Source: Appendix A): The project site is already graded and in a developed area. A site visit was conducted on September 16, 2105, and an MSHCP consistency analysis and biological resource evaluation (Appendix A) was prepared for the project. Based on the biological resource evaluation (Appendix A), the USGS topographic quadrangle depicts one unnamed stream within the project study area that flows through the independent living, assisted living, and skilled nursing facility site. Historically, this feature is mapped as originating from outside of the project study area to the north within the foothills of the Box Springs Mountains in the City of Moreno Valley. The channel is mapped as continuing farther to the south and then west through Sycamore Canyon Park into the Santa Ana River, ultimately flowing west until its terminus at the Pacific Ocean. Additionally, a review of historic aerial photographs shows evidence that the independent living, assisted living, and skilled nursing facility site receives storm water flows from a storm drain that drains runoff from the parking lot directly to the north. At the southern end of the site, there is another storm drain leading to an underground pipeline that was created to capture runoff from the site. An inline detention basin is located immediately to the south of the southeastern parcel, which is where the water from the site ultimately drains. When flows in this basin overflow, a concrete outlet leads across Eucalyptus Avenue and eventually flows to what is known as Sycamore Canyon. Due to heavy recent discing, the ephemeral drainage on the independent living, assisted living, and skilled nursing facility site is not definable, with no evidence of bed and bank or ordinary high water mark. However, aerial imagery also shows that at times, there is likely a definable bed and bank. Therefore, this impact is considered potentially significant until it can be analyzed fully in the EIR. The EIR will include a jurisdictional delineation to determine if additional waters permitting is required.</p>				
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.4d. Response (Source: Appendix A): The project site is currently vacant and undeveloped but generally surrounded by existing development on all sides. Therefore, the site does not function as a regional wildlife corridor or habitat linkage. Additionally, as stated in the MSHCP consistency analysis and biological resource evaluation (Appendix A), there is no USFWS-designated critical habitat for listed wildlife species within the project study area. Therefore, impacts would be less than significant and this issue will not be discussed further in the EIR.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4.2.4e. Response (Source: City of Riverside 2007d): There are no general plan policies related to protection of biological resources applicable to the project, nor is there a City tree preservation policy that would affect the project. Therefore, the proposed project is not subject to any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The City does have an Urban Forestry Policy Manual (City of Riverside 2007d), but it does not relate to the ornamental landscaping on the project site. No impacts will occur and this issue will not be discussed further in the EIR.</p>				

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f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.4f. Response (Source: County of Riverside 2007): The project is subject to compliance with the Western Riverside MSHCP because the City of Riverside is a Permittee to the MSHCP. The project site is not located in an area subject to Cell Criteria under the MSHCP, and therefore has no conservation requirements toward building out the MSHCP Reserve. The project site does not support any riparian or riverine resources that would be affected by the project, and is, therefore, compliant with Section 6.1.2 of the MSHCP. Additionally, the project site is not within a Narrow Endemic Plant Species Survey Area per Section 6.1.3 of the MSHCP or a Criteria Area Species Survey Area per Section 6.3.2 of the MSHCP, or any other applicable conservation plan. Since no Conservation Areas are near the project site, compliance with Section 6.1.4, Urban–Wildlands Interface Guidelines, is not needed. However, the project site is located within an Additional Species Survey Area for burrowing owls. The analysis whether or not the project conflicts with the MSHCP, along with the potential for feasible mitigation measures, requires additional study and analysis. Therefore this impact is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will include an analysis as to whether or not the project conflicts with the MSHCP.				
4.2.5 Cultural Resources – Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.5a. Response (Source: Appendix B): To determine if historical resources are located on the project site, Dudek conducted a Negative Cultural Resources Inventory and Paleontological Sensitivity Study (Appendix B). As part of that assessment, a records search was conducted at the Eastern Information Center (EIC) on July 22, 2015. EIC staff reviewed record of previously recorded archaeological and built environment resources, technical reports, and historical maps for the project parcels and a surrounding 1-mile area. The EIC record search indicated that no cultural resources have been previously identified in the project area. One previously recorded cultural resource has been recorded in the 1 mile surrounding record search area. This historic resource, CA-RIV-8196, consists of a segment of the 1880s Atchison, Topeka, and Santa Fe railroad also known as the Burlington Northern Santa Fe Railroad or the San Jacinto Valley railway. The rail-line has been mapped along the western side of Interstate 215, west (outside) of the project area. Pedestrian inspection of this area on July 9, 2015 did not identify any extant portion of rail, associated rail facilities, or associated refuse (within or outside of the project area). Additionally, no structures or other features are represented within the project area on the 1942 Riverside 15-minutes USGS maps, nor on the 1901 Elsinore 30-minute topographic maps. Since no built-environment historical resources were identified on the project site, no impacts to historic resources would occur. This issue will not be discussed further in the EIR.				
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.5b. Response (Source: Appendix B, City of Riverside 2007c, Figure 5.5-1 and Figure 5.5-2): The project site is located within low archaeological sensitivity on the City's GP 2025 FPEIR Figure 5.5-1 and medium prehistoric cultural resources sensitivity on the City's GP 2025 FPEIR Figure 5.5-2 (City of Riverside 2007c). Dudek assisted with Native American coordination by initiating contact with the Native American Heritage Commission (NAHC) and requested a search of the Sacred Lands File on July 9, 2015. The NAHC response was received August 10, 2015. The NAHC response failed to indicate the presence of Native American cultural places within the project area, or the surrounding 1-mile records search area. The NAHC also provided contact information for potentially interested state-listed tribal parties. Dudek subsequently initiated correspondence with the listed Native American parties, but to date no tribal responses have been received. As part of the Negative Cultural Resources Inventory and				

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<p>Paleontological Sensitivity Study prepared for the proposed project (Appendix B), a records search was conducted at the EIC on July 22, 2015. EIC staff reviewed record of previously recorded archaeological and built environment resources, technical reports, and historical maps for the project parcels and a surrounding 1-mile area. The EIC record search indicated that no cultural resources have been previously identified in the project area. One previously recorded cultural resource has been recorded in the 1 mile surrounding record search area. This historic resource, CA-RIV-8196, consists of a segment of the 1880s Atchison, Topeka, and Santa Fe railroad, also known as the Northern Santa Fe Railroad or the San Jacinto Valley railway. The rail-line has been mapped along the western side of Interstate 215, west (outside) of the project area. Pedestrian inspection of this area on July 9, 2015 did not identify any extant portion of rail, associated rail facilities, or associated refuse (within or outside of the project area). There are no prehistoric resources recorded within the project boundaries, or within the records search 1-mile buffer. An intensive pedestrian field survey was conducted on July 9, 2015. No archaeological resources were observed within the project area APE. Since the project includes a new SP (Canyon Springs Healthcare Campus SP), the Senate Bill (SB) 18 consultation process will be initiated by the City with the NAHC-listed tribes for the project provided by the NAHC response. Additionally, in accordance with Assembly Bill (AB) 52, agency-to-agency consultation by the City will be conducted by sending a formal notice to inform California Native American tribes that have requested such notice of a project application within a geographic area with which the tribe is traditionally and culturally affiliated. To date, two tribes have responded to the AB 52 process. The Pauma Band of Luiseño stated that they are unaware of any specific cultural resources on the project site, but asked to be notified if cultural resources are discovered during construction. The Pechanga Band of Luiseño Indians has requested consultation under AB 52 with the City. The City will initiate consultation with the Pechanga Band of Luiseño Indians and any other tribes that request consultation during the EIR process. Due to required SB 18 and AB 52 consultation between the City and tribes, this impact is considered potentially significant until it can be analyzed fully in the EIR.</p>				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.5c. Response (Source: Appendix B): The geologic unit in the project area is generally characterized by Quaternary alluvium. The Negative Cultural Resources Inventory and Paleontological Sensitivity Study prepared for the proposed project (Appendix B) noted that it is likely that local younger Holocene alluvium (low paleontological sensitivity) visible on the surface cover older Pleistocene (high paleontological sensitivity). Due to the specific geological environment, there is a possibility that paleontological resources could be present. Therefore, potential impacts to paleontological resources require additional study and analysis in the EIR. Therefore, this impact is considered potentially significant.</p>				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.5d. Response (Source: City of Riverside 2007c, Figure 5.5-1 and Figure 5.5-2; PRC 5097.98; California Health and Safety Code, Sections 7050.5, 7051, 5052, and 7054): The site is not known to be an informal/formal cemetery. The project site is currently vacant and undeveloped but has been previously graded. Due to past grading activities on the project site, it is highly unlikely that human remains are present. In the unlikely event that human remains are discovered, state and local laws require that the Riverside County coroner be notified. PRC 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 Native American Heritage Commission to resolve disputes regarding the disposition of such remains. The proposed project will be required to comply with PRC 5097.98 should any unknown human remains be discovered during site disturbance. Additionally, Sections 7050.5, 7051, 5052, and 7054 of the Health and Safety Code collectively address the illegality of interference with human burial remains and the disposition of Native American burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction, and establishes</p>				

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procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures. The project design features (Section 2.5.3, Table 1) includes compliance with these codes sections. This issue will not be further discussed in the EIR.				
4.2.6 Geology and Soils – Would the project:				
a. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.6a.i. Response (Source: DOC 2007; City of Riverside 2007b, Figure PS-1; City of Riverside 2007c, Figure 5.6-2; OSHPD 2011; Appendix C): The project site is not within an Alquist-Priolo Earthquake Fault Zone (DOC 2007). However, the City is located in a region with several active fault lines. The project site is located approximately 6 miles from the San Jacinto Fault Zone and approximately 5 miles from the County fault zone, the closest mapped fault zones to the City of Riverside. CHJ Consultants noted that there was no evidence of active faulting observed on, or adjacent to, the project site (Appendix C). Because the project site is not within a Fault Rupture Hazard Zone or within an Alquist-Priolo Earthquake Fault Zone, and due to the conclusion by CHJ Consultants, the potential for fault rupture is low. Additionally, an SP is being prepared for the proposed project to provide guidelines for project design to ensure that the construction of the buildings meet California Building Code (CBC) and California Office of Statewide Health and Planning Department (OSHPD) standards. Additionally, the OSHPD's Facilities Development Division will review and approve the plans and specifications of the proposed hospital building, MOBs, skilled nursing facility, and related hospital facilities to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2011). Therefore, this would be a less-than-significant impact and this issue will not be further discussed in the EIR.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.6a.ii. Response (Source: City of Riverside 2007c, Figure 5.6-2; OSHPD 2011; Appendix C): According to Appendix E in the City's GP 2025 FPEIR, "the effect of an earthquake originating on any given fault would depend primarily upon its distance from the project site and the size earthquake (amount of energy release) that the fault is likely to generate. In general, the more distant the fault is and the smaller the potential earthquake, the less effect" (City of Riverside 2007c). The project site is located approximately 6 miles from the San Jacinto Fault Zone and approximately 5 miles from the County fault zone, the closest mapped fault zones to the City of Riverside. CHJ Consultants noted in its Feasibility-level Geotechnical Investigation, that moderate to severe seismic shaking of the project site can be expected during the lifetime of the project (Appendix C). However, proper engineering design and construction in conformance with CBC and OSHPD standards would ensure that seismic ground shaking would be less than significant. An SP is being prepared for the proposed project to provide guidelines for project design to ensure that the construction of the buildings meets CBC and OSHPD standards. Additionally, the OSHPD's Facilities Development Division will review and approve the plans and specifications of the proposed hospital building, MOBs, skilled nursing facility, and related hospital facilities to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2011). Therefore, impacts related to seismic ground shaking would be less than significant. This issue will not be further discussed in the EIR.				

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iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.6a.iii. Response (Source: City of Riverside 2007b, Figures PS-1, Figures PS-2; City of Riverside 2007c, Figure 5.6-2 and Figure 5.6-3; 2007a, Figure PS-1, Figure PS-2, and Public Safety Element; OSHPD 2011; Appendix C):</p> <p>According to Figure PS-1 of the City's GP 2025, the project site is not located on or near an earthquake fault or fault zone (City of Riverside 2007b). The nearest known earthquake fault is located approximately 5 miles from the project site. Figure PS-2 of the City's GP 2025 depicts the project site being within low liquefaction zones (City of Riverside 2007b). Based on the Feasibility-level Geotechnical Investigation (Appendix C), CHJ Consultants determined that the potential for liquefaction at the project site is low due to the generally dense nature of the native soils underlying the project site. Impacts related to ground failure such as from liquefaction are considered less than significant based on the low liquefaction potential on the project site, information provided by the geotechnical report, and because the new structures being proposed would all be designed to CBC standards to anticipate impacts associated with seismic-related ground failure. Additionally, the OSHPD's Facilities Development Division will review and approve the plans and specifications of the proposed hospital building, MOBs, skilled nursing facility, and related hospital facilities to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2011). Impacts related to ground failure such as from liquefaction would be less than significant. This issue will not be further discussed in the EIR.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.6a.iv. Response (Source: City of Riverside 2007c, Geology and Soils and Figure 5.6-1; City of Riverside 2007b, Public Safety Element; Appendix C):</p> <p>The Geology and Soils section of the City's GP 2025 FPEIR states that "areas of high susceptibility to seismically induced landslides and rockfalls correspond to steep slopes in excess of 30 percent" (City of Riverside 2007c). Figure 5.6-1 of the City's GP 2025 FPEIR indicates that the project area is located on land identified as having a 0% to 10% slope, which is the lowest of the four potential categories (City of Riverside 2007c). Additionally, the project site has been previously graded and leveled. There are no known areas prone to landslides at the site, nor is the site in the path of any known or potential landslides. Additionally, the Feasibility-level Geotechnical Investigation Report concluded that the potential for landslides is considered very low due to the relatively flat-lying topography of the project site (Appendix C). Therefore, impacts would be less than significant and this issue will not be further discussed in the EIR.</p>				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.6b. Response (Source: City of Riverside 2007c, Figure 5.6-1):</p> <p>According to Figure 5.6-1 of the City's GP 2025 FPEIR, the project site is located in a region identified as having a 0% to 10% slope, the lowest category of slope identified on that figure (City of Riverside 2007c). Construction activities such as excavation and grading may have the potential to cause soil erosion or the loss of topsoil. Short-term erosion effects during the construction phase of the project would be prevented through required implementation of a stormwater pollution prevention plan (SWPPP) through compliance with the National Pollutant Discharge Elimination System (NPDES) program and the incorporation of best management practices (BMPs) intended to reduce soil erosion. The SWPPP includes standard construction methods such as temporary detention basins to control on-site and off-site erosion. The SWPPP is required by the City during plan review and approval of project improvement plans; therefore, with implementation of an approved SWPPP, impacts resulting from erosion during construction operations would be less than significant. A network of storm drains and gutters would be provided throughout the site, along with landscaped areas and groundcovers; therefore, soil erosion is not anticipated to be an issue upon buildout of the project. Impacts would be less than significant and this issue will not be further discussed in the EIR.</p>				

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c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.6c. Response (Source: City of Riverside 2007b, Figure PS-1 and Figure PS-2; City of Riverside, 2007b, Figure PS-3 and Figure 5.6-1; Appendix C):</p> <p>According to Figure PS-1 of the City's GP 2025, the nearest fault zone is located approximately 5 miles from the project site. Figure PS-2 of the City's GP 2025 indicates that the project site is located within low liquefaction zones. Figure PS-3 of GP 2025 indicates that the project site is not located in an area with soils identified as having a high shrink-swell potential (City of Riverside 2007b). The project site is not located in an area with steep slopes that could result in a landslide, as indicated on Figure 5.6-1 of the City's GP 2025 FPEIR (City of Riverside 2007c). Therefore, the project site is not considered to be susceptible or located on a site that is unstable. The Feasibility-level Geotechnical Investigation Report concluded that the potential for landslides or lateral spreading is considered very low due to the relatively flat-lying topography of the project site (Appendix C). Furthermore, the Feasibility-level Geotechnical Investigation Report stated that the project site is underlain at relatively shallow depths by dense older alluvium and granitic bedrock, which are not considered susceptible to subsidence effects; therefore, CHJ consultants concluded that the potential for subsidence effects at the project site is considered very low (Appendix C). This issue would be less than significant and will not be further discussed in the EIR.</p>				
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.6d. Response (Source: Appendix C; City of Riverside 2007b, Figure PS-3; OSHPD 2011):</p> <p>The project site has already been mass graded and compacted. Soils containing high clay content often exhibit a relatively high potential to expand when saturated and to contract when dried out. According to the Feasibility-level Geotechnical Investigation Report prepared by CHJ Consultants, the project site contains silty and clayey sands and may have expansive properties (Appendix C). However, Figure PS-3 of the City's GP 2025 indicates that the project site is not located in an area with soils that have a high shrink-swell potential, thereby substantially reducing the potential for adverse impacts related to being located on expansive soils (City of Riverside 2007b). Additionally, a majority of the area surrounding the project site have been developed with multi-story buildings. New structures being proposed by the project would be designed to CBC standards to anticipate impacts associated with expansive soils. Furthermore, the OSHPD's Facilities Development Division will review and approve the plans and specifications of the proposed hospital building, MOBs, skilled nursing facility, and related hospital facilities to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2011). Thus, impacts would be less than significant. This issue will not be discussed further in the forthcoming EIR.</p>				
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.6e. Response (Source: Proposed Project; City of Riverside 2007c, Figure 5.16-6; Appendix D; City of Riverside 2008, City of Riverside 2014; EMMWD 1993):</p> <p>No septic tanks exist on the project site. There are existing sewer pipelines along Valley Springs Parkway, Gateway Drive, Corporate Centre Place, and Day Street. The main existing sewer collectors of 12-inch-diameter and 15-inch-diameter vitrified clay pipe (VCP) are located along Valley Springs Parkway, which is where all the sewage from the project site would collect before draining toward the 15-inch-diameter trunk sewer along Eucalyptus Avenue and</p>				

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<p>Eastridge Avenue. A sewer flow study was prepared by Rick Engineering Company dated January 2016 (revised February 2016) (Appendix D). The project site is located within the City's sewer system and ties into the Tequesquite Trunk Sewer. As part of the City's Wastewater Integrated Master Plan, a Trunk Sewer Study was prepared by PBS&J in 2003 and updated in 2014 by MWH Americas Inc. and Carollo Engineers, Inc., which determined a projected average daily flow of 40 million gallons per day (mgd) for the City's sewer system for 2035 (City of Riverside 2014; Appendix D). Given the current commercial land use designation, the Tequesquite Trunk Sewer study was based on future commercial development (City of Riverside 2008). As such, the future modeled flow along the 15-inch-diameter sewer line along Eastridge Avenue (Eucalyptus Avenue turns into Eastridge Avenue at I-215) is 2.65 cubic feet per second (cfs), and the 15-inch-diameter sewer pipe has a theoretical "full" flow of 4.74 cfs, resulting in a future pipeline being 56% full (City of Riverside 2008). Given these factors, the project site with a commercial buildout would generate approximately 822,290 gallons per day (gpd) (Appendix D). Rick Engineering reviewed the proposed project and determined that the hospital, assisted living facility, and senior housing components of the project should be studied with a different criteria based on similar use rates rather than commercial rates, and assumed that the hospital and assisted living uses would be studied at a rate of 250 gpd per bed or unit (based on Eastern Municipal Water District's Sanitary Sewer System Planning and Design Criteria [EVMWD 1993]) rather than the 0.010 cfs per acre or 6,462 gpd per acre (Appendix D). The senior housing use was studied at an apartment rate based on 65 gpd per capita (assumed two capita per unit) (Appendix D). Rick Engineering determined that the MOB's should be studied at a commercial use rate (6,462 gpd) for a more conservative rate (Appendix D). The MOB rate found from the City of Los Angeles Department of Public Works, Bureau of Sewer Generation Rates Table, dated March 2004, showed MOB's at 250 gpd per 1,000 square feet. The proposed project includes approximately 370,000 square feet of office space which would generate approximately 249,750 gpd (with a 2.7 peaking factor that was applied). As this result is lower than if a commercial use rate was used, the commercial use rate was chosen as a more conservative and reasonable rate (Appendix D). A peaking factor of 2.7 was also added for a more conservative calculation. Based on the above factors, the proposed project would generate approximately 849,159 gpd, which would result in a sewer flow increase of approximately 26,869 gpd (0.04 cfs), an approximate 3% increase compared to a full commercial development on the project site (Appendix D). The overall sewer flow with implementation of the proposed project would result in only an approximately 0.07% increase, which would result in an insignificant increase. As such, impacts would be less than significant. This issue will not be addressed in the EIR.</p>				
4.2.7 Greenhouse Gas Emissions – Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.7a. Response (Source: Proposed Project): The proposed project has the potential to generate greenhouse gas (GHG) emissions that may have a significant impact on the environment. The analysis of greenhouse gas emissions, along with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will include a GHG technical report that will address greenhouse gas emissions.				
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.7b. Response (Source: City of Riverside 2007c, Section 5.3): See response 4.2.7a. The analysis of GHG emissions, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will include a GHG technical report that will address how the proposed project would relate to any plan, policy, or regulation set forth to address GHG emissions.				

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4.2.8 Hazards and Hazardous Emissions – Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.8a. Response (Source: Proposed Project):</p> <p>Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents would be used during construction of the proposed project. These materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Consequently, use of these materials for their intended purpose would not pose a significant risk to the public or environment. Once construction is complete, fuels and other petroleum products would no longer remain on site.</p> <p>The project involves the construction of a hospital, MOB, central energy plant, parking structures, hospital-related facilities, senior housing facility, independent facility, assisted living facility, skilled nursing facility, and associated infrastructure improvements. It is assumed that routine landscaping and building maintenance, and the proposed uses previously described, would involve the transport, use, or disposal of hazardous materials on or off site. Pursuant to the State of California Medical Waste Management Act of 1990, the future Canyon Springs Healthcare Campus operator would be required to prepare a medical waste management plan (MWMP) for submittal to the Riverside County Department of Environmental Health Hazardous Materials Management Division. The MWMP will describe the types and amounts of medical waste generated and how the waste would be disposed. The future Canyon Springs Healthcare Campus operator must also prepare a County-required hazardous materials business plan (HMBP). The future Canyon Springs Healthcare Campus operator will be required to comply with the provisions of the California Fire Code, as amended by the City of Riverside, the Riverside County Department of Environmental Health, and any additional element as required in the California Health and Safety Code, Article 1, Chapter 6.95 for the business emergency plan. Both the federal and state governments require all businesses that handle more than the specified amount of hazardous materials to submit a business plan to a regulating agency. The HMBP would be reviewed and approved by the City's Fire Department and the Riverside County Department of Environmental Health Hazardous Materials Management Division. The HMBP includes basic information about the location, types, quantities, and health risks of hazardous materials stored, used, or disposed of at the site, as well as information about employee training and emergency response plans. Additionally, Caltrans' Office of Hazardous Materials Safety prescribes strict regulations for the safe transport of hazardous materials, as described in Title 40, 42, 45, and 49 of the Code of Federal Regulations, and implemented by Title 17, 19, and 27 of the CCR. Since the future Canyon Springs Healthcare Campus operator would prepare an MWMP and a HMBP prior to receiving a certificate of occupancy for each phase of the project, it would ensure the safe routine transport, use, or disposal of hazardous materials. Therefore, impacts would be less than significant. This issue will not be addressed further in the EIR.</p>				
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.8b. Response (Source: City of Riverside 2007b, Public Safety Element; City of Riverside 2007c; California Health and Safety Code):</p> <p>Construction and grading activities. A variety of hazardous substances and wastes would be stored, used, and generated on the project site during construction activities. These would include fuels for machinery and vehicles, new and used motor oils, cleaning solvents, paints, and storage containers and applicators containing such materials. Accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials represent a potential threat to human health and the environment if not properly treated, which would result in a significant impact. Accident prevention and containment are the responsibility of the construction contractors, and provisions to properly manage</p>				

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<p>hazardous substances and wastes are typically included in construction specifications. To reduce the risk of accidental release of hazardous materials during construction activities at the site, the future Canyon Springs Healthcare Campus operator would prepare and implement during all construction activities a hazardous substance management, handling, storage, disposal, and emergency response plan. A hazardous materials spill kit would be maintained on site for small spills. Additionally, the future Canyon Springs Healthcare Campus operator would monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes, including disposal. Hazardous materials shall not be disposed of or released on the ground, in the underlying groundwater, or any surface water. Totally enclosed containment shall be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, would be removed to a waste facility permitted to treat, store, or dispose of such materials. As such, impacts from the accidental release of hazardous materials during construction activities would be less than significant.</p> <p>Project operations. The future Canyon Springs Healthcare Campus operator will be required to comply with the provisions of the California Fire Code, as amended by the City of Riverside and any additional element as required in the California Health and Safety Code, Article 1, Chapter 6.95 for the Business Emergency Plan. Both the federal and state governments require all businesses that handle more than specified amount of hazardous materials to submit a business plan to a regulating agency. Pursuant to the State of California Medical Waste Management Act of 1990, the future Canyon Springs Healthcare Campus operator would be required to prepare a MWMP for submittal to the Riverside County Department of Environmental Health Hazardous Materials Management Division. The MWMP would describe the types and amounts of medical waste generated and how the waste would be disposed. The future Canyon Springs Healthcare Campus operator would also be required to prepare an HMBP that includes basic information about the location, types, quantities, and health risks of hazardous materials stored, used, or disposed of at the site, as well as information about employee training and emergency response plans. Since the future Canyon Springs Healthcare Campus operator would prepare an MWMP and a HMBP prior to receiving a certificate of occupancy for each phase of the project, it would ensure that hazardous materials are not released into the environment such that it is creating a significant hazard to the public or the environment. Therefore, impacts would be less than significant. This will not be addressed further in the EIR.</p>				
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.8c. Response (Source: City of Riverside 2007c, Section 5.7, Figure 5.13-2, and Table 5.13-D):</p> <p>There is one school (Edgemont Elementary School) within 0.25 mile of the project site. Edgemont Elementary School is located immediately adjacent to the southern boundary of the hospital, MOBs, and parking structure site. Implementation of the project phases would include acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. As part of the project, prior to construction of all phases, the future Canyon Springs Healthcare Campus operator would prepare/update a hazardous substance management, handling, storage, disposal, and emergency response plan to be followed during construction that would ensure adherence to the construction specifications and applicable regulations regarding hazardous materials and hazardous waste, including disposal, and would ensure that construction of the project would not create a significant hazard to the public or the environment, including nearby schools.</p> <p>Pursuant to the State of California Medical Waste Management Act of 1990, the future Canyon Springs Healthcare Campus operator would be required to prepare an MWMP for submittal to the Riverside County Department of Environmental Health Hazardous Materials Management Division. The MWMP would describe the types and amounts of medical waste generated and how the waste would be disposed of. The future Canyon Springs Healthcare Campus operator must also prepare a County-required HMBP. The HMBP includes basic information about the location, types, quantities, and health risks of hazardous materials stored, used, or disposed of at the site, as well as information about</p>				

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<p>employee training and emergency response plans. The HMBP would be reviewed and approved by the City's Fire Department and the Riverside County Department of Environmental Health Hazardous Materials Management Division, as required by California Health and Safety Code, Chapter 6.95, Sections 25500–25532. Furthermore, the future Canyon Springs Healthcare Campus operator would be required to comply with the provisions of the California Fire Code, as amended by the City of Riverside, the Riverside County Department of Environmental Health, and any additional element as required in the California Health and Safety Code, Article 1, Chapter 6.95 for the business emergency plan. Additionally, to reduce the risk of accidental release of hazardous materials during construction activities at the site, the future Canyon Springs Healthcare Campus operator would be required to prepare and implement during all construction activities a hazardous substance management, handling, storage, disposal, and emergency response plan. Since the future Canyon Springs Healthcare Campus operator would be required to prepare an MWMP and an HMBP prior to receiving a certificate of occupancy for each phase of the project; comply with provisions of the California Fire Code, as amended by the City of Riverside, the Riverside County Department of Environmental Health, and the California Health and Safety Code; and prepare and implement during all construction activities a hazardous substance management, handling, storage, disposal, and emergency response plan, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes within 0.25 mile of a school. Impacts would be less than significant. This issue will not be addressed further in the EIR.</p>				
<p>d. Be located on a site which 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.8d. Response (Source: DTSC 2007b; City of Riverside 2007c, Figure 5.7-1, Tables 5.7-A 5.7-B, and 5.7-C; DTSC 2007a, 2007b; SWRCB 2013; Appendix E):</p> <p>Government Code Section 65962.5 combines several regulatory lists of sites that may pose a hazard related to hazardous materials or substances. According to Government Code, Section 65962.5(a), there are no hazardous materials or waste sites located on the project site or near the project site. According to Figure 5.7-1 of the City's GP 2025 FPEIR, there are no known hazardous waste sites within the project site (City of Riverside 2007c). Nearby properties contain leaking underground fuel tanks (LUSTs) and California Department of Toxic Substances Control (DTSC) cleanup sites as obtained from Geotracker (SWRCB 2013) and as depicted on the DTSC EnviroStor map database (DTSC 2007a). A LUST site is a property that is undergoing cleanup due to an unauthorized release from an underground storage tank system (DTSC 2007b). All LUST sites have been completed and cases are closed, and the DTSC cleanup site requires no action. According to a records search by CHJ Consultants, one ENVIROSTOR facility (drycleaner with soil and soil vapor tetrachloroethylene (PCE) and trichloroethylene (TCE) contamination) is located within 0.5 mile to 1 mile of the project site; however CHJ concluded that there is no potential impact to the project site due to the distance of these businesses from the project site (Appendix E). One soil contamination LUST site with a closed case status (1998 and 2014) was identified within one-eighth mile east of the project site; one groundwater contamination LUST facility with a case closed status (2013) within one-eighth mile northeast of the project site was identified; one additional LUST case between one-eighth and one-fourth mile of the project site and three additional LUST cases between one-fourth and one-half mile of the project site were identified. Each of these cases have a closed status (Appendix E). The closest monitoring well to the project site had a history of non-detect results; therefore, the contaminant plume is known to have remained northeast of the project site. Due to the distance, status, and/or monitoring data, CHJ Consultants determined that the area LUST cases do not have the potential to impact the project site (Appendix E). Based on review of historical aerial photographs dating to 1938 and topographic maps dating to 1901, CHJ Consultants noted that the project site has been primarily vacant and undeveloped land with sporadic agricultural use (Appendix E). CHJ Consultants stated that the significance of the agricultural history of the project site does not warrant designation as a recognized environmental condition as there were no significant detections of residual constituents due to former agricultural use (Appendix E). The project site is currently vacant and has been previously</p>				

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<p>graded. Based on findings from CHJ Consultants' site reconnaissance of the project site, dated July 13, 2015, CHJ Consultant's review of aerial photograph, regulatory database research, and review of records available to date, CHJ Consultants concluded no evidence has been found to indicate that the project site currently has, or in the past has had, significant problems associated with hazardous waste, hazardous materials, or petroleum products (Appendix E). As such, the project would not be located on a site that is included in a list of hazardous materials sites. Impacts would be less than significant. This issue will not be addressed further in the EIR.</p>				
<p>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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.8e. Response (Source: City of Riverside 2007c, Figure 5.7-2; Mead & Hunt 2014a): The project site is located approximately 1.6 miles north of the March Air Reserve Base (ARB), within the March ARB land use compatibility plan area. Specifically, the project site is located within Zone D – Flight Corridor Buffer as depicted in the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014a). The proposed project is not a prohibited use under Zone D – Flight Corridor Buffer. The various project components are not a specific prohibited use under Zone D – Flight Corridor Buffer. Under the Zone D – Flight Corridor Buffer, hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. No tall objects are proposed on any of the structures that would cause a hazard to flight. Land use development that may cause the attraction of birds to increase is also prohibited. Built features must be designed to avoid heightened attraction of birds (Mead & Hunt 2014a). The City would review the project plans prior to plan check approval to ensure that there are no features on the project site that would result in a heightened attraction to birds. No helistop/helipad is proposed as part of the project. Since the project site is located within the March ARB land use compatibility plan area, an FAA Form 7460-1 will be submitted to the FAA to ensure compliance with the FAA standards. The analysis of potential safety hazard for people residing or working in the Project area, possible conditions of approval from March ARB and FAA, along with the potential for feasible mitigation measures, requires additional study and analysis, and therefore, is considered potentially significant until it can be analyzed fully in the EIR.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4.2.8f. Response (Source: City of Riverside 2007c, Figure 5.7-2): There are no private airstrips in the project vicinity; therefore, the proposed project would not result in a safety hazard for people residing or working in the project area and no impact would result. This issue will not be discussed in the EIR.</p>				
<p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.8g. Response (Source: Proposed Project) The proposed project will comply with the City's Emergency Operations Plan (EOP). During construction activities, one lane of the roadway along Corporate Centre Place, Valley Springs Parkway, Canyon Park Drive, Campus Parkway, Day Street, and Gateway Drive shall remain open in the event emergency vehicles would need to access the project site and/or adjacent sites. A traffic control plan has been prepared that would outline any lane closures or lane detours during construction activities. Operation of the proposed project would not interfere with the City's EOP as all access driveways would remain in operation throughout project buildout. Additionally, the proposed site plan, including the access driveways, would be reviewed and approved by the City's Fire department during plan check review. Therefore, the proposed project is not expected to interfere with the City's EOP. Impacts would be less than significant and this issue will not be addressed further in the EIR.</p>				

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h. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.8h. Response (Source: City of Riverside 2007c, Figure 5.7-3): According to Figure 5.7-3 of the GP 2025 FPEIR, the project site is not within a fire hazard area. Additionally, the project site is surrounded by development. Therefore, the risk of a large, high-intensity fire impacting the site is very low. Impacts would be to be less than significant and this issue will not be addressed further in the EIR.				
4.2.9 Hydrology and Water Quality – Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.9a. Response (Source: Proposed Project): A hydrology study and water quality management plan (WQMP) is being prepared for the project. It is not presumed that the site would have a substantial impact on water quality standards or waste discharge requirements, but this issue will be analyzed further in the EIR, as will any potentially feasible mitigation measures from the hydrology study and WQMP that may apply to this impact. Stormwater pollution management and urban runoff management of the project would conform to the requirements specified in the NPDES Municipal Separate Storm Sewer System (MS4) permit issued to the County of Riverside and other Cities within the Santa Ana River watershed per the 2010 MS4 Permit. In the construction stages, storm runoff would conform to the State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ, NPDES program Construction General Permit CGP no. CAS000002. This issue is considered potentially significant until it can be fully analyzed in the EIR.				
b. 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 or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.9b. Response (Source: Proposed Project): The EIR will analyze the potential source of potable water for the site and address whether or not groundwater resources could be depleted as a result of the project implementation on the undeveloped project site. The analysis of groundwater resources, along with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until it can be fully analyzed in the EIR. This issue will be addressed in the EIR.				
c. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.9c. Response (Source: Proposed Project; Appendix A): The project area is already graded and streets with storm drain systems have been constructed up to the project site. The development on the project site would connect to the existing underground storm drain systems. Runoff from the project site would be directed to landscaping and bio-retention areas on site for water quality treatment. On-site runoff would be conveyed to the existing detention basin for the independent living facility, assisted living facility, and skilled nursing facility site and hospital, MOBs, and parking structure site. Since the hospital, MOBs, and parking structure				

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<p>site and the senior housing site is already graded in a developed area complete with storm drain backbone systems in place, the project would not alter the drainage pattern that would cause siltation or flooding or erosion on or off site. However, based on a review of historic aerials during the preparation of the biological resource evaluation (Appendix A), there is evidence that the independent living, assisted living, and skilled nursing facility site receives stormwater flows from a storm drain that drains runoff from the parking lot located directly to the north. At the southern end of the site, there is another storm drain leading to an underground pipeline that was created to capture runoff from the site. A regional County Flood Control District detention basin is located immediately to the south of the southeastern parcel, which is where the water from the site ultimately drains. Therefore, this impact is considered potentially significant until it can be analyzed fully in the EIR.</p>				
<p>d. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.9d. Response (Source: Proposed Project): See response 4.2.9c.</p>				
<p>e. 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.9e. Response (Source: Proposed Project): The design of storm drain utilities would conform to the City's Public Works requirements. A hydrology/drainage study and WQMP is being prepared for the project. The analysis of the site's potential to contribute runoff and create an additional source of polluted runoff, along with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. Potential impacts will be discussed in the EIR.</p>				
<p>f. Otherwise substantially degrade water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.9f. Response (Source: Proposed Project): There are no other sources or characteristics of the project that would substantially degrade water quality. Impacts would be less than significant. This issue will not be discussed further in the EIR.</p>				
<p>g. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.9g. Response (Source: FEMA 2008; City of Riverside 2007b): Pursuant to FEMA FIRM 06065C0745G, Panel 0745G, the majority of the project site is outside of the 100 year floodplain, with a small portion of the southeast portion of the hospital, MOB's, and parking structure site (near the proposed MOB 5) within an "area of 0.2% annual chance flood. This area has a 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. Additionally, according to Figure 5.8-2, Flood Hazard Areas, in the City's General Plan, only the southeast portion of the hospital, MOB's, and parking structure site is located within a flood hazard area. However, no housing is proposed in this area, or within the 100-year flood hazard area. Impacts would be less than significant. This issue will not be discussed further in the EIR.</p>				

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h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.9h. Response (Source: FEMA 2008; City of Riverside 2007b): As outlined in the response to 4.2.9g, the majority of the project site is not located within the 100-year floodplain. A small portion of the southeast portion of the hospital, MOBs, parking structure site (near the proposed MOB 5) is located within "area of 0.2% annual chance flood. This area has a 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. Additionally, according to Figure 5.8-2, Flood Hazard Areas, in the City's General Plan, only the southeast portion of the hospital, MOBs, and parking structure site (near the proposed MOB 5) is located within a flood hazard area. Given a 1% annual chance of flooding, the likelihood of placing MOB 5 within a 100-year flood hazard area is minimal. In addition, the design of storm drain utilities would conform to the Riverside County Flood Control requirements for regional systems, thus alleviating potential flooding at the MOB 5 area. Impacts would be less than significant. This issue will not be addressed in the EIR.				
i. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.9i. Response (Source: FEMA 2008; City of Riverside 2007b): As outlined in the response to 4.2.9g, the majority of the project site is not located within the 100-year floodplain. A small portion of the southeast portion of the hospital, MOBs, parking structure site (near the proposed MOB 5) is located within "area of 0.2% annual chance flood. This area has a 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood. Additionally, according to Figure 5.8-2, Flood Hazard Areas, in the City's General Plan, only the southeast portion of the hospital, MOBs, and parking structure site (near the proposed MOB 5) is located within a flood hazard area. The project site is not within a dam hazard zone. The site would therefore not be impacted due to a failure of a levee or dam. Given a 1% annual chance of flooding, the likelihood of exposing people or structures to a significant risk of loss, injury, or death involving flooding at the MOB 5 area is minimal. In addition, the design of storm drain utilities would conform to the Riverside County Flood Control requirements for regional systems, thus alleviating potential flooding at the MOB 5 area. This issue will not be addressed in the EIR.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.9j. Response (Source: Proposed Project): A seiche is a to-and-fro vibration of an enclosed water body that is similar to the slopping of water in a basin. Seiches are often triggered by earthquakes. Tsunamis are tidal waves that occur in coastal areas. The site is located approximately 46 miles east of the Pacific Ocean, and approximately 3 miles southwest of the created lake in the Sunnymead Ranch community, the closest water body. Therefore, due to the lack of adjacent waterbodies to the project site, there is no risk of seiche, tsunamis, or mudflow. There would be no impacts. This issue will not be addressed further in the EIR.				
4.2.10 Land Use and Planning – Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.10a. Response (Source: Proposed Project): The proposed project is located within the Canyon Springs Business Park SP/The Springs area. The development of a new hospital, MOBs, central energy plant, parking structures, senior living facility, independent living facility, assisted living facility, skilled nursing facility, and other hospital-related facilities and infrastructure within an area surrounding by existing development would not divide the existing community surrounding the site. Nearby residential areas exist to the south and southeast of the project area. The proposed project would not divide an established				

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community, but, rather, would provide additional healthcare and emergency medical services (EMS) for community disaster preparedness within the Riverside community and Inland Empire region. The proposed project will be consistent with the proposed SP guidelines that are intended to enhance the public's access to the healthcare campus. As such, impacts would be less than significant. This issue will not be addressed in the EIR.				
b. Conflict with any applicable land use plan, policy, or regulation of an 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.10b. Response (Source: Proposed Project; City of Riverside 2007e; City of Riverside 2013): The project site is currently in the C - Commercial GP land use designation (City of Riverside 2013), in the CR – Commercial Retail and O – Office zone designations (City of Riverside 2007e), and within Planning Areas 7 through 10 in the Canyon Springs Business Park SP/The Springs (see Figures 5 through 7) area. The majority of the proposed uses currently are not permitted use in the Canyon Springs Business Park SP/The Springs. Thus, the project applicant is proposing to remove the project site from the Canyon Springs Business Park SP/The Springs and create a new SP (Canyon Springs Healthcare Campus SP). The proposed SP would include guidelines for development and implementation of the proposed project. The analysis of project consistency with the proposed SP and rezone along with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. This issue will be addressed in the EIR.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.10c. Response (Source: County of Riverside 2007): See also response to 4.2.4f. The project is subject to compliance with the Western Riverside MSHCP because the City of Riverside is a Permittee to the MSHCP. The project site is not located in an area subject to Cell Criteria under the MSHCP, and therefore has no conservation requirements toward building out the MSHCP Reserve. The project site does not support any riparian or riverine resources that would be affected by the project, and is therefore compliant with Section 6.1.2 of the MSHCP. Additionally, the project site is not within a Narrow Endemic Plant Species Survey Area per Section 6.1.3 of the MSHCP or a Criteria Area Species Survey Area per Section 6.3.2 of the MSHCP, or any other applicable conservation plan. Since no Conservation Areas are near the project site, compliance with Section 6.1.4, Urban–Wildlands Interface Guidelines, is not needed. However, the project site is located within an Additional Species Survey Area for burrowing owls. The determination as to whether or not the project conflicts with the MSHCP, along with the potential for feasible mitigation measures, requires additional study and analysis. Therefore, this impact is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will include an analysis as to whether or not the project conflicts with the MSHCP.				
4.2.11 Mineral Resources – Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.11a. Response (Source: City of Riverside 2007b, Figure OS-1): The proposed project lies within Mineral Resource Zone 3 (MRZ-3) as depicted on Figure OS-1 of the City's GP 2025 (City of Riverside 2007b), indicating that the area contains known or inferred mineral occurrences of undetermined mineral resources significance. The project site has been previously disturbed by rough grading activities. Based on the MRZ-3 designation and given that the site has been graded and is surrounded by existing development (e.g., commercial shopping center, MOBs, office buildings, residential development, school), the proposed project is not likely to result in the loss of a known mineral resource. No impacts are expected This issue will not be addressed				

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further in the EIR.				
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.11b. Response (Source: City of Riverside 2007c, Figure 5.10-1): See response to 4.2.11a. This issue will not be discussed further in the EIR.				
4.2.12 Noise – Would the project result in:				
a. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.12a. Response (Source: City of Riverside 2007f; 2007b, Figure 5.11-6 and Table 5.11-I): Noise levels are regulated by the City's Municipal Code, Title 7 (City of Riverside 2007f). During project construction activities, the proposed project would result in a temporary increase in noise levels due to the use of construction equipment. The project would also generate additional traffic on local streets from patients, employees, the public, and emergency vehicles using the hospital facilities, entering and leaving the senior housing facility, independent living facility, and skilled nursing facility. This additional traffic may impact the existing noise level of the area. A noise impact analysis has been prepared to analyze the potential impacts from construction and operational phases of the proposed project. The analysis of noise levels, along with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. The noise impact analysis will be summarized in the EIR.				
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.12b. Response (Source: City of Riverside 2007c, Table 5.11-G): The proposed project would involve earthwork to produce finish grades and provide proper recompacting, resulting in temporary groundborne vibration and noise levels. Once completed, the project would not expose persons to or generate groundborne vibration or groundborne noise. The analysis of groundborne noise levels, along with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. A noise impact analysis has been prepared to analyze the level of vibration and groundborne noise that will be addressed in the EIR.				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.12c. Response (Source: City of Riverside 2007f; 2007c, Section 5.11): The project would involve the introduction of a noise source associated with an increase in traffic on the project site and adjacent roadways, from overflight of aircraft from March Air Reserve Base, and from the operation of the project, thereby changing the ambient noise levels in the project vicinity. The noise impact analysis would evaluate the extent of this increase and level of impact. The analysis of ambient noise levels, along with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will address the project's potential to increase ambient noise levels in the project vicinity above levels existing without the project.				

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d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.12d. Response (Source: City of Riverside 2007c, Table 5.11-J): The proposed project has the potential to temporarily increase ambient noise levels from construction activities. A noise impact analysis has been prepared. The analysis of ambient noise levels, along with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will address the project's potential to increase ambient noise levels in the project vicinity above levels existing without the project.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.12e. Response (Source: City of Riverside 2007c, Figure N-8; Mead & Hunt 2014a; Mead & Hunt 2014b): See discussion under Section 4.2.8e. The project site is located approximately 1.6 miles north of the March Air Reserve Base (ARB) and is located within the March ARB land use compatibility plan area. Specifically, the project site is located within Zone D – Flight Corridor Buffer as depicted in the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014a). According to Exhibit MA-4 in the Background Data: March ARB/Inland Port Airport and Environs, the project site is not located within the community noise equivalent level (CNEL) noise impact area of the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014b). Additionally, no helistop/helipad is proposed as part of the project. Therefore, since the project site is located outside of the March ARB/Inland Port Airport and Environs noise impact area, the proposed project would not expose people residing or working in the project area to excessive noise levels. As such, impacts would be less than significant. This issue will not be further addressed in the EIR.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.12f. Response (Source: City of Riverside 2007b, Figure 5.7-2): The proposed project does not is not located in the vicinity of a private airstrip. No impacts will result. This issue will be not discussed in the EIR.				
4.2.13 Population and Housing – Would the project:				
a. 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 or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.13a. Response (Source: Proposed Project): The proposed project is the development of a 280-bed hospital, MOBs, central energy plant, parking structures, hospital-related facilities, 234-unit senior “age-restricted” senior housing facility, 267-bed independent facility, assisted living and skilled nursing facility, and associated infrastructure improvements. Although the proposed senior housing facility would provide housing for seniors, it does not generate a substantial population growth as seniors in the surrounding community would generally move from one area to the senior housing facility at the senior housing site as the facility would provide amenities and resources specific for the senior-aged population. The project would enhance the jobs/housing balance of the City by providing up to approximately 2,450 new permanent jobs at full buildout. Therefore, the proposed project would not generate substantial population growth. Existing infrastructure				

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systems are adequate to serve the project and therefore no improvements to infrastructure are needed to serve the project since the project area is already built with infrastructure and sites are mass graded. Consequently, the proposed project would provide hospital EMS for community disaster preparedness, medical check-ups and services at the MOB, and provide resources and services for those with medical needs at the independent facility, assisted living facility, and skilled nursing facility, within the Riverside community and Inland Empire region. No adverse impacts related to population growth would result from the project. Impacts would be less than significant. This issue will not be addressed in the EIR.				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.13b. Response (Source: Proposed Project): The project site does not currently support any housing; therefore, substantial numbers of existing housing would not be displaced and the construction of replacement housing elsewhere would not be necessary as a result of the proposed project. Therefore, no impacts would result. This issue will not be addressed in the EIR.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.13c. Response (Source: Proposed Project): The project site does not currently support any housing; therefore, substantial numbers of people would not be displaced, necessitating the construction of replacement housing elsewhere, as a result of the proposed project. Therefore, no impacts are expected. This issue will not be addressed in the EIR.				
4.2.14 Public Services – Would the project:				
14. 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:				
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.14a. Response (Source: City of Riverside 2007c, Table 5.13-B): The City's Fire Department operates 14 fire stations. Sycamore Canyon Station (6490 Sycamore Canyon Riverside, California 92507) is located approximately 0.6 mile west of the project site and would serve the project site. The project is currently not consistent with the land uses envisioned in the City's GP 2025 (City of Riverside 2007b), which is the document used by fire services to evaluate service needs. The potential for the proposed project to impact fire protection services, along with the potential for feasible mitigation measures, requires additional study and analysis, and, therefore, is considered potentially significant until it can be analyzed fully in the EIR.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.14b. Response (Source: City of Riverside 2007b, Figure PS-8; 2007c, Figure 5.13-1; Leinz 2015): The project area is in the East Neighborhood Policing Center serviced by Patrol for uniform presence (Lincoln Police Station) and the East Neighborhood Policing team (Fairmount Station) for any potential follow-ups of crimes or incidents (Leinz 2015). The current patrol staffing around the project site is typically two to four officers during school hours. The project site is currently not consistent with the land uses envisioned in the City's 2025 GP (City of Riverside 2007b), which is the document used by police services to evaluate service needs. Project components such as the 234-bed senior housing and 267-bed independent facility, assisted living and skilled nursing facility would generate housing for the "age-restricted group" and those needing medical assistant living; however, these groups of people would likely come from the existing Riverside population, and thus, would not substantially increase population				

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<p>in Riverside requiring the need for additional police services. In the event of medical emergencies, police officers along with emergency medical technicians could transport those individual(s) to the hospital on-site. Additionally, the proposed project would result in approximately 2,450 new permanent jobs on the project site; however, the proposed project is not expected to substantially increase emergency calls to the City's Police Department as typical land uses requiring more police services generally include commercial and industrial uses, and residential development. Therefore, it is anticipated that the project site can be adequately served by existing police services in the City. Priority 1 calls are typically of a life-threatening nature, such as a robbery in process or an accident involving bodily injury (City of Riverside 2007c). Police officers strive to respond within 7 minutes to Priority 1 calls. The proposed project is not expected to result in new facilities that would be needed to serve the proposed project. Therefore, impacts would be less than significant. The EIR will not address this issue further.</p>				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.14c. Response (Source: City of Riverside 2007c, Figure 5.13-4): The project site is located within the Moreno Valley Unified School District. There is one school within 0.25 mile of the proposed project. Edgemont Elementary School is located immediately adjacent to the southern boundary of the hospital, MOBs, and parking structure site. The proposed senior housing is not anticipated to result in a substantial increase in demand for schools as the proposed use would be geared towards the aging population; thus, not requiring educational facilities or services. The other project components do not propose residential type uses and therefore would not be expected to result in an increased demand for schools. Potential noise impacts to sensitive receptors such as schools will be addressed in the Noise section of the EIR. Impacts would be less than significant. This issue will not be addressed further in the EIR.</p>				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.14d. Response (Source: Proposed Project) The proposed project is the development of a hospital, MOBs, central energy plant, parking structures, hospital-related facilities, senior housing facility, independent facility, assisted living facility, skilled nursing facility, and associated infrastructure improvements. The proposed senior housing and assisted living are not anticipated to result in a substantial increase in demand for parks. The other project components do not propose residential uses and, therefore, are not expected to result in an increased demand for parks. Pursuant to the Riverside Municipal Code, applicable fees to be paid to mitigate the potential impact to park development and open space needs generated by the project. Impacts would be less than significant. This issue will not be addressed further in the EIR.</p>				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.14e. Response: No other public facilities or services other than police and fire protection are anticipated to serve the proposed project. Implementation of the proposed project would provide EMS, medical care, and senior care within the Riverside community and Inland Empire region. Impacts would be less than significant. This issue will not be addressed in the EIR.</p>				
4.2.15 Recreation				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.15a. Response (Source: Proposed Project): The proposed project is the development of a hospital, MOBs, central energy plant, parking structures, hospital-related facilities, senior housing facility, independent facility, assisted living facility, skilled nursing facility, and associated infrastructure improvements. The proposed senior housing and assisted living are not anticipated to</p>				

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<p>substantially increase the use of existing parks or recreational facilities. The other project components would not include residential type uses or businesses that would increase the use of existing parks or recreational facilities. Thus, no deterioration of existing facilities would occur. Nonetheless, the Riverside Municipal Code requires applicable fees to be paid to mitigate the potential impact to park development and open space needs generated by the project. Impacts are less than significant. This issue will not be addressed in the EIR.</p>				
<p>b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.15b. Response (Source: Proposed Project): Please refer to response 4.2.15a. The proposed project is the development of a hospital, MOBs, central energy plant, parking structures, hospital-related facilities, senior housing facility, independent facility, assisted living facility, skilled nursing facility, and associated infrastructure improvements. The project does not include recreational facilities or require the construction or expansion of recreational facilities. The Riverside Municipal Code requires applicable fees to be paid to mitigate the potential impact to park development and open space needs generated by the project. Therefore, less than significant impacts to recreational facilities that might have an adverse physical effect on the environment are expected. This issue will not be addressed in the EIR.</p>				
<p>4.2.16 Transportation/Traffic – Would the project:</p>				
<p>a. 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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.16a. Response (Source: Proposed Project): A traffic impact analysis has been prepared for the proposed project that would address consistency with the City's traffic and circulation policies. The traffic impact analysis would evaluate the circulation system with the development of the proposed project. The analysis of the circulation system, with the potential for feasible mitigation measures, requires additional study and analysis and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will include a traffic impact analysis that will address the project's consistency with the circulation system.</p>				
<p>b. 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 management agency for designated roads or highways?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.16b. Response (Source: Proposed Project): A traffic impact analysis has been prepared for the project that would address the possibility for congestion with the development of the proposed project. The analysis of the congestion management plan, with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will include a traffic impact analysis that will address the possibility for congestion with the development of the proposed project.</p>				

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c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.16c. Response (Source: Proposed Project; City of Riverside 2007b, Figure PS-6): The project site is located approximately 1.6 miles north of the March ARB and is located within the March ARB land use compatibility plan area. Specifically, the project site is located within Zone D – Flight Corridor Buffer as depicted in the March ARB/Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014a). The proposed project is not a prohibited use under Zone D – Flight Corridor Buffer. The various project components are not a specific prohibited use under Zone D – Flight Corridor Buffer. Under the Zone D – Flight Corridor Buffer, hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. No tall objects are proposed on any of the structures that would cause a hazard to flight. Land use development that may cause the attraction of birds to increase is also prohibited. Built features must be designed to avoid heightened attraction of birds (Mead & Hunt 2014a). The City would review the project plans prior to plan check approval to ensure that there are no features on the project site that would result in a heightened attraction to birds causing a change in air traffic patterns resulting in a substantial safety risk. No helistop/helipad is proposed as part of the project. Additionally, since the project site is located within the March ARB land use compatibility plan area, an FAA Form 7460-1 will be submitted to the FAA to ensure compliance with the FAA standards. Since the proposed project uses are permitted within the March ARB/Inland Port Airport Land Use Compatibility Plan and an FAA Form 7460-1 will be submitted to the FAA for approval, impacts would be less than significant. This issue will not be addressed further in the EIR.				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.16d. Response (Source: Proposed Project): The proposed project includes a circulation network that would serve the project site. Proposed project driveways and internal circulation elements have been designed to reflect the specific opportunities and constraints within the project site. All intersections, circulation improvements, and access to the project site would be designed consistent with City roadway standards and would not create a hazard for vehicles, bicycles, or pedestrians entering or exiting the site. The proposed project does not include any other project elements that could potentially create a hazard to the public. Access to the project site would be designed according to City standards and would not create sharp curves or dangerous intersections. The on-site circulation was evaluated in terms of vehicle-pedestrian conflicts. Based on review of the preliminary site plan, the overall layout would not create an unsafe vehicle-pedestrian conflict points. Curb return radii will be confirmed by City Fire Department and Public Works staff during plan check review to ensure dimensions are adequate for passenger cars, ambulances, service/delivery trucks, and trash trucks. The alignment, spacing, and throating of the project driveways is adequate and the circulation around the buildings is adequate with sufficient site distance along the drive aisles. As such, the proposed project would not increase hazards due to a design features or incompatible uses. Impacts would be less than significant. This issue will not be addressed further in the EIR.				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.16e. Response (Source: Proposed Project): The proposed project would result in the development of a currently vacant and undeveloped site, including the development of site access. Access to the project site would be provided via driveways located along Valley Springs Parkway and Gateway Drive for the hospital, MOBs, parking structure site; Corporate Centre Place and Valley Springs Parkway for the senior housing site; and Canyon Park Drive and Gateway Drive for the independent facility, assisted living facility, and skilled nursing facility site. Access to the project site would be designed according to City standards and all applicable emergency access standards.				

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<p>Based on review of the preliminary site plan, the overall layout would not create any unsafe vehicle-pedestrian conflict points and the driveway throating is sufficient such that access to parking spaces is not impacted by internal vehicle queuing/stacking. Curb return radii will be confirmed by City staff during plan check review to ensure dimensions are adequate for passenger cars, ambulances, service/delivery trucks, and trash trucks. Project traffic is not anticipated to cause significant queuing/stacking on the project driveways. The alignment, spacing, and throating of the project driveways is adequate and circulation around the buildings is adequate with sufficient site distance along the drive aisles.</p> <p>The proposed project would provide adequate access to the project site, including access for emergency vehicles. Construction activities during all phases that may temporarily restrict vehicular traffic would be required to 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 Emergency Operations Plan (EOP). Operation of the project would not interfere with the City's EOP as driveways off of the roadways mentioned above would be made accessible for emergency vehicles. The project applicant would be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, state, and/or federal requirements related to emergency access and evacuation plans. The proposed site plan, including the access driveways, would be reviewed and approved by the City's Fire Department during plan check review. Adherence to these requirements would ensure that potential impacts related to this level are less than significant. This issue will not be addressed further in the EIR.</p>				
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.16f. Response (Source: RTA 2015; City of Riverside 2007g): Extensive bus service throughout the City is provided by the Riverside Transit Agency (RTA). There are existing bus stops at the Moreno Valley Mall less than a mile east of the project site. The City has a Bicycle Master Plan that serves to develop a feasible plan for an interconnected on-street and off-street bicycle lane network throughout the City. As shown on Figure 6-1 of the City's Bicycle Master Plan (City of Riverside 2007g), there is no existing or proposed bike lane adjacent or around the project site. Implementation of the proposed project would not affect the bus stops at the Moreno Valley Mall and would not impact any bicycle facilities as none exists. Pedestrian facilities (e.g., sidewalks) along the roadways of the project site have already been constructed and would not be impacted by the proposed project. The SP would incorporate guidelines that show pedestrian connectivity through the non-contiguous project parcels (to be addressed in the Land Use Section of the EIR). Thus, the proposed project is not expected to significantly impact alternate modes of transportation including public transit and bicycle and pedestrian facilities. Impacts would be less than significant. This issue will not be further analyzed in the EIR.</p>				
<p>4.2.17 Utilities and Service Systems – Would the project:</p>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.17a. Response (Source: City of Riverside 2008): Wastewater facilities would be provided by the City of Riverside Public Works sewer system. Wastewater from the site would be treated at the City's Wastewater Treatment Plant located at the Regional Water Quality Control Plant. The primary sources of pollutants to storm water from the proposed project are construction activities and runoff from roofs and parking lots. The City's Public Works Department would review the proposed project to ensure that the project is in compliance with the City's Wastewater Integrated Master Plan (City of Riverside 2008). Pursuant to the General Plan, the Regional Water Quality Control Plan has adequate planned capacity to meet the wastewater needs of all future Riverside residents and businesses. Since the project would discharge its wastewater to a facility that is legally required to meet wastewater standards, impacts would be less than significant. This issue will not be analyzed further in the EIR.</p>				

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b. 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 environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.17b. Response (Source: Proposed Project; City of Riverside 2008; City of Riverside 2014; EVMWD 1993; Appendix D):</p> <p>The proposed project is not expected to require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities that would cause significant environmental effects. The proposed project would be required to connect to existing water and wastewater infrastructure to provide the necessary construction and water/sewer needs for the project. The project would connect to existing water and sewer lines adjacent to the project site. The main existing sewer collectors of 12-inch-diameter and 15-inch-diameter vitrified clay pipe (VCP) are located along Valley Springs Parkway, which is where all the sewage from the project site would collect before draining toward the 15-inch-diameter trunk sewer along Eucalyptus Avenue and Eastridge Avenue. The City's Wastewater Integrated Master Plan states that the increase in plant flow is anticipated to grow at a rate of 1.09% between 2006 and 2025, which would result in a projected average daily flow of 52.2 million gallons per day (mgd). However, since that time, the City has tracked potential collection system projects to use as a basis for internal planning. Actual lower growth rates have resulted in different hydraulic conditions and different system needs than those predicted in 2008. The projected average daily flow in 2035 is 40 mgd (City of Riverside 2014). As such, proposed expansion of the City's Regional Water Quality Control Plant would result in the capacity to treat a flow of 40 mgd per day in 2035 on an annual average basis. A sewer flow study was prepared by Rick Engineering Company dated January 2016 (revised February 2016) (Appendix D). The project site is located within the City's sewer system and ties into the Tequesquite Trunk Sewer. As part of the City's Wastewater Integrated Master Plan, a Trunk Sewer Study was prepared by PBS&J in 2003 and updated in 2014 by MWH Americas Inc. and Carollo Engineers Inc., which determined a projected average daily flow of 40 mgd for the City's sewer system (City of Riverside 2014; Appendix D). Given the current commercial land use designation, the Tequesquite Trunk Sewer study was based on future commercial development (City of Riverside 2008). As such, the future modeled flow along the 15-inch-diameter sewer line along Eastridge Avenue (Eucalyptus Avenue turns into Eastridge Avenue at I-215) is 2.65 cfs, and the 15-inch-diameter sewer pipe has a theoretical "full" flow of 4.74 cfs, resulting in a future pipeline being 56% full (City of Riverside 2008). Given these factors, the project site with a commercial buildout would generate approximately 822,290 gpd (Appendix D). Rick Engineering reviewed the proposed project and determined that the hospital, assisted living facility, and senior housing components of the project should be studied with a different criteria based on similar use rates rather than commercial rates, and assumed that the hospital and assisted living uses would be studied at a rate of 250 gpd per bed or unit (based on Eastern Municipal Water District's Sanitary Sewer System Planning and Design Criteria [EVMWD 1993]) rather than the 0.010 cfs per acre or 6,462 gpd per acre (Appendix D). The senior housing use was studied at an apartment rate based on 65 gpd per capita (assumed two capita per unit) (Appendix D). Rick Engineering determined that the MOB rate should be studied at a commercial use rate (6,462 gpd) for a more conservative rate (Appendix D). The MOB rate found from the City of Los Angeles' Department of Public Works, Bureau of Sewer Generation Rates Table, dated March 2004, showed MOB at 250 gpd per 1,000 square feet. The proposed project includes approximately 370,000 square feet of office space which would generate approximately 249,750 gpd (with a 2.7 peaking factor). As this result is lower than if a commercial use rate was used, the commercial use rate was chosen as a more conservative and reasonable rate (Appendix D). A peaking factor of 2.7 was also added for a more conservative calculation. Based on the above factors, the proposed project would generate approximately 849,159 gpd, which would result in a sewer flow increase of approximately 26,869 gpd (0.04 cfs), an approximate 3% increase compared to a full commercial development on the project site (Appendix D). The overall sewer flow with implementation of the proposed project would result in only an approximately 0.07% increase, which would result in an insignificant increase. As such, impacts would be less than significant. Additionally, the City's Public Works Department would review the proposed project to ensure that the project is in compliance with the City's</p>				

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Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Wastewater Integrated Master Plan (City of Riverside 2008, 2014). Impacts would be less than significant. Therefore, water and wastewater facilities will not be discussed in the EIR.				
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.17c. Response (Source: Proposed Project; Appendix D): See response 4.2.6e above. The proposed project would connect to the existing stormwater drainage facilities to provide the necessary drainage for the project. The proposed project would also be required to comply with all rules, regulations, and other requirements of the City for use of stormwater facilities. A preliminary water quality management plan has been prepared for the project. As outlined in this report, low impact development features such as bioretention and biotreatment best management practices would be implemented on site. Further detailed analysis would be performed to identify the exact locations of these retention facilities. Implementation of these best management practices would be in conformance with all applicable regulations such as the 2010 Santa Ana MS4 Permit, and would not create any significant environmental effects. Therefore, impacts would be less than significant and will not be further discussed in the EIR.				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.17d. Response (Source: Proposed Project; City of Riverside 2007b): According to Figure 5.16-3 of the City's General Plan (City of Riverside 2007b), the project site is located within Eastern Municipal Water District's service area. Analysis of the project's projected water demand, and existing supply availability requires additional study and therefore is considered potentially significant until it can be analyzed fully in the EIR.				
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2.17e. Response (Source: City of Riverside 2007c; Appendix D; City of Riverside 2008; City of Riverside 2014; EVMWD 1993): The project site is located within the City's Public Works sewer service area. Wastewater from the project site is currently treated at the City's Wastewater Treatment Plant located at the Regional Water Quality Control Plant and will continue to be treated at the City's Wastewater Treatment Plant with implementation of the proposed project. The main existing sewer collectors of 12-inch-diameter and 15-inch-diameter vitrified clay pipe (VCP) are located along Valley Springs Parkway, which is where all the sewage from the project site would collect before draining toward the 15-inch-diameter trunk sewer along Eucalyptus Avenue and Eastridge Avenue. A sewer flow study was prepared by Rick Engineering Company dated January 2016 (revised February 2016) (Appendix D). The project site is located within the City's sewer system and ties into the Tequesquite Trunk Sewer. As part of the City's Wastewater Integrated Master Plan, a Trunk Sewer Study was prepared by PBS&J in 2003 and updated in 2014 by MWH Americas Inc. and Carollo Engineers, Inc., which determined a projected average daily flow of 40 mgd for the City's sewer system (City of Riverside 2014; Appendix D). Given the current commercial land use designation, the Tequesquite Trunk Sewer Study was based on future commercial development (City of Riverside 2008). As such, the future modeled flow along the 15-inch-diameter sewer line along Eastridge Avenue (Eucalyptus Avenue turns into Eastridge Avenue where I-215 is located) is 2.65 cfs, and the 15-inch-diameter sewer pipe has a theoretical "full" flow of 4.74 cfs, resulting in a future pipeline being 56% full (City of Riverside 2008). Given these factors, the project site with a commercial buildout would generate approximately 822,290 gpd (Appendix D). Rick Engineering reviewed the proposed project and determined that the hospital, assisted living facility, and senior housing components of the project should be studied with a				

Initial Study for the Proposed Canyon Springs Healthcare Campus Project, City of Riverside

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>different criteria based on similar use rates rather than commercial rates, and assumed that the hospital and assisted living uses would be studied at a rate of 250 gpd per bed or unit (based on Eastern Municipal Water District's Sanitary Sewer System Planning and Design Criteria [EVMWD 1993]) rather than at the 0.010 cfs per acre or 6,462 gpd per acre (Appendix D). The senior housing was studied at an apartment rate based on 65 gpd per capita (assumed two capita per unit) (Appendix D). Rick Engineering determined that the MOBs should be studied at a commercial use rate (6,462 gpd) for a more conservative rate (Appendix D). The MOB rate found from the City of Los Angeles' Department of Public Works, Bureau of Sewer Generation Rates Table, dated March 2004, showed MOBs at 250 gpd per 1,000 square feet. The proposed project includes approximately 370,000 square feet of office space which would generate approximately 249,750 gpd (with a 2.7 peaking factor). As this result is lower than if a commercial use rate was used, the commercial use rate was chosen as a more conservative and reasonable rate (Appendix D). A peaking factor of 2.7 was also added for a more conservative calculation. Based on the above factors, the proposed project would generate approximately 849,159 gpd, which would result in a sewer flow increase of approximately 26,869 gpd (0.04 cfs), an approximate 3% increase compared to a full commercial development on the project site (Appendix D). The overall sewer flow with implementation of the proposed project would result in only approximately 0.07% increase, which would result in an insignificant increase. Therefore, the City would have adequate capacity to serve the project's projected wastewater demands. Impacts would be less than significant. This issue will not be discussed further in the EIR.</p>				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.17f. Response (Source: Proposed Project): Analysis of the project's solid waste disposal needs, including landfill service area during project's construction activities and operation of the project, with the potential for feasible mitigation measures, requires additional study and, therefore, is considered potentially significant until it can be analyzed fully in the EIR. Therefore, the EIR will provide details regarding how the project's solid waste would be disposed.</p>				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.2.17g. Response (Source: Proposed Project): The project will comply with all state and local statutes or regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act as amended and the City of Riverside Municipal Code, Title 6, Health and Sanitation. There are no federal regulations or statutes related to solid waste that apply to the project. Discussion related to potential for recycling wastes will be discussed in the above threshold in the EIR. Remaining non-hazardous solid waste would be disposed of at one of the Riverside County landfills (hazardous waste is managed and disposed of in compliance with all applicable federal, state, and local laws). Since the project will comply with state and local statutes and regulations related to solid waste during construction and operation of all phases of the project, impacts would be less than significant. Therefore, compliance with federal, state, and local statutes and regulations related to solid waste will not be discussed in the EIR.</p>				

Initial Study for the Proposed Canyon Springs Healthcare Campus Project, City of Riverside

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
4.2.18 Mandatory Findings of Significance				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.18a. Response (Source: Proposed Project): The project site is currently vacant, rough graded, and undeveloped. The proposed project would occur within the Canyon Springs Business Park SP/The Springs area, which is developed with heavy commercial uses, office buildings, MOB's, and a school and, thus, would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or an endangered plant or animal. Based on evaluation and discussions contained in this Initial Study, the proposed project would potentially result in significant impacts to the following: air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic, and utilities/service systems. These environmental concerns will be analyzed in the EIR and mitigation will be presented as appropriate.				
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.18b. Response (Source: Proposed Project): See response 4.2.18a. The EIR will address the contribution of the proposed project to any cumulative impacts previously identified.				
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.18c. Response (Source: Proposed Project): Based on the analysis of all of the above questions, it has been determined that there would be potentially significant adverse effects on human beings. The analysis of the proposed project's potential for environmental effects that can cause substantial adverse effects on human beings, with the potential for feasible mitigation measures, requires additional study and analysis and therefore is considered potentially significant until it can be analyzed fully in the EIR. This issue will be analyzed in the EIR.				

Initial Study for the Proposed Canyon Springs Healthcare Campus Project, City of Riverside

5 REFERENCES

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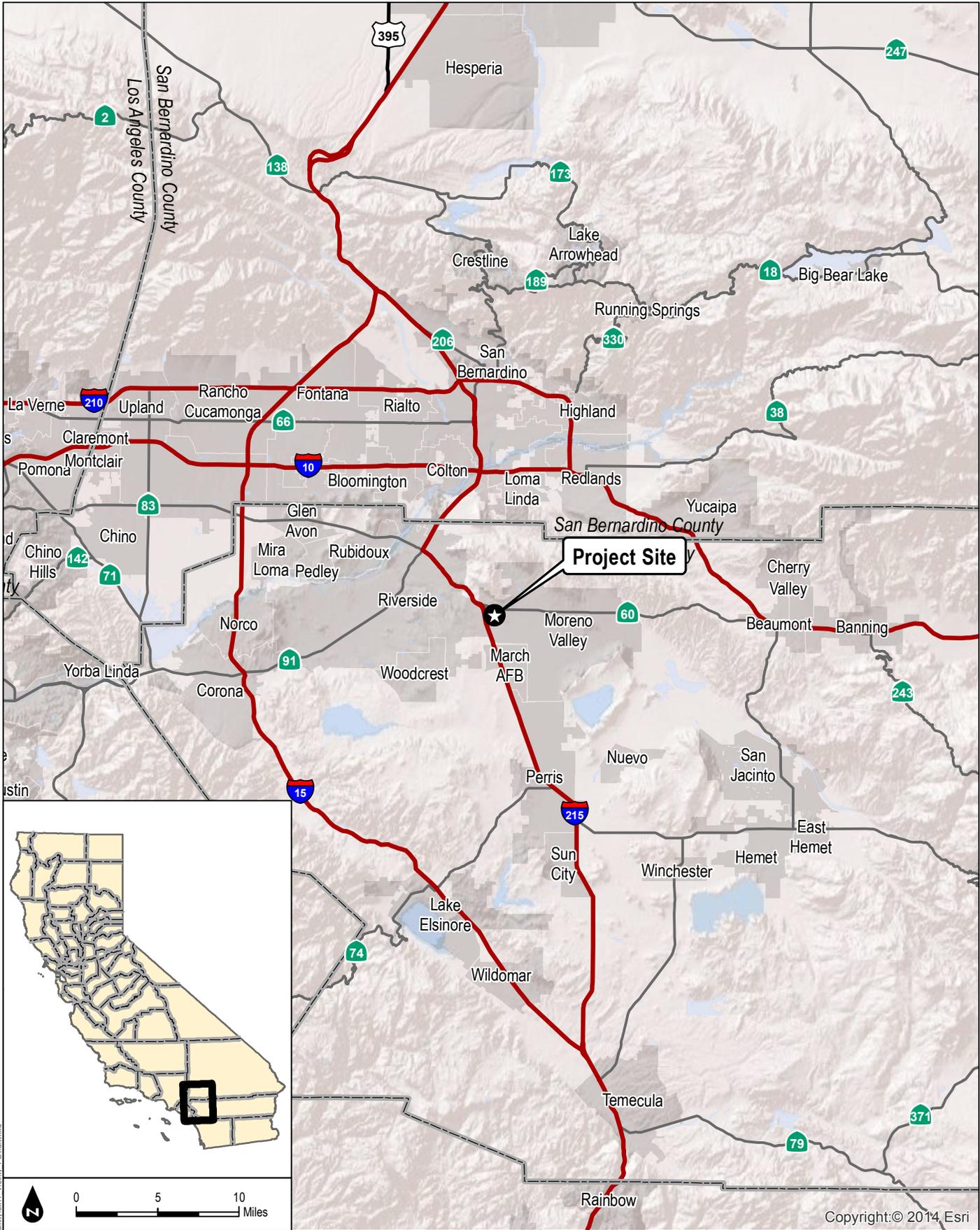
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SOURCE: ESRI, 2015

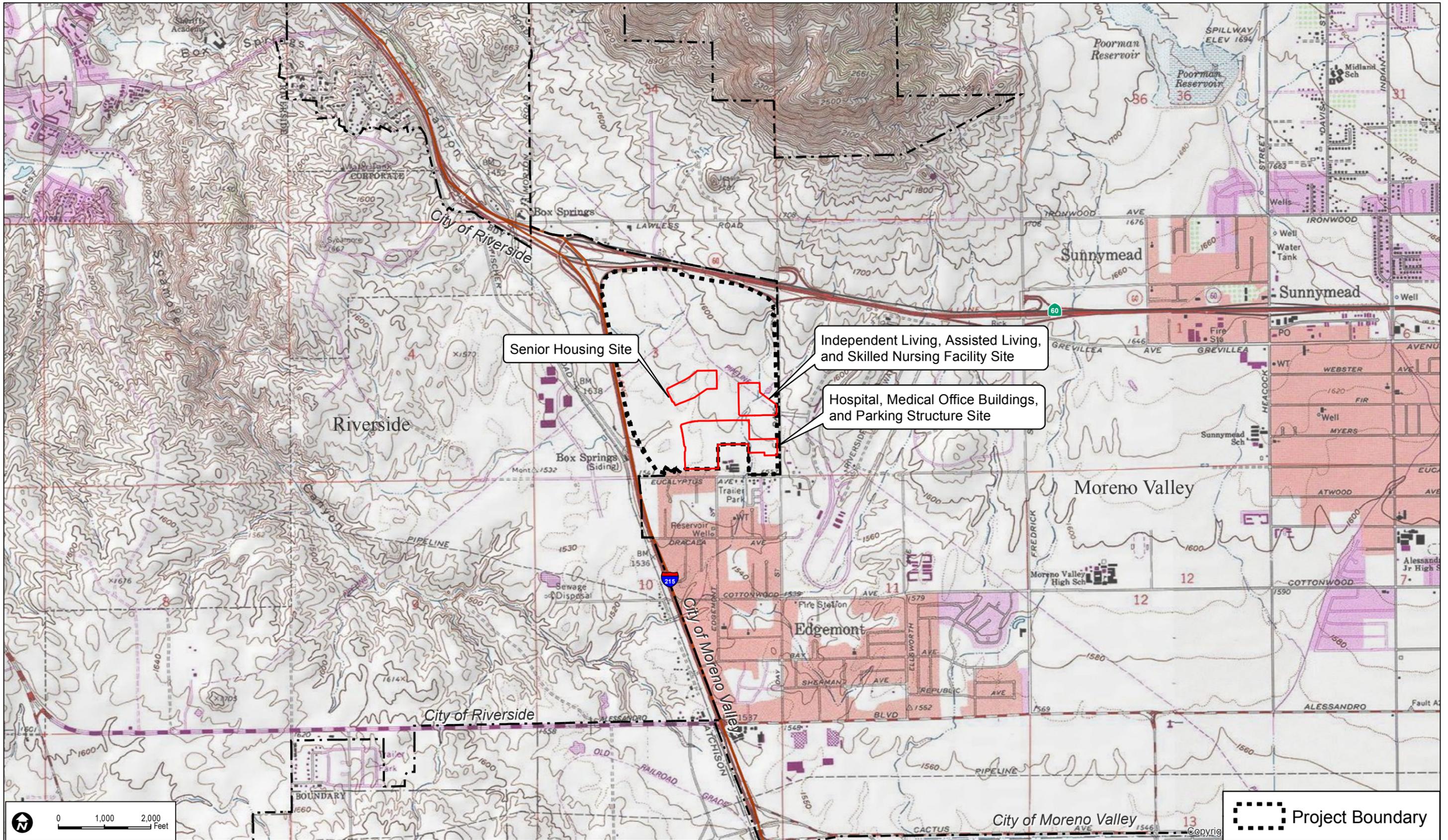
Canyon Springs Healthcare Campus Project

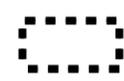
FIGURE 1
Regional Map

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**Initial Study for the Proposed Canyon Springs
Healthcare Campus Project, City of Riverside**

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 Project Boundary

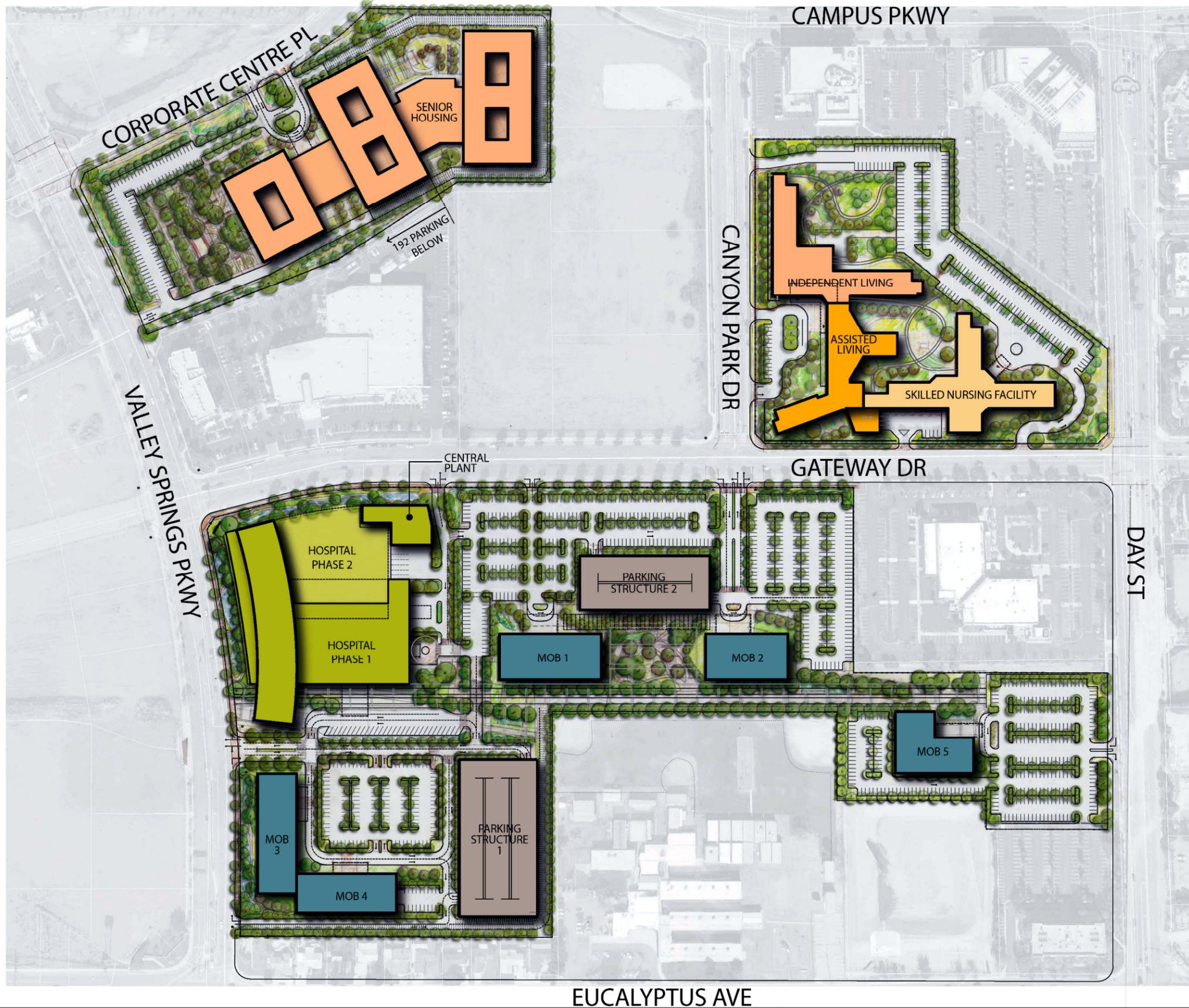
DUDEK SOURCE: USGS 7.5-Minute Series Riverside East Quadrangle.

Canyon Springs Healthcare Campus Project

FIGURE 2
Vicinity Map

**Initial Study for the Proposed Canyon Springs
Healthcare Campus Project, City of Riverside**

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CANYON SPRINGS HEALTHCARE CENTER

SITE PLAN

GROSS AREA (SQ. FT.) SUMMARY

HOSPITAL-	
PHASE 1-	324,000
PHASE 2-	180,000
CENTRAL PLANT-	22,000
MOB 1 (WITH RETAIL)-	100,000
MOB 2 (WITH RETAIL)-	60,000
PARKING STRUCTURE 2-	41,850
MOB 3 (WITH RETAIL)-	100,000
MOB 4 (WITH RETAIL)-	70,000
PARKING STRUCTURE 1-	70,550
MOB 5-	40,000
INDEPENDENT/ASSISTED LIVING/SNF-	280,000
SENIOR HOUSING-	375,000

PARKING SUMMARY

HOSPITAL-	281 SPACES
MOB 1+2-	890 SPACES
MOB 3+4-	950 SPACES
MOB 5-	287 SPACES
INDEPENDENT/ASSISTED LIVING/SNF-	268 SPACES
SENIOR HOUSING-	290 SPACES

MOB = Medical Office Building
 SNF = Skilled Nursing Facility

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DUDEK SOURCE: Google Earth 2015

Canyon Springs Healthcare Campus Project

FIGURE 4
Existing Uses

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Senior Housing Site

Independent Living, Assisted Living, and Skilled Nursing Facility Site

Hospital, Medical Office Buildings, and Parking Structure Site

- Project Boundary
- General Plan Land Use Description**
- Business/Office Park
- Commercial
- High Density Residential

0 250 500 Feet

DUDEK

SOURCE: Bing, 2015

Canyon Springs Healthcare Campus Project

FIGURE 5
General Plan

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- Project Boundary
Zoning Description
 Business and Manufacturing Park Zone
 Commercial General Zone
 Commercial Retail Zone
 Office Zone
 Public Facilities Zone
 R-3-1500 Multi-family Residential Zone
 R-3-2000 Multi-family Residential Zone

Senior Housing Site

Independent Living, Assisted Living, and Skilled Nursing Facility Site

Hospital, Medical Office Buildings, and Parking Structure Site

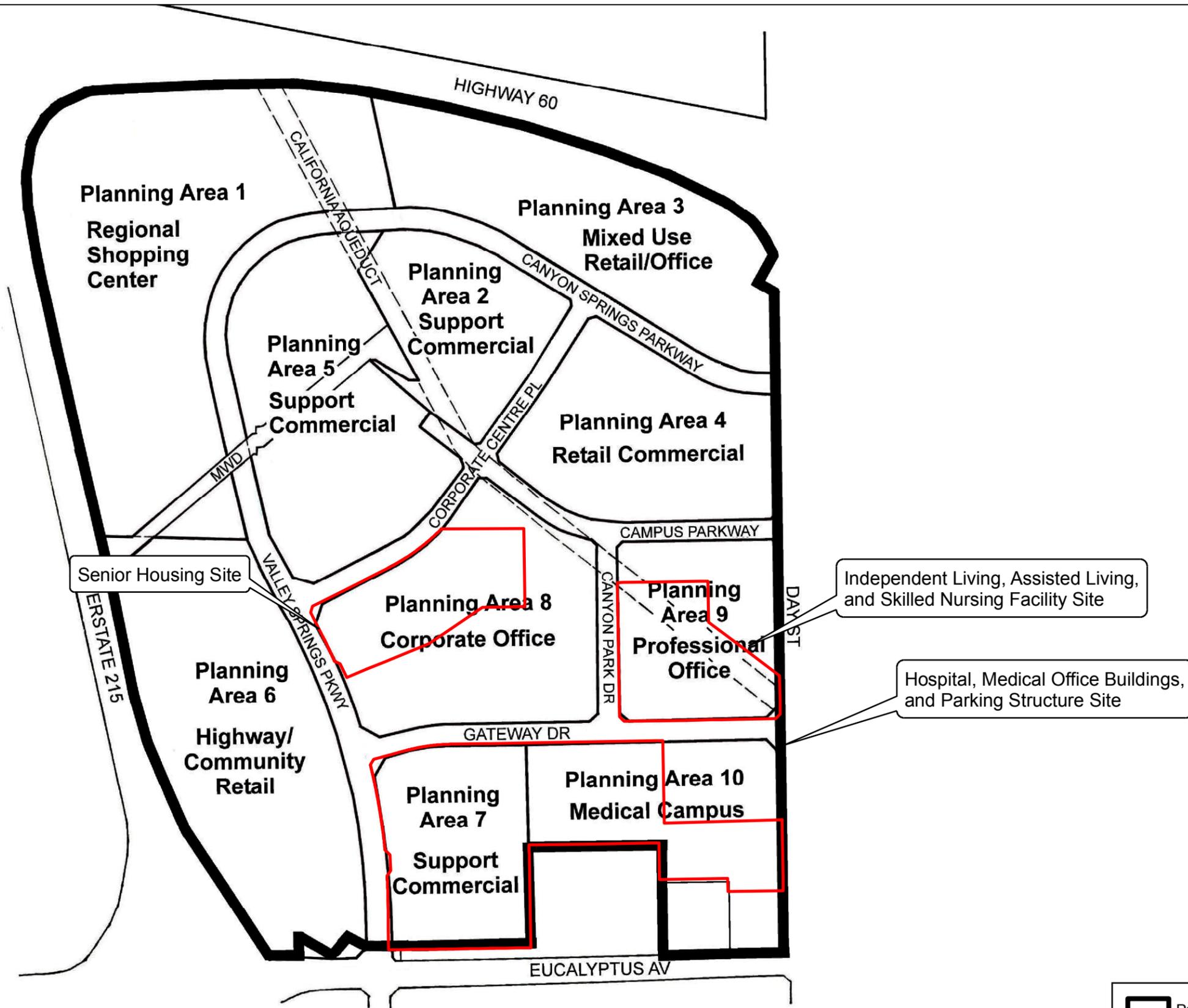
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SOURCE: Bing, 2015

**FIGURE 6
Zoning**

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 Project Boundary

DUDEK

SOURCE: Google Earth 2015

FIGURE 7

Canyon Springs Business Park Specific Plan/The Springs Planning Areas

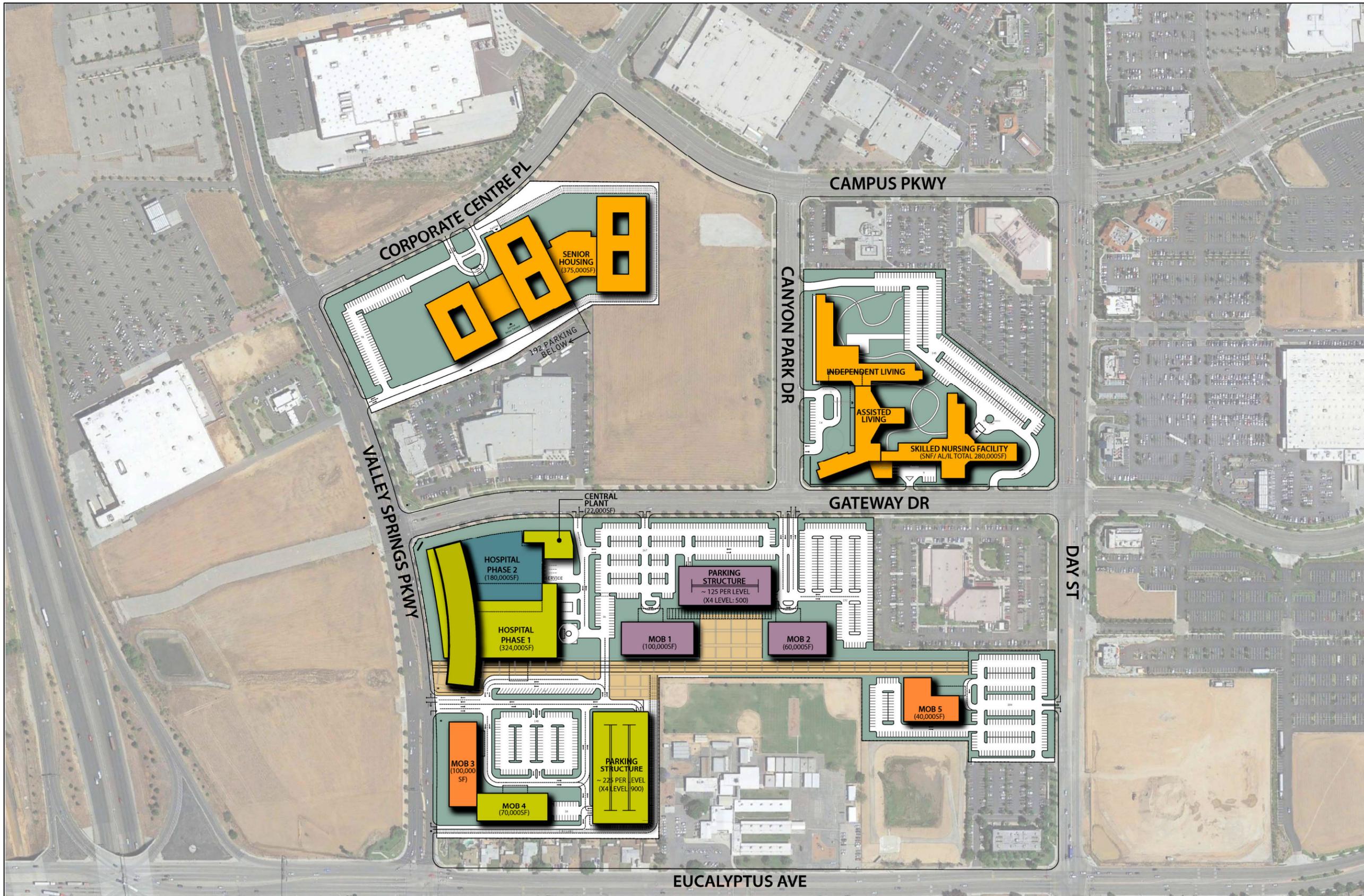
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CANYON SPRINGS HEALTHCARE CENTER

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,

IL = Independent Living
 AL = Assisted Living
 SNF = Skilled Nursing Facility
 MOB = Medical Office Building



SOURCE: HGA, 2016

FIGURE 8
Project Phasing

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