

SPECIFIC PLAN - DEVELOPMENT STANDARDS*
CANYON SPRINGS BUSINESS PARK
(Originally adopted on January 17, 1984 by Resolution No. 15249)

Prepared by:

T&S Development, Inc. (in association with Consultants)
5225 Canyon Crest Drive Building 100, Suite 150
Riverside, California 92507

- * This handout constitutes Section I of the original "Springs" Specific Plan. Other Sections of the document may be viewed at the Riverside Planning Department

Adopted November 14, 2017
Resolution No. 23245

Printed on 30% post-consumer recycled material.

Canyon Springs Business Park Specific Plan

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
EXECUTIVE SUMMARY.....	ES-1
SECTION 1 INTRODUCTION AND BACKGROUND.....	1-1
1.1 Project Description.....	1-1
1.1.1 Type and Scale of Project	1-1
1.1.1.1 Planning Area 1: Regional Shopping Center <u>Urban-Scale Mixed Use</u>	1-6
1.1.1.2 Planning Area 2: Support Commercial	1-7
1.1.1.3 Planning Area 3: Mixed Use Retail/Office	1-8
1.1.1.4 Planning Area 4: Mixed Use Retail/Office	1-10
1.1.1.5 Planning Area 5: Support Commercial	1-12
1.1.1.6 Planning Area 6: Highway/Community Retail	1-13
1.1.1.7 Planning Area 7.....	1-14
1.1.1.8 Planning Area 8: Corporate Office	1-14
1.1.1.9 Planning Area 9: Professional Office	1-16
1.1.1.10 Planning Area 10: Medical Campus	1-17
1.1.2 Type of Ownership	1-19
1.1.3 Supporting Documents/Cases	1-19
1.2 Project Setting.....	1-20
1.2.1 General and Specific Location.....	1-20
1.2.2 Community Setting Characteristics	1-20
1.2.3 Area Development Trends	1-21
1.2.4 Expected Timeframe for Development.....	1-21
 EXHIBITS	
1 General Plan Land Use	ES-3
2 Zoning.....	ES-5
 TABLE	
1 Summary of Planning Areas	ES-2

Canyon Springs Business Park Specific Plan

INTENTIONALLY LEFT BLANK

EXECUTIVE SUMMARY

The CANYON SPRINGS project is located at the far easterly corporate limits of the City of Riverside. The general plan has designated the project site for Commercial uses, and represents a logical infill of development into an area where urban services and utilities are either now available, or can be provided.

CANYON SPRINGS is a regionally--oriented ~~mixed-mixed~~-use development that combines commercial, office, entertainment, and recreational uses within a total gross area of approximately 222 acres.

Planning Areas 1, 2, 3, 4, 5, and 6 comprise approximately 188 acres and consist of the Commercial Retail ~~and Mixed--Use Urban~~ zoned portions of the project. Planning Area 7 has been removed and is now part of the Canyon Springs Healthcare Campus Specific Plan. Planning Areas 8, 9, and 10 comprise approximately 34 acres and consist of the Office zoned portions of the project. A three-acre parcel in Planning Area 10 is a flood detention basin and zoned Public Facilities.

CANYON SPRINGS will enjoy the benefits of a master planned development. The infrastructure and other public facilities have been sufficiently sized to meet the needs of the entire community at full build-out. In addition, specific planning and design elements such as land use compatibility, site design, architecture, and landscaping will be consistently applied to assure a varied yet homogeneous project.

The project can be constructed without damage to the environment beyond that caused by the incremental increase in human activity. The project site is not in a natural biological state, with no identified archaeological or historical resources.

CANYON SPRINGS will fulfill a demonstrated need in this area for additional job and business opportunities that provide for a balance from the predominately residential land use pattern in Moreno Valley to the east. The project has been designed to meet identified market demands. In addition, the Fiscal Impact Analysis for the project indicates that the proposed mix of land uses will result in an annual surplus of \$6 million dollars to the City of Riverside upon full build-out.

The following exhibits and table outline the General Plan and Zoning for each of the Site Planning Areas for CANYON SPRINGS and the total acreage for each Planning Area.

This amendment to the CANYON SPRINGS Business Park Specific Plan (CSBP) is for the purpose of rescinding all or portions of the Planning Areas that will become the Canyon Springs Healthcare Campus (CSHC) Specific Plan, pending adoption. Planning Area 7 has been rescinded in its entirety and the boundaries of Planning Areas 8, 9 and 10 have been modified to remove the portions that encompass the CSHC Specific Plan area. The exhibits herein have been revised to reflect the new Planning Area boundaries, as well as the updated General Plan and Canyon Springs Business Park Specific Plan

Zoning designations that have changed since the last amendment. Section 1 of the CSBP Specific Plan is amended to update each Planning Area with revised acreages and/or current zoning designations. All other Sections of the CSBP Specific Plan remain unchanged as they establish the setting and constraints, policy framework and development plan and program that direct growth in CANYON SPRINGS. The result is two specific plans that are independently implemented to avoid conflict between policies, standards, and regulations of both specific plans. Therefore, there will be no inconsistencies between the CSHC Specific Plan and the CSBP Specific Plan.

Table 1
Summary of Planning Areas

Planning Area	Acreage	Zone
1	54.04 XX	Commercial Retail/ Mixed Use Urban
2	15.72	Commercial Retail
3	27.17	Commercial Retail
4	22.01	Commercial Retail
5	28.35 XX	Commercial Retail
6	40.31	Commercial Retail
8	19.50	Office
9	6.93	Office
10	7.93	Office
TOTAL	221.93	



<p> Canyon Springs Business Park Specific Plan</p> <p> Planning Areas</p>	<p>General Plan Land Use Description</p> <p> Business/Office Park</p> <p> Commercial</p>	<p> Canyon Springs Healthcare Campus Specific Plan (CSHCSP)</p> <p> Mixed Use - Urban</p>
---	---	---

SOURCE: Bing, 2017; County of Riverside, 2017

Exhibit 1: General Plan Land Use



Canyon Springs Business Park Specific Plan

INTENTIONALLY LEFT BLANK



	Canyon Springs Business Park Specific Plan	Zoning Description	Office Zone
	Planning Areas	Business and Manufacturing Park Zone	Public Facilities Zone
	Mixed Use - Urban	Commercial Retail Zone	Canyon Springs Healthcare Campus Specific Plan (CSHCSP)

SOURCE: Bing, 2017; County of Riverside, 2017

Canyon Springs Business Park Specific Plan

Exhibit 2: Zoning

INTENTIONALLY LEFT BLANK

SECTION 1 INTRODUCTION AND BACKGROUND

1.1 PROJECT DESCRIPTION

1.1.1 Type and Scale of Project

The purpose of this Specific Plan is to create a ~~commerece-regional~~ center of high-intensity mixed-use urban development including retail commercial, residential, hotel, office, and recreational uses together with appropriate public, quasi-public and private services and facilities necessary to accommodate ~~the shopping, employment, service, and recreational needs of the clientele of the project~~ dynamic, full-service urban district with a full complement of appropriate uses. The Plan proposes the creation of ten planning areas, as more fully described in subsequent discussions. Each planning area provides a focus of development which differs from one another in use and intensity, however, integrated with one another in image and quality. A plan of architectural design and thematic landscape along with pedestrian, bicycle, and vehicular circulation systems, will serve to unify the planning areas and aid in promoting a "sense of place".

The Plan proposes to accommodate the most intensive use, ~~the Regional Shopping Center~~ urban-scale mixed-use development, within the northwest quadrant of the site, buffered from surrounding properties by the roadbeds of adjacent freeways Interstate 215 and State Route 60, as well as the remaining planning areas of CANYON SPRINGS. From this use, the planning areas form rings of development in complementary uses from support commercial to offices; a well-defined planning use hierarchy. Traveler and ~~community~~ community-oriented retail uses are concentrated at the interchange nodes of the adjacent freeways at Day Street and Eucalyptus Avenue, ~~respectfully~~ respectively. The location of these uses accommodates the needs of the travelers and those seeking community-oriented retail goods and services, without requiring more lengthy vehicular trips either through the adjacent Edgemont Community, or within CANYON SPRINGS itself.

There are no well-defined natural drainage areas, hillsides, existing water feature, rock outcroppings, tree stands, or historical or archeological features which might influence development patterns on the project site. The Plan proposes the full conversion of the site to urban uses, however, approximately 15 percent of the project site will be reserved for landscaping in the form of setbacks along roadway corridors, disbursement within paved parking areas and to complement structures within the project. ~~Landscaping, while not effective in reducing noise, will be used to "mask" vehicular and mechanical noises through the rustling of leaves. The sound of moving water will serve a similar function in the water features to be used extensively within CANYON SPRINGS.~~ Additionally, a flood control retention basin has been designed and constructed on the north side of Eucalyptus Avenue at the south end of the project. Flood control basin land and construction cost will be deducted from storm water improvements assessments cost attributable to the project at the time of building permit issuance.

enforcement of strict architectural, landscape and signage criteria and standards, the use of the project name "CANYON SPRINGS", establishment of consistent logo, color and graphics, and the creation of community programs and facilities.

The various planning areas and the related circulation network have been established on the basis of the particular needs of each use area. For example, the ~~Regional Shopping Center~~urban-scale mixed-use development is located on the most visually prominent site in the project and the internal circulation system directs traffic from the freeway interchange nodes directly to the ~~Center~~development with the least impact on the surrounding community. Conversely, the professional office area does not require freeway visibility, but needs major street access to the transportation network which can be provided primarily by Day Street. An additional benefit to the office uses anticipated are the compatibility features which are designed into the plan to buffer the Edgemont Community to the south. They include the limiting of building height and provision of setbacks, walls, and landscaping to provide visual screening performance. Additionally, strict standards will eliminate glare, noise, odor, smoke, dust, vibration, and such environment disturbances which preclude such uses in proximity to an elementary school ~~dwelling~~.

Conditions, Covenants, and Restrictions have been recorded over the entire project to assure the quality of development envisioned by The Plan and the continued quality maintenance of CANYON SPRINGS. The C.C. & R.'s provide for a maintenance and management plan for the entire specific plan area. The maintenance and management plan identifies the method by which ongoing responsibility for maintenance and management of private roads, parking, open space areas, signing, landscaping, irrigation, lake areas, common areas, and other responsibilities will be provided. The maintenance and management responsibilities will be met through the formation of a master commercial property owners association combined with subordinate associations.

While each of the ~~nine~~10 Planning Areas are individually named and described, it is intended that these Planning Areas are a part of the overall CANYON SPRINGS Project. As the project responds to the demands of the ~~market~~market-place, there will be a need for density tradeoffs between planning areas.

All streets have been built to public street standards at capacities to serve CANYON SPRINGS at each stage of development including full buildout. The following street improvements have and will be implemented during the development of CANYON SPRINGS. The following road improvement standards will apply to the new streets providing access to this project (refer to the Exhibit 3 to identify street segments):

- Special Standard (110-foot-wide, 6 lane arterial highway) Canyon Springs Parkway and Valley Springs Parkway.
- Standard No. 101 (100-foot-wide major highway) Corporate Centre Place, Canyon Park Drive, and Gateway Drive.

- Day Street will be upgraded from a secondary highway to a 110-foot-wide arterial highway between the northern most access to the project site and Eucalyptus Avenue. From the northern most access to Highway 60, Day Street has been improved to 110-foot-wide, 10 lane to 6 lane arterial standards. The improvement of Day Street will be coordinated with the west side curb and gutter and match-up paving requirements previously attributed to the adjacent Towngate Project.
- Eucalyptus Avenue will be upgraded to a 110-foot arterial between Day Street and Valley Springs Parkway. The portion of Eucalyptus Avenue west of Valley Springs Parkway will be improved to 134-foot-wide, six-lane arterial standards with the development by Cal Trans of the full interchange to be located at Eucalyptus and I-215.
- The following intersections shall be signalized:
 - I-215 at Eucalyptus Avenue (both legs of the interchange depending upon design).
 - Highway 60 at Day Street (Both Legs).
 - Canyon Springs Parkway at Day Street
 - Campus Parkway at Day Street
 - Eucalyptus Avenue at Day Street
 - Eucalyptus Avenue at Valley Springs Parkway

The cost of signalization will be deducted from the Traffic Signal Assessment costs attributable to the project at the time of building permit issuance.

Architectural quality will be emphasized throughout CANYON SPRINGS. Quality building materials will be required such as brick, masonry, concrete, glass, tile, wood and the like; ~~metal buildings will not be permitted~~. C.C. & R.'s have been established within the management framework of CANYON SPRINGS. Approval by the Declarant of Architectural Plans shall be based, among other things, upon adequacy of site dimensions; adequacy of structural design; conformity and harmony of external design with neighboring structures; effect of locations and use of the proposed Improvements upon the Improvements on neighboring Sites and the operations and uses conducted on such Sites; relation of topography, grade and finished ground elevation of the Site being improved to that of neighboring Sites; proper facing of main elevation with respect to nearby streets; and conformity of the Architectural Plans to the purpose of general plan and intent of the provision of the Declaration.

No one style will be mandated for CANYON SPRINGS. The overall theme of the project will be one of timeless contemporary structures of substance and quality. The majority of the structures will feature prominent roof lines and eaves, subtle use of texture and pattern and color. Windows

will be oriented where possible or appropriate for cooling and aesthetic interest. Mechanical equipment and utility meters will be either enclosed or visually and acoustically screened.

Some structures will be featured as accents within the urban design framework of CANYON SPRINGS. These buildings may feature more traditional building styles, materials, and colors and will be represented by free-standing independent uses, such as restaurants. These elements are intended to provide spice within the architectural recipe and will be carefully and thoughtfully integrated in CANYON SPRINGS.

CANYON SPRINGS landscape design will consist of formally landscaped areas planted with materials chosen for their resistance to drought and for ease of maintenance, as well as their appearance for their chosen location. ~~The following page is a typical representation of plant material for CANYON SPRINGS.~~

Landscape will be used as a visual and physical amenity. ~~Minimum 10-foot-deep landscaped setbacks will be provided between all public street rights-of-way and adjacent development.~~ Mounded areas of turf or massing of shrubs will be provided in setback areas adjacent to parking areas in order to provide a visual barrier; softening the view.

In plaza areas, textured paving will be interspersed with tree groupings, shrubs, ground covers and turf. Quality details including decorative street furniture, boulders, bollards, lighting, pavement in various textures, and water features will be integrated throughout CANYON SPRINGS. The landscaping plans will emphasize an attractive visual quality, as well as provide shade, color, aroma, texture, accent and softening of the view of structures.

All parking areas in CANYON SPRINGS will include a minimum of five (5) percent in landscaped areas. The majority of plant material in parking areas will consist of trees to reduce glare, provide shade and visually soften the appearance of the parking area.

A palette of plant material will be recommended by experienced landscape architects in keeping with the requirements of CANYON SPRINGS. Consistent landscape treatments and use of a defined palette of material will provide visual harmony in CANYON SPRINGS. Within the basic landscape framework, some variety will be permitted in landscape design between the various Planning Areas to add character and identity.

The landscaped areas will be irrigated by automatically controlled systems. Emphasis will be placed on water conservation measures such as drip emitters, and underground emitters where feasible.

Typical Landscape Material

Hedges, screens, backgrounds and barriers:

Deciduous

- *Elaeagnus Angustifolia*
- *Fouquieria Splendens*
- *Liquidambar Styraciflua*
- *Maclura Pomifera*
- *Viburnum Opulus*

Groundcovers

- *Abelia Grandiflora "Prostrata"*
- *Baccharis Pilularis*
- *Carissa Grandiflora*
- *Hebe Menziesii*
- *Hedera*
- *Juniperus*
- *Mahonia Repens*
- *Mazus Reptans*
- *Osteospermum*
- *Phyla Nodiflora*
- *Sagina Subulata*
- *Turf*
- *Zoysia Tenuifolia*

Trees

- *Cedrus Deodora*
- *Eucalyptus*
- *Fraxinus Modesto*
- *Jacaranda Mimosifolia*
- *Lagerstroemia Indica*
- *Liriodendron Tulipifera*
- *Pinus*
- *Platanus Acerfolia*

- *Platanus Racemosa*
- *Podocarpus*
- *Populus*

Evergreen

- *Abelia Grandiflora*
- *Callistemon Salignus*
- *Ceratonia Siliqua*
- *Cocculus Laurifolius*
- *Dodonaea Viscosa*
- *Eucalyptus*
- *Eugenia Uniflora*
- *Hebe Buxifolia*
- *Itea*
- *Juniperus*
- *Lagunaria Patersonii*
- *Lysiloma Thomberi*
- *Mahonia Aquifolium*
- *Nandina Domestica*
- *Nerium Oleander*
- *Photinia*
- *Pittosporum Tobira*
- *Pittosporum Undulatum*
- *Raphiolepis*
- *Sequoia Sempervirens*
- *Taxus*
- *Tecomaria Capensis*
- *Viburnum Suspensum*
- *Xylosma Congestum*

1.1.1.1 Planning Area 1: Regional Shopping CenterUrban-Scale Mixed Use

~~In the past, the major commercial element of Canyon Crossings at Canyon Springs consists consisted of a Regional Shopping Center situated on a 54.01-acre site to the north of Canyon Springs Parkway and west of Valley Springs Parkway, consisting of an open center containing leased shops anchored by several major retailers, in the prototypical suburban “big box” fashion.-~~

~~The Regional Shopping Center consists of a 54.01-acre site for an open center containing leased shops and anchored by several major stores and restaurants.~~

~~The buildings are orientated in an “L” shape along the two highways. This has been planned for four major reasons: topography, vista, site constraints and identity. Seismic shifts in the commercial real estate landscape related to the rise of e-Commerce, further exacerbated by the COVID-19 Coronavirus Pandemic of 2020-21, have rendered conventional big-box retail centers like Canyon Crossings increasingly obsolete. As a result, there is a need to reexamine the most productive and economically viable use of this high-profile site.~~

~~The State of California’s ongoing housing crisis provides just such an opportunity. The General Plan 2025 6th-Cycle Housing Element Update examined land throughout the increasingly built-out City for sites that could be redeveloped to meet the City’s state-mandated minimum of 18,458 new residential units through the year 2029. After struggling with significant and growing vacancy for several years, Canyon Crossings presented itself as a unique opportunity to transform Canyon Springs for the future as part of the Housing Element Update.~~

~~The vision for Planning Area 1 is a high-quality, urban-scale mixed-use development consisting of an intense mixture of residential, retail, office, hotel, and/or recreational uses integrated within a network of pedestrian-focused paseos, plazas and pavilions. The total number of dwelling units is anticipated to range from approximately 1,100-2,100 at full buildout, depending on market conditions.~~

Topographically, the site is relatively flat sloping gently from north to south. The major site constraints consist of underground lines of the California Aqueduct and the Metropolitan Water Districts, both of which bisect the project site. While each of the pipelines have restrictions against structures; parking, landscaping, and streets may cross over them. Therefore, Canyon Crossings is planned to avoid these pipelines.

The ~~landscape~~ primary urban design approach in Planning Area 1 will emphasize three points:

1. Multi-story residential or mixed-use buildings are envisioned for both sides of Canyon Springs Parkway that will be seamlessly integrated within the existing streetscape, creating active retail edges, outdoor gathering places and other urban amenities; The softening of the view into the site from surrounding roadways through the use of low

~~mounds, shrub masses, including use of shrubs and columnar shaped trees;~~

- ~~2. Parking facilities will be in below- or above-ground structures or in surface or tuck-under configurations located behind buildings and away from active public and private street edges; and The shading of the parking area through the use of canopy shaped trees;~~
- ~~3. Vehicular access and circulation points will be deemphasized and located away from the public/quasi-public realm to foster a full range of multi-modal personal and shared mobility technologies. The landscape will soften and enhance the building structure with the use of accent groundcovers, shrubs and trees, along with hardscape elements. Water features near the mall would be formalized to complement the urban nature of the structure and landscape pattern.~~

Uses Permitted

The uses anticipated within ~~Canyon Crossings Planning Area 1~~ will comply with the ~~Uses Permitted section of Chapter 19.150 (Permitted Uses) of the Zoning Code for the Mixed Use Urban or Commercial Retail Zone, according to the appropriate underlying zoning designation of the parcel, as of the date of this Specific Plan Amendment.~~

Development Approval Process

~~Planning Area 1 is identified as an Opportunity Site in the 6th Cycle Housing Element Housing Opportunity Sites Inventory and is intended to assist the City in meeting its 6th Cycle Regional Housing Needs Assessment allocation. Consistent with California Government Code Section 65580, the following development review and approvals shall apply:~~

- ~~1. Standalone multi-family development shall be permitted subject to Chapter 19.710 (Design Review) of the Zoning Code.~~
- ~~2. Mixed--used development.~~
 - ~~a. The following mixed-use development shall be permitted subject to Chapter 19.710 (Design Review):~~
 - ~~i. Developments consisting of fewer than 50,000 gross square feet.~~
 - ~~ii. Developments of any size that set aside a minimum of 20% of dwelling units as affordable to lower-income households for a minimum of 30 years, exclusive of any applicable density bonus.~~
 - ~~b. All other mixed--used development shall be permitted subject to Chapter 19.770 (Site Plan Review Permit) of the Zoning Code.~~
- ~~4.3. Non-residential development shall be permitted as set forth in Table 19.150 (Base Zones Permitted Uses) of the Zoning Code, according to the appropriate underlying zoning designation.~~

Summary of Development Standards – Planning Area I

<u>Residential Density:</u>	<u>The maximum residential density shall be 60 dwelling units per gross acre. The minimum residential density shall be 30 dwelling units per gross acre.</u>
Setbacks:	Building setbacks will be per the standards of the Commercial Retail Zone <u>appropriate underlying zone.</u>
Landscape:	Landscape <u>requirements</u> shall be per the standards of the Commercial-Retail Zone <u>appropriate underlying Zone.</u>
Parking Standards:	<p>Parking standards shall be per the standards of Table 19.580.060 “Required Spaces”<u>Chapter 19.580 of the Zoning Code, with the following exceptions:</u></p> <ol style="list-style-type: none"> <u>1. Mixed use/multi-family residential uses: On-site parking shall be provided at a rate of 1 space per bedroom, not to exceed 3 spaces per unit.</u> <u>2. Nonresidential uses: On-site parking shall be provided at a rate of 1 space per 250 square feet of gross floor area.</u> <u>1.3. Hotel uses: Separate on-site parking spaces for ancillary/amenity uses (restaurants, bars/lounges, convenience markets, meeting rooms, etc.) shall be provided at 50% of minimum requirement for that use were it standalone.</u> <u>2.4.A 15% reduction in the overall number of required parking spaces may be granted in exchange for the provision of dedicated on-site rideshare/taxi stands, valet stands, package delivery facilities, secured on-site indoor bicycle storage or equivalent mobility amenities subject to the approval of the Community & Economic Development Director. The parking spaces may be shared parking between the different retail uses with arrangement to satisfy the total parking space requirements for the project. This will be accomplished through the provision of</u>
Special Requirements:	<ol style="list-style-type: none"> 1. The following items shall be screened from view: <ol style="list-style-type: none"> a. Trash Storage b. Mechanical equipment, <u>including rooftop equipment</u> c. Utility meters, <u>cabinets, and related ground-mounted equipment</u> <u>d. Loading areas</u> 2. <u>Above-ground parking structures shall be screened or “wrapped” with buildings to the extent feasible. Where screening behind</u>

SECTION 1 – INTRODUCTION AND BACKGROUND

	<p><u>buildings is not feasible, parking structure exterior elevations shall be architecturally enhanced with decorative screening, cladding, glazing, artwork or other methods subject to the approval of the Community & Economic Development Director.</u></p>
--	---

1.1.1.2 Planning Area 2: Support Commercial

The Regional Oriented Retail support commercial uses will be contained in a 15.72 acre site. Uses within Planning Area 2 will be developed as freestanding uses such as restaurants, financial institutions, a theater complex, and furniture showrooms, as well as multiple-tenant retail uses as a support element to the Regional Shopping Center. These uses could include a wide range of primarily one-story buildings containing gift shops, boutiques, appliance and specialty retail and service establishments.

Occasional two-story structures may be included, as well as service facilities such as an automobile service station. Additionally, multiple story office and hotel uses may be included.

The full development of the Regional Oriented Retail support commercial uses will be constructed incrementally throughout the three phases of development of CANYON SPRINGS.

The architectural design of the support commercial uses will primarily feature masonry construction, stucco facades, and wood and tile trim. Heavy overhangs will serve to provide shaded walkways and to shade store-front showroom windows.

The landscape design in Planning Area 2 will emphasize three points:

1. The softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees;
2. Shading of the parking areas through the use of canopy-shaped trees;
3. The landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees, along with hardscape elements.

The intent of the landscape design of Planning Area 2 is to reflect and complement the landscape design of Planning Area 1.

Uses Permitted

The uses anticipated within the Regional Oriented Retail support commercial will comply with the Uses Permitted in the Commercial Retail Zone.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 2

Setbacks: Building setbacks will be a minimum of 25 feet from Canyon Springs Parkway and a minimum of 20 feet from Campus Parkway and Corporate Centre Place.

Landscape setbacks will be a minimum of 20 feet from Canyon Springs Parkway and a minimum of 10 feet from Campus Parkway and Corporate Centre Place.

Landscape: Landscape shall be provided per the standards of the Riverside Municipal Code.

Building Heights: Building heights will be per the standards of the Commercial Retail zone.

Parking Standards: Parking shall be provided at a ratio of 1 parking stall per 250 square feet of gross leasable area.

A maximum 30 percent of all parking stalls will be designed as compact car stalls.

Special Requirements: The following items shall be screened from view:

- Trash Storage
- Mechanical Equipment
- Utility Meters
- Loading Areas

1.1.1.3 Planning Area 3: Mixed Use Retail/Office

Planning Area 3 contains 27.17 acres, including approximately 21 acres to the east consisting of Highway Commercial uses such as restaurants, shops, hotels, and uses catering to the traveler. The structures will be mostly freestanding one (1) story structures; however, some taller

structures will be planned such as a motor inn. The remaining area to the west includes multiple-story hotel and office buildings as well as support recreational, retail and restaurant facilities.

Construction in Planning Area 3 will occur during all three phases of development of CANYON SPRINGS.

The architectural design of the Highway Commercial/Hotel uses will focus on the Hotel, the largest and tallest structure anticipated for Planning Area 3. The Hotel will feature masonry, concrete, and glass as the major exterior expressed building materials. These materials will be repeated in the smaller freestanding restaurant, automobile service station and shop structures. Heavy overhangs will serve to provide shaded walkways and to shade store-front showroom windows.

The landscape design in Planning Area 3 will emphasize three points:

1. The softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees. This design applies to the view from State Route 60 as well.
2. Shading of the parking area through the use of canopy-shaped trees.
3. The landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees, along with hardscape elements including rock-salt finish concrete, bomanite, and river rock. Outdoor recreation facilities associated with the Hotel such as the swimming pool will be screened by dense shrub massing.

The intent of the landscape design in Planning Area 3 is to coordinate the appearance between the east and west areas as well as provide a continuity of design with the larger commercial planning areas 1, 2 and 4 adjacent to the west and south.

Uses Permitted

The uses anticipated within the Highway Commercial/Hotel area will comply with the Uses Permitted in the Commercial Retail Zone.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 3

Setbacks: Building setbacks will be a minimum of 23 feet from Day Street and 25 feet from Canyon Springs Parkway.

Building setbacks will be a minimum of 20 feet from adjacent freeway rights-of-way.

Landscape setbacks will be a minimum of 23 feet from Day Street, 20 feet from Canyon Springs Parkway and 15 feet from the adjacent freeway.

- Landscape: Landscape shall be provided per the standards of the Riverside Municipal Code.
- Building Heights: Building heights shall be per the standards of the Commercial Retail Zone except that the major hotel may be permitted to a maximum of 11 stories.
- Parking Standards: Office and retail parking in Planning Area 3 shall be provided to a ratio of 1 parking stall per 250 square feet of gross leasable area regulations standards with the exception of the hotel and motel which will provide 1 parking stall per two rooms and restaurant which shall provide 1 parking stall per 100 square feet of gross leasable area.
- A maximum 30 percent of all parking stalls will be designed as compact car stalls.
- Special Requirements: The following items shall be screened from view:
- Trash Storage
 - Mechanical Equipment
 - Utility Meters
 - Loading Areas

1.1.1.4 Planning Area 4: Mixed Use Retail/Office

Planning Area 4 contains 22 acres. The Retail Commercial area will consist of major commercial tenants and freestanding and in line shops primarily of one to two stories. Construction within this planning area will be implemented incrementally throughout the three phases of development of CANYON SPRINGS, with an emphasis in the first and second phases. This planning area is intended to provide an environment oriented to retail commercial uses with ancillary and support uses such as restaurants, barber and beauty shops, health clubs, interior decorators showrooms, mimeographing and blueprint services and pharmacies.

The architectural design of the Retail Commercial area will depend heavily upon wood elements as well as masonry and stucco facades. Eclectic roof elements including overhangs, arches, and arcades will be emphasized. Masonry elements and river rock would serve as accent materials on the structures.

The landscape design in Planning Area 4 will emphasize four points:

1. The softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees;

2. Shading of the parking area through the use of canopy-shaped trees;
3. The landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees;
4. The landscape design will provide vistas from inside the structures and outdoor areas for human use, including pedestrian ways and plazas. Hardscape elements including rock-salt finish concrete, bomanite, and river rock will be incorporated. A major urban fountain feature will accent the project at Day Street and Canyon Springs Parkway.

Uses Permitted

The uses anticipated within the Retail Commercial area will comply with the Uses Permitted section of the Commercial Retail Zone.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 4

Setbacks: Building setbacks will be a minimum of 23 feet from Day Street, 25 feet from Canyon Springs Parkway and a minimum of 20 feet from Campus Parkway and Corporate Centre Place.

Landscape setbacks will be a minimum of 23 feet from Day Street and 20 feet from Canyon Springs Parkway and 10 feet from Campus Parkway and Corporate Centre Place.

Landscape: Landscape shall be provided per the standards of the Commercial Retail Zone.

Building Heights: Building heights shall be provided per the standards of the Riverside Municipal Code.

Parking Standards: Parking shall be provided to a ratio of 1 parking stall per 250 square feet of gross leasable area.

A maximum 30 percent of all parking stalls will be designed as compact car stalls.

Special Requirements The following items shall be screened from view:

- Trash Storage
- Mechanical Equipment

- Utility Meters
- Loading Areas

1.1.1.5 Planning Area 5: Support Commercial

Planning Area 5 contains 28.35 acres. Planning Area 5 provides support uses, (including indoor retail, additional offices, and services uses), and serves as a transition from the predominantly single story, free-standing retail uses on neighboring parcels to the south.

Uses Permitted

Commercial Retail and Office uses as listed in Table 19.150.020(A) of the Riverside Municipal Code, excluding drive-in restaurants.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 5

Minimum Lot Size: One acre

Setbacks: Building setbacks will be a minimum of 25 feet from Valley Springs Parkway and a minimum of 20 feet from Campus Parkway and Corporate Centre Place.

Landscape setbacks will be a minimum of 20 feet from Valley Springs Parkway and a minimum of 10 feet from Campus Parkway and Corporate Centre Place.

Landscape: Landscape shall be provided per the standards of the Riverside Municipal Code.

Building Heights: Building heights shall be provided per the standards of the Commercial Retail Zone.

Parking Standards: Parking shall be provided in compliance with Table 19.580.060 “Required Spaces” of the Riverside Municipal Code. Shared parking shall be permitted per an approved plan and associated reciprocal easement agreement.

1.1.1.6 Planning Area 6: Highway/Community Retail

The Highway/Community Oriented Retail uses will be contained in a 40.31 acre site. Uses within Planning Area 6 will be developed as one-story freestanding uses such as restaurants, financial institutions, showrooms, catalogue, Jr. department and discount stores, as well as multiple-tenant retail uses. Occasional two-story structures may be included, as well as service facilities such as an automobile service station. Additionally, multiple story office and hotel/motel uses are planned.

The full development of the Highway/Community Oriented Retail uses will be constructed incrementally throughout the three phases of development of CANYON SPRINGS. The majority of construction, however, will be in earlier phases.

The architectural design of the Highway/Community Oriented Retail uses will primarily feature masonry construction, stucco facades, and wood and tile trim. Covered walkways and other architectural features will be articulated on multiple-tenant structures.

The landscape design in Planning Area 6 will emphasize three points:

1. The softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses and columnar-shaped trees. This design applies to the view from adjacent Interstate 215 as well;
2. Shading of parking areas through the use of canopy-shaped trees;
3. The landscape will soften and enhance the building structures with the use of accent ground covers, shrubs, and trees along with hardscape elements.

Uses Permitted

The uses anticipated in the Highway/Community Oriented Retail planning area will comply with the Uses Permitted section of the Commercial Retail Zone.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 6

Setbacks: Building setbacks will be a minimum of 25 feet from Valley Springs Parkway.

Building setbacks will be a minimum of 20 feet from Interstate 215.

Building setbacks will be a minimum of 20 feet from Eucalyptus Avenue.

Landscape setbacks will be a minimum of 20 feet from Valley Springs Parkway, a minimum of 15 feet from Interstate 215, and a minimum of 10 feet from Eucalyptus Avenue.

Landscape: Landscape shall be provided per the standards of the Riverside Municipal Code.

Building Heights: Building heights will be per the standards of the Commercial Retail zone.

Parking Standards: Parking shall be provided at a ratio of 1 parking stall per 250 square feet of gross leasable area.

A maximum 30 percent of all parking stalls will be designed as compact car stalls.

Special Requirements: The following items shall be screened from view:

- Trash Storage
- Mechanical Equipment
- Utility Meters
- Loading Areas

1.1.1.7 Planning Area 7

Planning Area 7 has been rescinded from the Canyon Springs Business Park Specific Plan and is now part of the Canyon Springs Healthcare Campus (CSHC) Specific Plan Area. Refer to the CSHC Specific Plan for permitted uses and development standards pertaining to this area.

1.1.1.8 Planning Area 8: Corporate Office

Corporate Office/Health Club uses will be in an area totaling 19.5 acres. Planning Area 8 will consist of freestanding, garden, and corporate offices. A health club/spa is planned in the southern area of Planning Area 8 and will include such uses as racquet ball courts, gymnasium, tennis and basketball courts, a swimming pool, jogging track related retail uses such as eating establishments, sports clothing, sporting goods and vitamin sales. Several support uses such as restaurants, barber and beauty shops, interior decorator showrooms, blueprinting and pharmacies may be included in the office areas. The tallest structures in CANYON SPRINGS will be concentrated in this Planning Area, away from residential uses and the Edgemont Community to the South.

The architectural design of the Corporate Office uses will depend upon wood and stucco elements, and masonry, concrete, and glass. Sloping roof elements and overhangs will shade window areas on lower structures. Larger, taller structures will provide an architectural accent in the use of glass curtain wall structures. Masonry and stone elements may serve as accent materials on the larger structures. Major parking structures are anticipated to provide parking for the office buildings.

The landscape design in Planning Area 8 will emphasize four points:

1. The softening of the view into the site from surrounding roadways through the use of low mounds, shrub masses and columnar-shaped trees;
2. Shading of the parking areas through the use of canopy-shaped trees;
3. the landscape will soften and enhance the structures with the use of accent ground covers, shrubs and trees;
4. The landscape design will provide vistas from inside the structures and outdoor areas for human use, including courtyards and plazas. Hardscape elements including rock-salt concrete, bomanite, and river rock will be incorporated with water features. In garden office areas, the water features will typically focus upon smaller scale streams and ponds, while more formalized fountains will be associated with larger structures. A small lake- feature, planned to serve storm water retention may be incorporated near the health club. Shrub and tree massing will screen and enclose outdoor activities associated with the health club.

Uses Permitted

The uses anticipated in the Corporate Office Planning Area will comply with the Uses Permitted Section of the Office Zone.

SUMMARY OF DEVELOPMENT STANDARDS – Planning Area 8

Setbacks: Building setbacks will be a minimum of 25 feet from Valley Springs Parkway and a minimum of 20 feet from Campus Parkway, Canyon Park Drive, Gateway Drive, and Corporate Centre Place.

Landscape setbacks will be a minimum of 20 feet from Valley Springs Parkway and Canyon Park Drive and a minimum of 10 feet from Campus Parkway, Gateway Drive, and Corporate Centre Place.

Landscape: Landscape shall be provided per the standards of the Riverside Municipal Code.

Building Heights: Maximum building heights shall be per the standards of the Office Zone.

Parking Standards: Parking in Planning Area 8 shall be in compliance with Table 19.580.060 “Required Spaces” in the Riverside Municipal Code. A maximum 30 percent of all parking stalls will be designed as compact car stalls.

Special Requirements: The following items shall be screened from view:

- Trash Storage
- Mechanical Equipment
- Utility Meters
- Loading Areas

1.1.1.9 Planning Area 9: Professional Office

Planning Area 9 contains 6.93 acres. The Professional Office area will consist of freestanding and garden office complexes. Construction within this planning area will be implemented incrementally throughout the three phases of development of CANYON SPRINGS, with an emphasis in the first and second phases. This planning area is intended to provide a campus-like environment of offices primarily oriented to service and professional pursuits with ancillary and support uses such as restaurants, barber and beauty shops, interior decorators showrooms, mimeographing and blueprint services and pharmacies.

The architectural design of the Professional Office uses will depend heavily upon wood elements as well as masonry and stucco facades. Sloping roof elements and overhangs will shade window areas. Larger, taller structures will provide an architectural accent in the use of glass curtain wall structures. Masonry and stone elements may serve as accent materials on the larger structures. Parking structures may be utilized.

The landscape design in Planning Area 9 will emphasize four points:

1. The softening of the view into the site from surrounding roadways through the use of low mounds, shrub masses, columnar-shaped trees, and canopy- shaped trees;
2. Shading of the surface parking areas through the use of canopy-shaped trees
3. The landscape will soften and enhance the structures with the use of accent ground covers, shrubs, and trees;
4. The landscape design will provide vistas from inside the structures and outdoor areas for human use, including atriums, courtyards, and plazas. Hardscape elements including rock-salt finish concrete, bomanite, and river rock will be incorporated.

Uses Permitted

The uses anticipated within the Professional Office area will comply with the Uses Permitted Section of the Office Zone.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 9

Setbacks: Building setbacks will be a minimum of 23 feet from Day Street and a minimum of 20 feet from Campus Parkway, Canyon Park Drive, and Gateway Drive.

Landscape setbacks will be a minimum of 23 feet from Day Street, a minimum of 20 feet from Canyon Park Drive and 10 feet from Campus Parkway and Gateway Drive.

Landscape: Landscape shall be provided per the standards of the Riverside Municipal Code.

Building Heights: Maximum building heights shall be per the standards of the Office Zone.

Parking Standards: Parking in Planning Area 9 shall be in compliance with Table 15.580.060 “Required Spaces” of the Riverside Municipal Code. A maximum 30 percent of all parking stalls will be designed as compact car stalls.

Special Requirements: The following items shall be screened from view:

- Trash Storage
- Mechanical Equipment
- Utility Meters
- Loading Areas

1.1.1.10 Planning Area 10: Medical Campus

Planning Area 10 contains 7.93 acres. The Medical Campus area will consist of freestanding and garden office complexes primarily of two (2) to four (4) stories in height. Construction within this planning area will be implemented incrementally throughout the three phases of development of CANYON SPRINGS, with an emphasis in the first and second phases. This planning area is intended to provide a campus-like environment of offices primarily oriented to service, medical and professional pursuits with ancillary and support uses such as restaurants,

barber and beauty shops, interior decorators showrooms, mimeographing and blueprint services and pharmacies. Additionally, a 3 acres storm water detention basin is located in this planning area on the north side of Eucalyptus Avenue.

The architectural design of the Medical Campus uses will depend upon wood elements as well as masonry and stucco facades. Sloping roof elements and overhangs will shade window areas. Larger and taller structures will provide an architectural accent in the use of glass curtain wall structures. Masonry elements would serve as accent materials on the larger structures.

The landscape design in Planning Area 10 will emphasize four points:

1. The softening of the view into the site from surrounding roadways through the use of low mounds and shrub masses, and columnar-shaped trees, and canopy-shaped trees;
2. Shading of the surface parking areas through the use of canopy-shaped trees;
3. The landscape will soften and enhance the structures with the use of accent ground covers, shrubs, and trees;
4. The landscape design will provide vistas from inside the structures and outdoor areas for human use, including atriums, courtyards, and plazas. Hardscape elements including rock-salt finish concrete, bomanite, and river rock will be incorporated.

Uses Permitted

The uses anticipated within the Medical Campus area will comply with the Uses Permitted Section of the Office Zone.

SUMMARY OF DEVELOPMENT STANDARDS - Planning Area 10

Setbacks: Building setbacks will be a minimum of 23 feet from Day and Eucalyptus Streets and a minimum of 20 feet from Gateway Drive.

Building setbacks will be a minimum of 50 feet from existing school uses.

Landscape: Landscape setbacks will be a minimum of 23 feet from Day and Eucalyptus Streets and a minimum of 10 feet from Gateway Drive.

Landscape setbacks will be 10 feet from existing school uses and will include one evergreen tree per 200 square feet of planter.

Additional landscape shall be provided per the standards of the Riverside Municipal Code as appropriate.

Building Heights: Maximum building heights shall be per the standards of the Commercial and Office Zone except that maximum building heights within 200 feet of existing school use will be limited to two (2) stories above grade.

Parking Standards: Parking in Planning Area 10 shall be in compliance with Table 19.580.060 “Required Spaces” of the Riverside Municipal Code. A maximum 30 percent of all parking stalls will be designed as compact car stalls.

Special Requirements: The following items shall be screened from view:

- Trash Storage
- Mechanical Equipment
- Utility Meters
- Loading Areas

A six-foot high masonry wall shall be provided along property boundaries between Planning Area 10 and adjacent existing school uses. Special performance standards shall be established and enforced to minimize light and glare on adjacent school.

1.1.2 Type of Ownership

Ownership will vary with air and/or ground leases, condominium or user ownership as possibilities. Detailed covenant, conditions and restrictions have been filed on the property to establish architectural landscape and signing criteria, maintenance requirements and allow common ingress and egress, and parking agreements where necessary. The above-described elements will be integrated as the entire CANYON SPRINGS project is developed to provide a highly landscaped balanced use business community where one can shop, work, and recreate within an integrated development and campus-like environment.

1.1.3 Supporting Documents/Cases

In addition and complementary to this Specific Plan document, an annexation to the City of Riverside has been accomplished (Annexation No. 51), a General Plan, rezoning and subsequent zoning cases (R-56-867, R-23-878, and R-24-878), have been approved to implement the commercial element and office uses anticipated for the project. Zoning Case R-80-845 also established the WC zoning to the detention basin. Additionally, a Development Agreement (Case DA-1-845) has been approved to guide the development rights for the project.

An Environmental Impact Report was filed concurrently with the application and approved by the City.

A Parcel Map (PM 19617) has been recorded to implement the project. Further land divisions will be necessary to implement specific development proposals.

1.2 PROJECT SETTING

1.2.1 General and Specific Location

The project site is located at the far easterly corporate limits of the City of Riverside at the southeast intersection of Interstate 215, which extends in a southeasterly direction to Mexico and northerly to Canada, and State Route 60, which extends in an east-west direction from Beaumont to Los Angeles. The Towngate Development is located to the east across Day Street. March Air Force Base, to the south of the Edgemont community, southerly of the project site, is a major military headquarters for flight training and military transport.

The project site is a portion of the Bums and Karr Tract per Map Book 15, page 97, and a portion of Tract Number Twelve per Map Book 10, pages 7 and 8, both records of Riverside County in Section 3 Township 3 South, Range 4 West, of the United States Geological Service Riverside East Topographic Quadrangle, San Bernardino Base and Meridian.

1.2.2 Community Setting Characteristics

A number of diverse uses comprise the community setting. To the north across State Route 60 there are a few scattered residences and business and the 42-acre Canyon Springs Plaza shopping center in the City of Moreno Valley. The rugged slopes of Box Springs Mountain Regional Park lie further to the north. The Towngate Project, located across Day Street is a commercial, office and residential development in the City of Moreno Valley. Further to the east lies the urbanizing Moreno Valley area presently characterized by single family and scattered multiple-family dwellings, and commercial uses located along major arterials. The Edgemont Elementary School and the established community of Edgemont are also located south of the project site. To the west, across Interstate 215, is the Sycamore Canyon Business Park which includes both developed and undeveloped industrial land. Additionally, a spur line of the Atchinson, Topeka and Santa Fe Railroad generally parallels the westerly side of Interstate 215. Further to the west is vacant land planned for development as the Sycamore Canyon Business Park Specific Plan and the Sycamore Canyon arroyo planned for preservation as a wilderness park. This arroyo is part of a system of arroyos generally heading in a northwesterly direction through the City of Riverside to the Santa Ana River.

Three non-contiguous areas of the CSBP Specific Plan area have been rescinded as part of this amendment and will be re-zoned as the Canyon Springs Healthcare Campus Specific Plan. These

areas are identified in Exhibit 1 (General Plan land use) and Exhibit 2 (Zoning) in the Executive Summary of this Specific Plan. The areas are currently vacant and rough-graded. The northwest 10.45-acre semi-rectangular shaped area will be a senior housing facility; the northeast 10.27-acre irregular-shaped area will be an independent living, assisted living, and skilled nursing facility; and the south 30.13-acre irregular-shaped area will be a hospital, medical office buildings (MOBs), and parking structure.

1.2.3 Area Development Trends

The subject property is adjacent to the City of Moreno Valley, an area experiencing rapid urbanization. Moreno Valley has experienced growth primarily in the residential sector, with the major emphasis on single-family homes which appear to be more competitively priced than housing in surrounding communities and counties. Office, commercial, and industrial development has occurred recently, but to a very much lesser degree than housing.

The trend toward development of this region is influenced by availability of freeway access, flat topography, availability of sewer, water, and other utilities and comparable lower land costs and the availability of large-acreage property. The steadily declining productivity and profitability of farming operations historically located in the Moreno Valley area have also influenced the trend toward land development.

1.2.4 Expected Timeframe for Development

The construction of CANYON SPRINGS will be conducted on a phases basis that will require approximately ten years to achieve complete buildout. Each of these planning areas will experience some degree of simultaneous development. The initial street and utility systems were completed in 1986. The initial development will be concentrated near Day Street, however, until improvements can be made to the intersection of-215 and Eucalyptus Avenue.

INTENTIONALLY LEFT BLANK

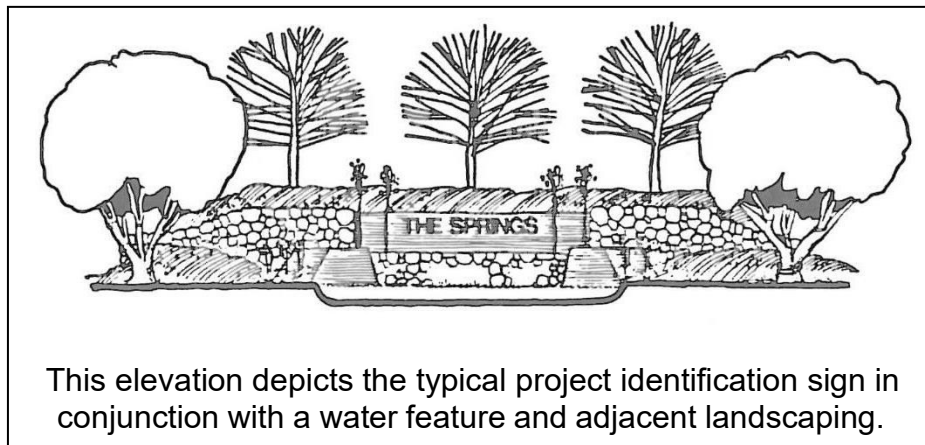
**Canyon Springs Business Park Specific Plan
Section IV(B)(3)(e) Master Signing Programs**

Section IV(B)(3) Master Signing Programs

E. MASTER SIGNING PROGRAMS

A master signing program will be established for the project and will conform to local sign regulations. In the spirit of high commercial aesthetics, and with sensitivity to Interstate 215 and State Route 60, pylon (pole) signs will be limited in number and will be of high quality.

The signing program for THE SPRINGS will consist of the project name routed into wood or depressed in cast concrete in conjunction with accent water elements and landscaped setbacks at major street intersections.

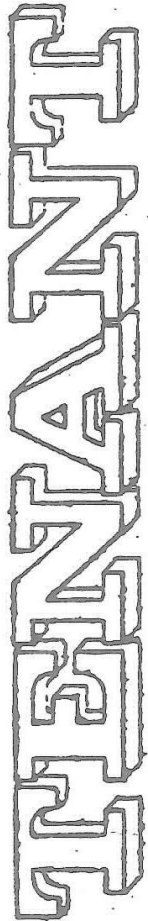
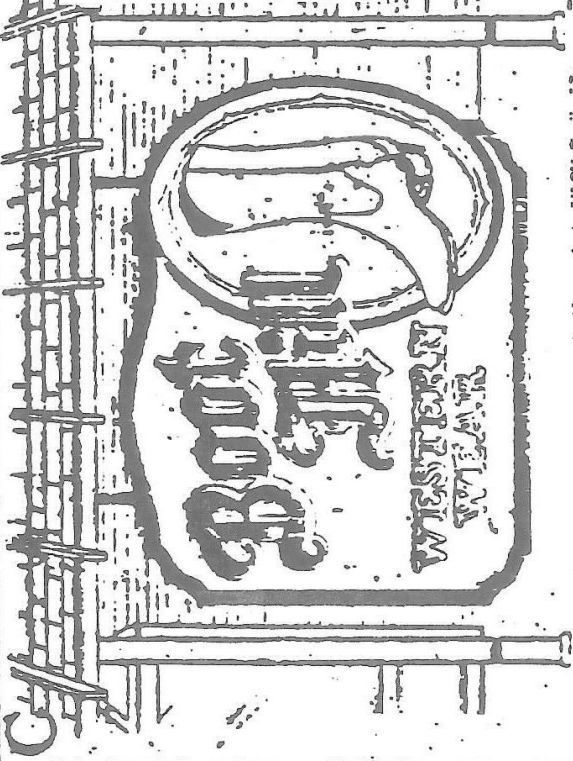
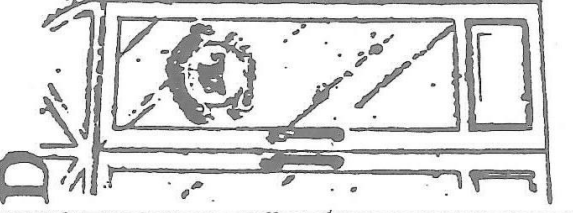


The Regional Shopping Center will be identified through the individual letter and/or script letter identification of department stores and major tenants having independent entrances. Shops having an orientation only to the interior pedestrian mall will not have outdoor identification other than on-site project directories.

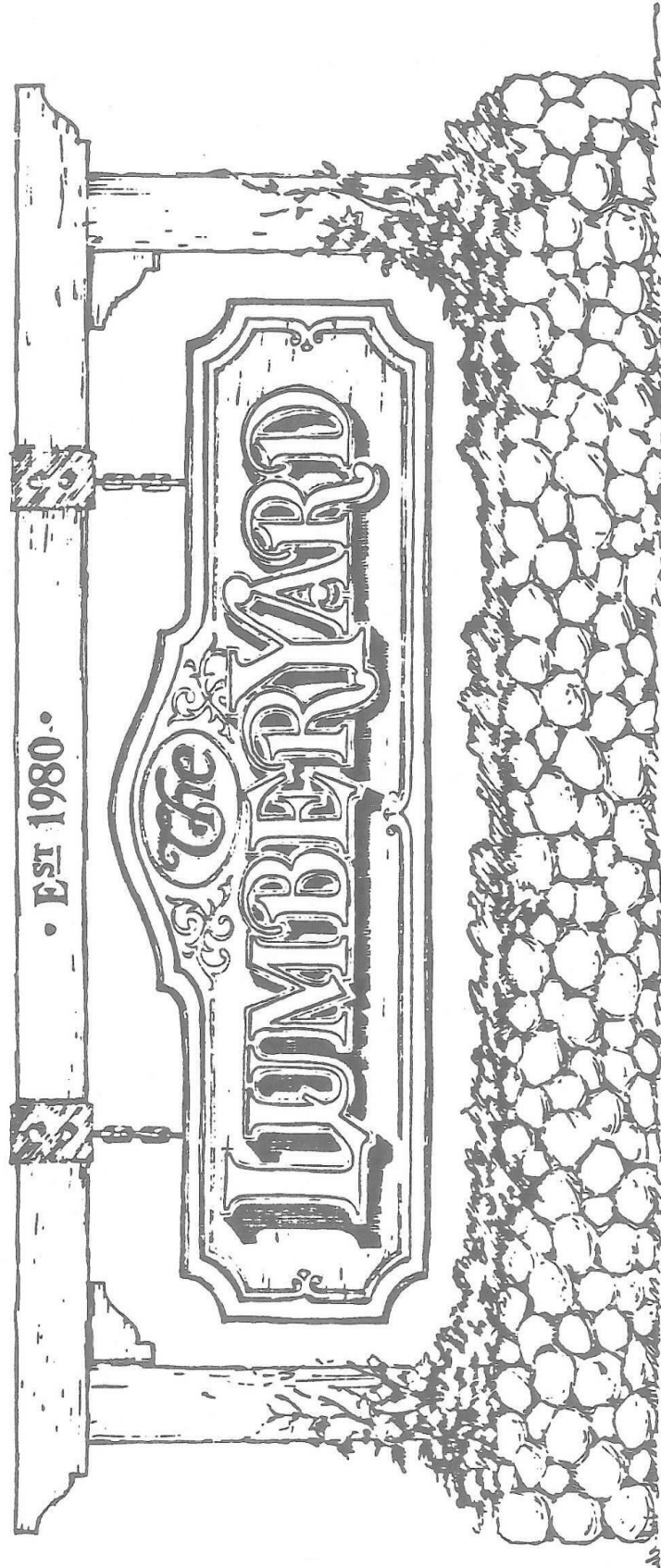
The support commercial uses will be independently signed, and multiple tenant structures will use sign identification consisting of wall signs and low level monument signs. No roof signs will be permitted. A theatre marquee will be permitted for the multiple screen theatre.

Signs will be controlled in terms of design, materials and colors to provide harmony while allowing individuality of identity. The following pages show the types of signs and criteria which will be required for establishments in THE SPRINGS.

Section IV(B)(3) Master Signing Programs

<p>A</p>  <p>SIGN TYPE A FASCIA - Sample INTERNALLY ILLUMINATED CHANNEL LETTERS Cut-out letters Fascia mounted</p>	<p>B</p>  <p>SIGN TYPE B UNDER CANOPY - Sample Sample 1 - Sandblasted copy and design on mirror with custom wood frame Wall mounted Sample 2 - Raised border with round route Sandblasted background Raised copy and filigree Bracket hung</p>	<p>C</p>  <p>SIGN TYPE C CUSTOM - Sample Border and area around copy raised Background sandblasted Main copy invert blasted Leafs raised Chain hung</p> <p>D</p>  <p>SIGN TYPE D WINDOW - Sample Gold leaf design Hand painted copy Gold leaf logo leaving clear negative space Paint on glass</p>
---	--	---

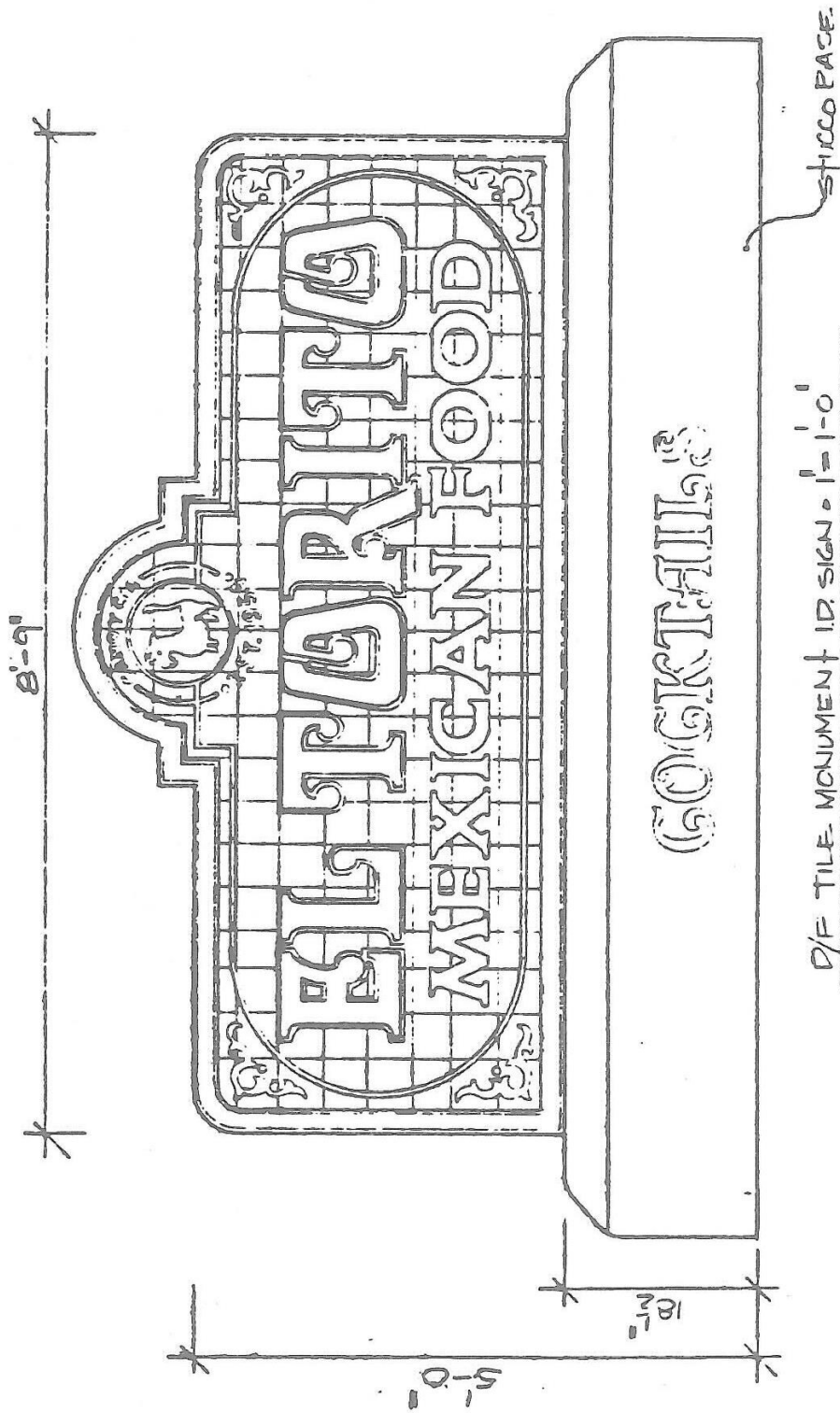
Section IV(B)(3) Master Signing Programs



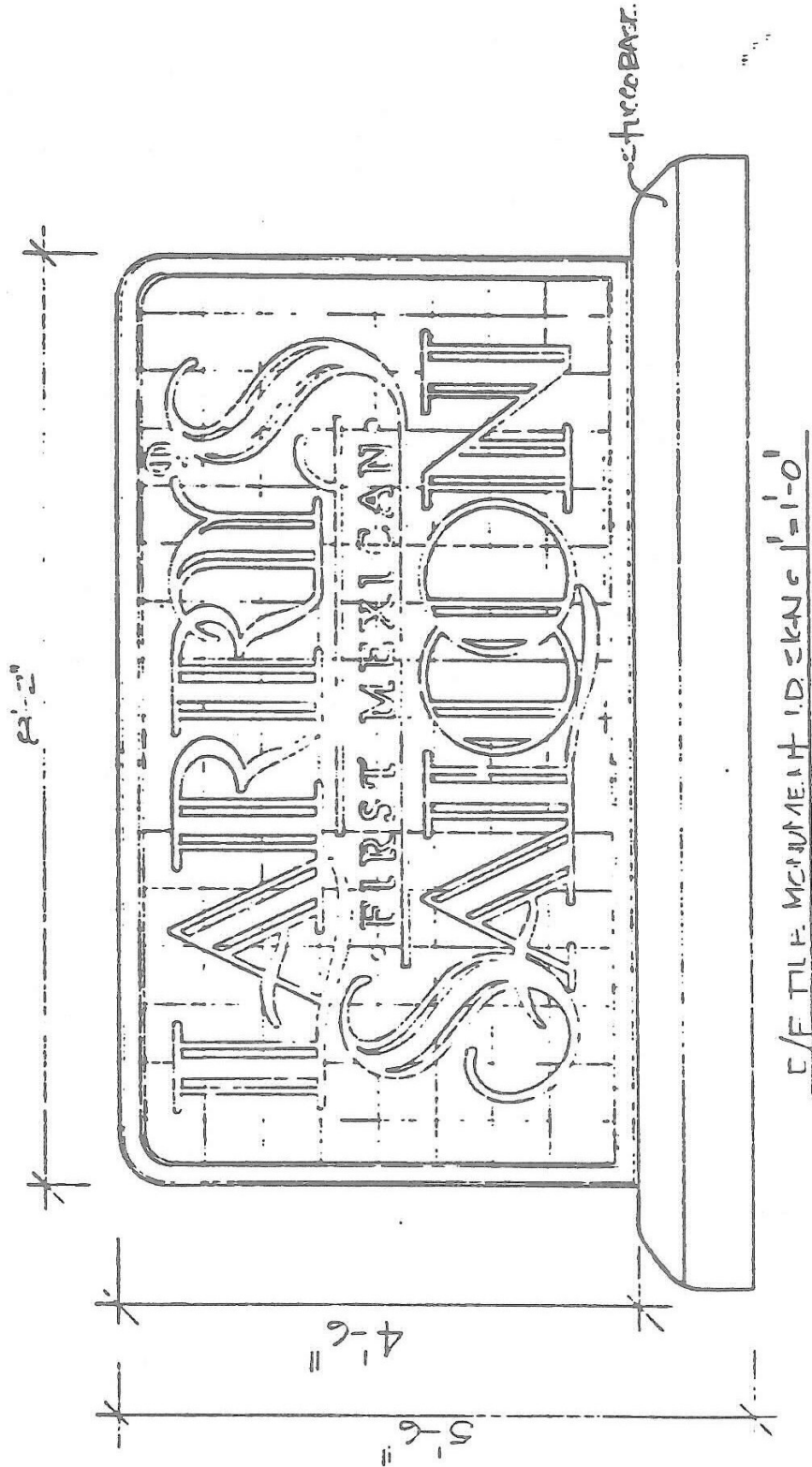
Section IV(B)(3) Master Signing Programs



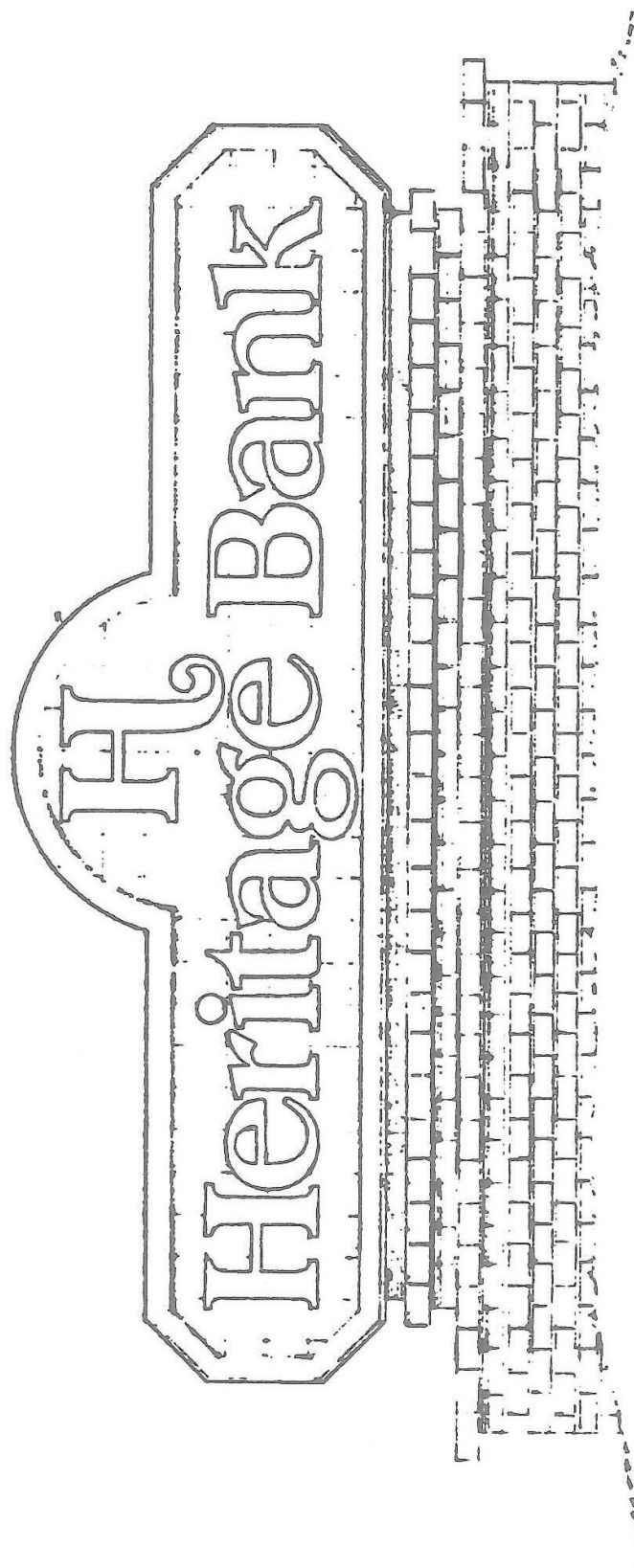
Section IV(B)(3) Master Signing Programs



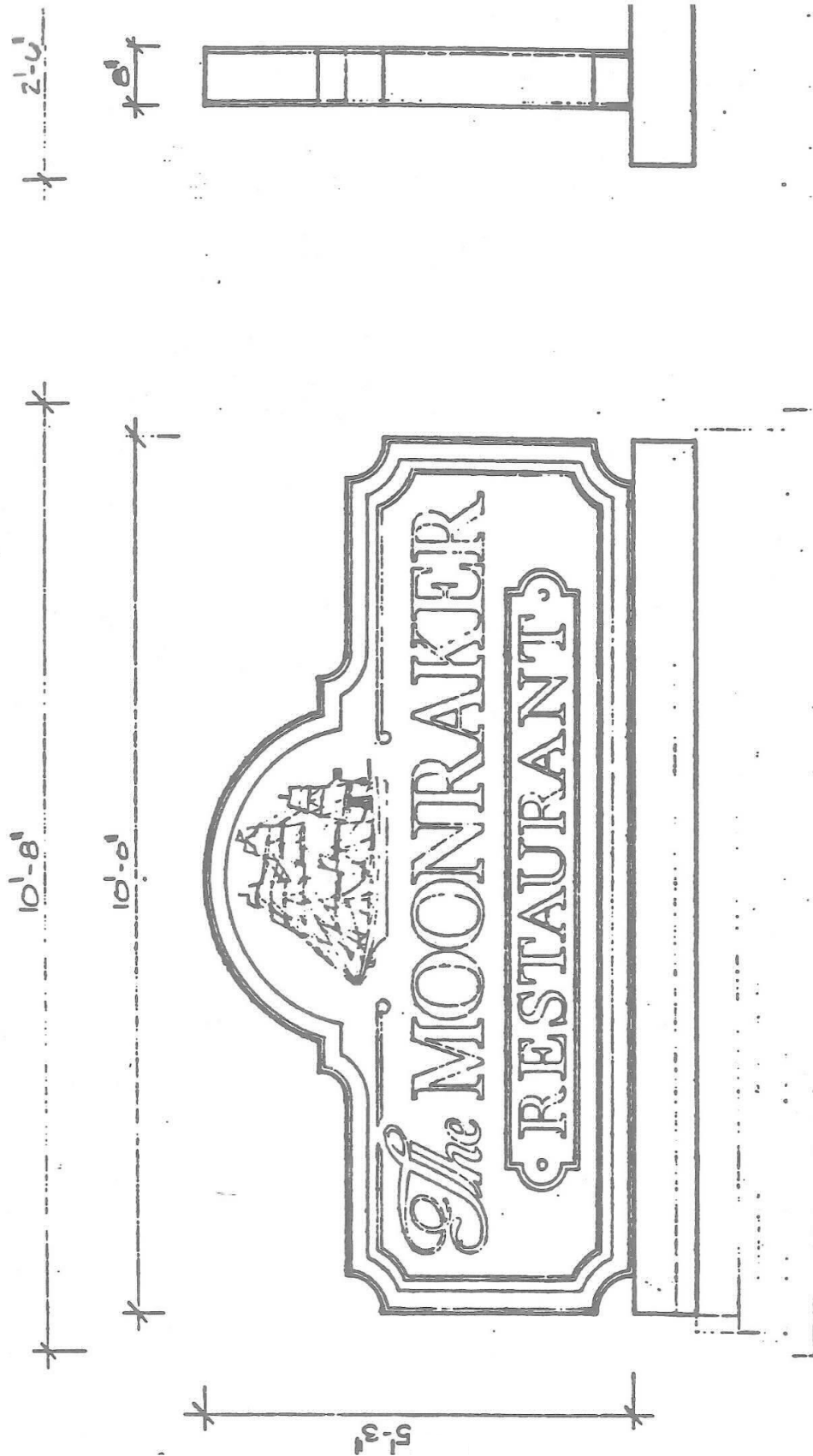
Section IV(B)(3) Master Signing Programs



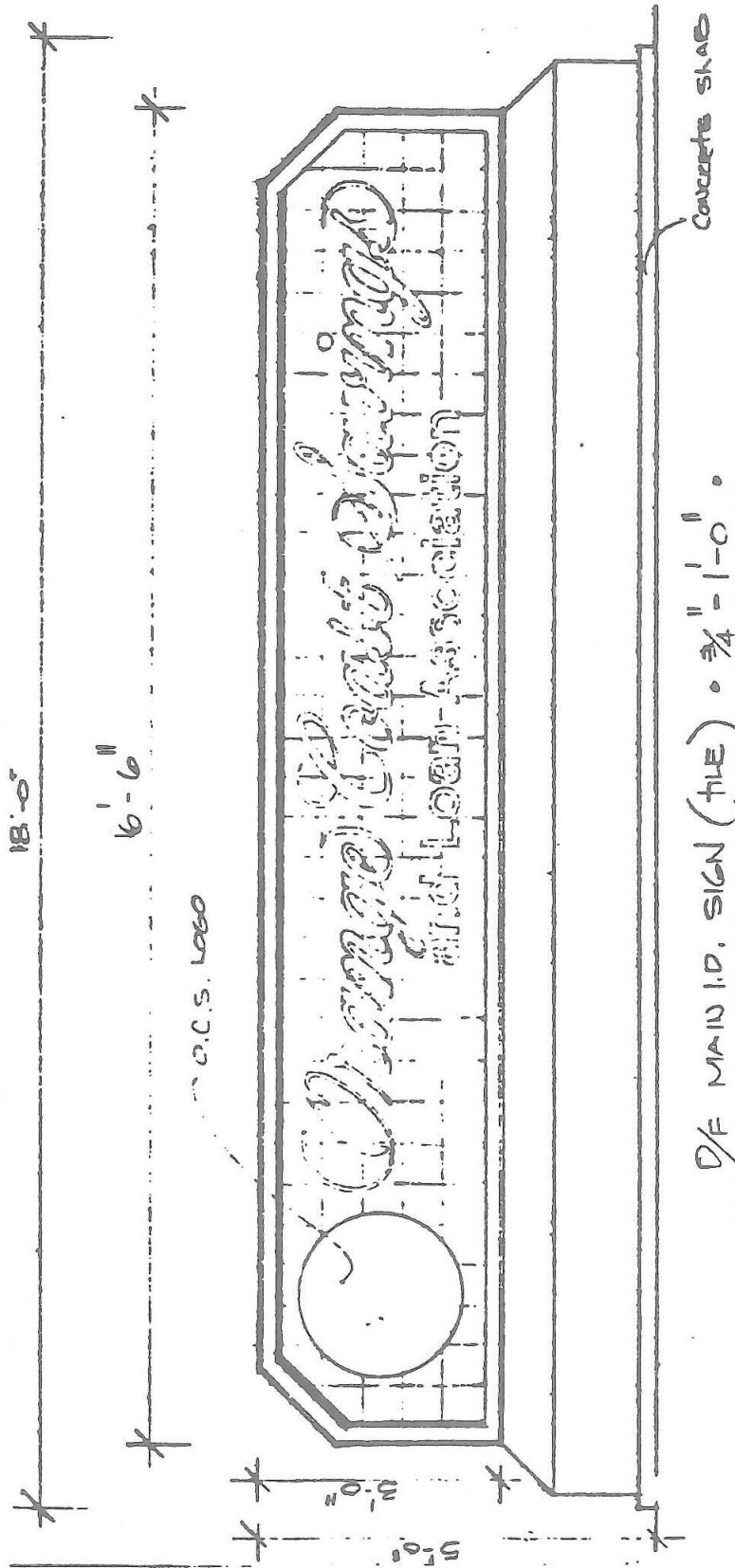
Section IV(B)(3) Master Signing Programs



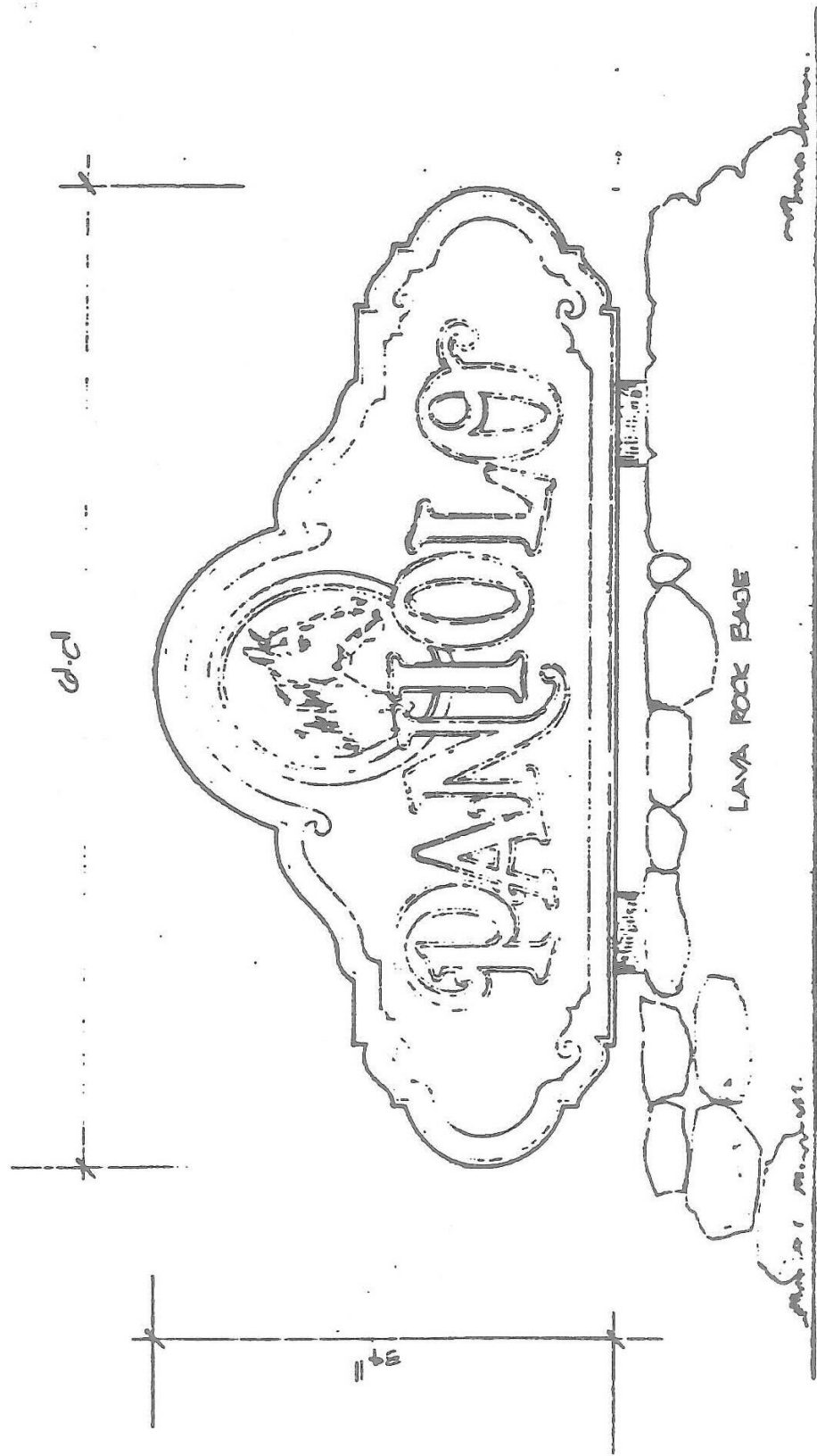
Section IV(B)(3) Master Signing Programs



Section IV(B)(3) Master Signing Programs



Section IV(B)(3) Master Signing Programs



Section IV(B)(3) Master Signing Programs

Permitted Freeway Pylon Signs Size, Design and Location

Pylon Sign A

A freeway-oriented pylon sign shall be permitted along the SR 60 Freeway at the general locations shown in Exhibit "1". The sign shall be a maximum of 75 feet high, with one 225 square foot sign panel at the top and four 90 square foot panels below, with a total sign area of 690 square feet. A 105 square foot sign, identifying the Canyon Springs Business Park will be located at the top of the sign above the business identification signs. The sign shall conform to the illustration in Exhibit "1" attached hereto and incorporated herein by this reference.

Pylon Sign B

Pylon Sign B is located along the State Route 60 Freeway at the general location shown in Exhibit "1" attached hereto and incorporated herein by this reference. The sign shall be a maximum of 75 feet high, with one 112.5 square foot sign identifying the name and/or logo of the center at the top, five 90 square foot major tenant identification panels below, with a total sign area of 705-square feet. The sign shall conform to the illustration in Exhibit "1" attached hereto and incorporated herein by this reference.

Pylon Sign C

Pylon Sign C is located along the State Route 60 at the general location shown in Exhibit "1" attached to and incorporated herein by this reference. The sign shall be maximum of 75 feet high, with one 137 square foot center logo at the top, two 66 square foot anchor tenant identification panels below and four 60.75 square foot panels, with a total sign area of 691 square-feet. The sign shall conform to the illustration in Exhibit "1" attached to and incorporated herein by this reference. All signage within this freeway sign shall be limited to tenants within the 87-acre commercial center "Canyon Crossings". The copy "Riverside" or official City logo as appropriate shall be added on the sign, subject to Design Review approval. Minimal additional sign areas, as necessary for the "Riverside" copy of logo shall be administratively approved by Design Review staff.

Pylon Sign D

Pylon Sign D is located along Interstate 215 at the general location shown in Exhibit "1" attached to and incorporated herein by this reference. The sign shall be a maximum of 75 feet high, with one 137 square foot center log at the top, two 66 square foot anchor tenant identification panes below and four 60.75 square foot panels, with a total sign area of 691 square-feet. The sign shall conform to the illustration in Exhibit "1". The copy "Riverside" or official City logo as appropriate shall be added on the sign, subject to Design Review approval Minimal additional

Section IV(B)(3) Master Signing Programs

sign areas, as necessary for the "Riverside" copy of logo shall be administratively approved by Design Review staff.

Pylon Sign E

Pylon Sign E is located along Interstate 215 at the general location of Planning Area 6 (Sam's Club Parcel) shown in Exhibit "1". The sign shall be a maximum of 75 feet high, with one 260 square foot sign panel at the top followed by one 200 square foot panel followed by one 100 square foot panel and concluding with two 50 square foot panels at the bottom, with a total sign area of 660 square feet. A 100 square foot sign, area identifying the "VALLEY GATEWAY PLAZA" will be located at the uppermost portion of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1", except that specific design details are subject to Design Review administrative approval.

Pylon Sign F

A second freeway oriented pylon sign shall be permitted along the I 215 Freeway at the general location shown in Exhibit "1". The sign will be a maximum of 45 feet high, with one 225 square foot sign panel at the top and three 90 square foot panels below, with a total sign area of 600 square feet. A 105 square foot sign, identifying the Canyon Springs Business Park will be located at the top of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1" except that specific design details are subject to Design Review administrative approval. The Planning Department shall have the administrative ability to increase the: height of the sign by up to 15 feet, dependent upon line of sight information submitted at the time construction is proposed. Businesses within the Canyon Springs Healthcare Campus Specific Plan may be identified on Pylon Sign F.

Assignment of Freeway Sign Rights by Planning Area

Pylon Sign A

The SR 60 freeway sign panels shall be granted to Planning Areas 1 and 5 combined (one sign), 2, 3 (two signs) and 4, with panels assigned to the majority property owners at the time of construction.

Pylon Sign B

Pylon Sign B shall be granted to Planning Area 3, with panels assigned to the majority property owners at the time of construction.

Section IV(B)(3) Master Signing Programs

Pylon Sign C

Pylon Sign C shall be granted to Planning Areas 1 and 5, with panels assigned to the majority property owners at the time of construction.

Pylon Sign D

Pylon Sign D shall be granted to Planning Areas 1 and 5, with panels assigned to the majority property owners at the time of construction.

Pylon Sign E

Pylon Sign E shall be granted to Planning Areas 2 and 6, with panels assigned to the majority property owners at the time of construction.

Pylon Sign F

The I 215 freeway sign shall identify Planning Areas 2, 6 (two signs), the commercial portion of Planning Area 1 and the Canyon Springs Healthcare Campus Specific Plan, with panels assigned to the majority property owners at the time of construction.

Specific details related to the assignment of individual sign panels, details of sign maintenance and other pertinent issues shall be the subject of a recorded agreement between the City and the property owner responsible for construction of the sign. The document is subject to approval of the Planning, Development and Legal Departments and shall be recorded prior to issuance of any building permits.

The sign rights assigned to each identified property would initially run with the land, with use of the sign panel determined by the property owner. The sign panel rights may be transferred to adjacent properties, either through a temporary rental/lease agreement or through permanent sale. Once the identification right to the freeway sign is established, the sign panel rights will be left to the property owners to do with as they see fit.

Along with the ability to transfer sign rights, property owners that obtain two or more sign rights would also be permitted to combine these rights to create larger sign panels. In this manner, two, three or four sign panels may be combined to create larger signs, though the overall sign area will remain the same, at 600 square feet.

Section IV(B)(3) Master Signing Programs

Permitted On-Site Pylon Signs for Planning Areas 1-7

On-site pole signs for commercial centers ten acres or larger in Planning Areas 1-7 shall be entitled to one 15 foot high, 100 square foot pylon sign, consistent with the design depicted in the Specific Plan.

Permitted On-Site Pylon Signs for Planning Area 4

Planning Area 4 shall be entitled to two on-site pylon signs, each 15 feet high and each with a total of 100 square feet of sign area, consistent with the design depicted in the Specific Plan.

No additional monument signs will be allowed for this Planning Area.

Section IV(B)(3) Master Signing Programs

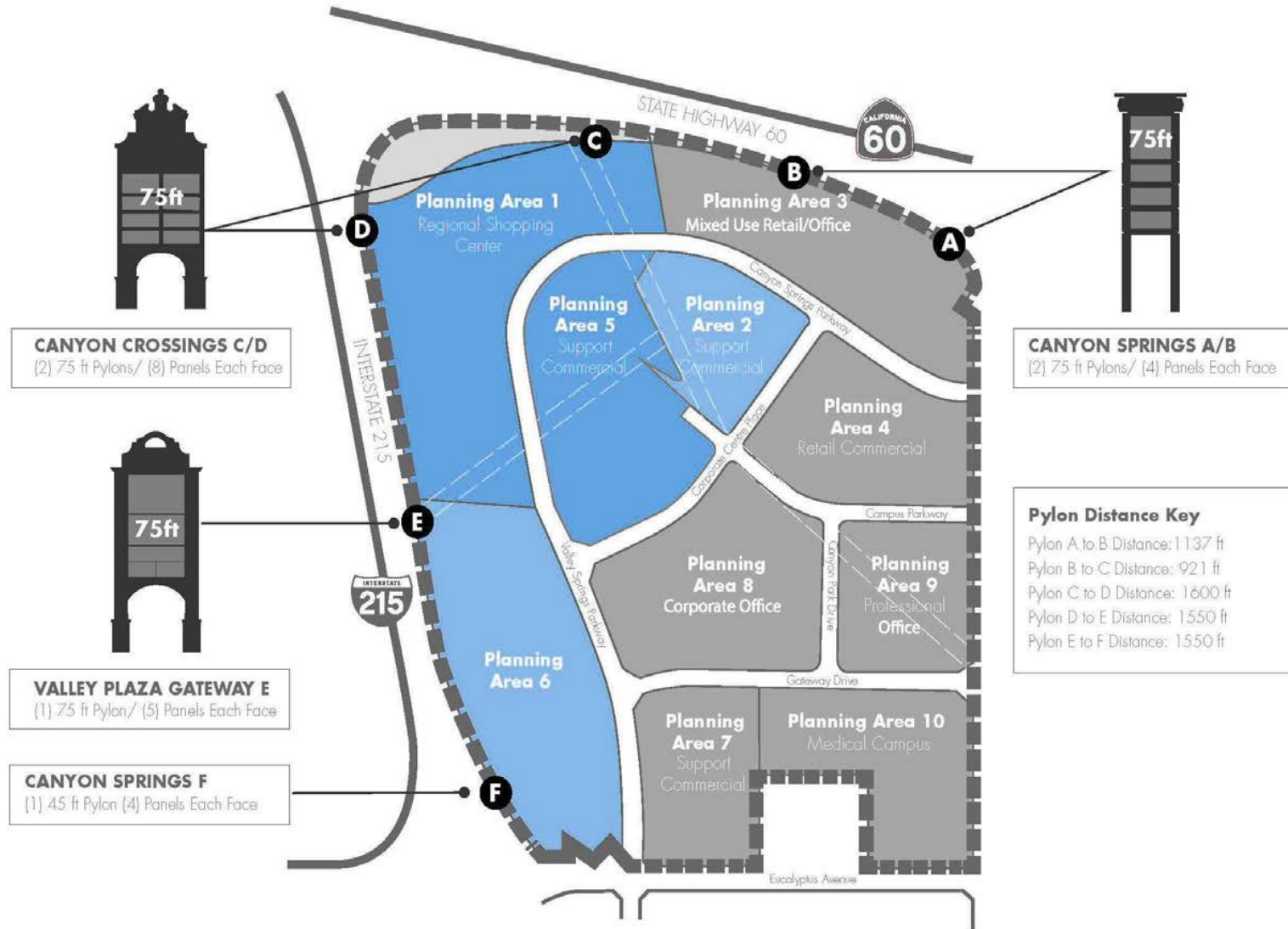
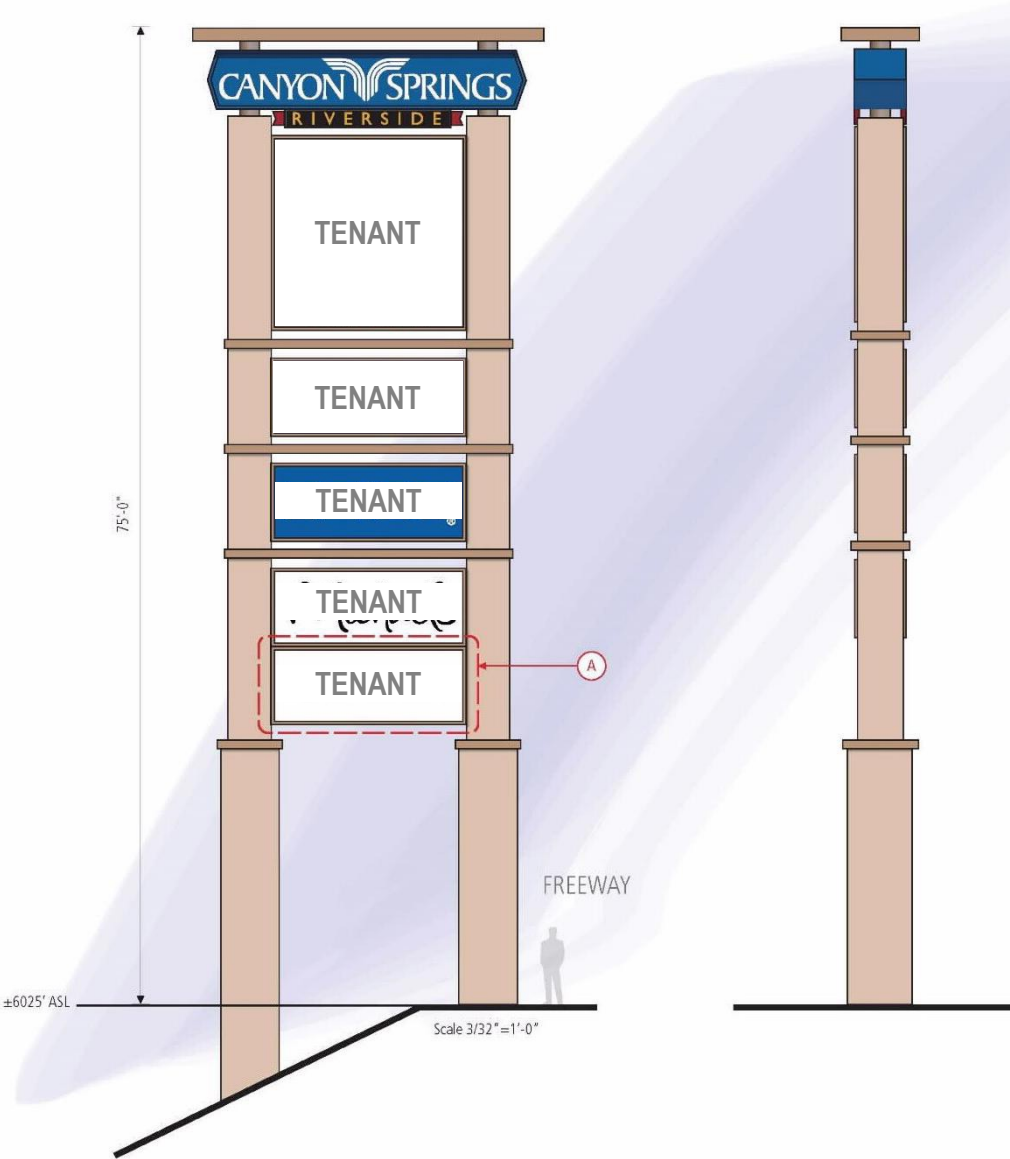


EXHIBIT 1
FREEWAY ORIENTATED SIGNAGE

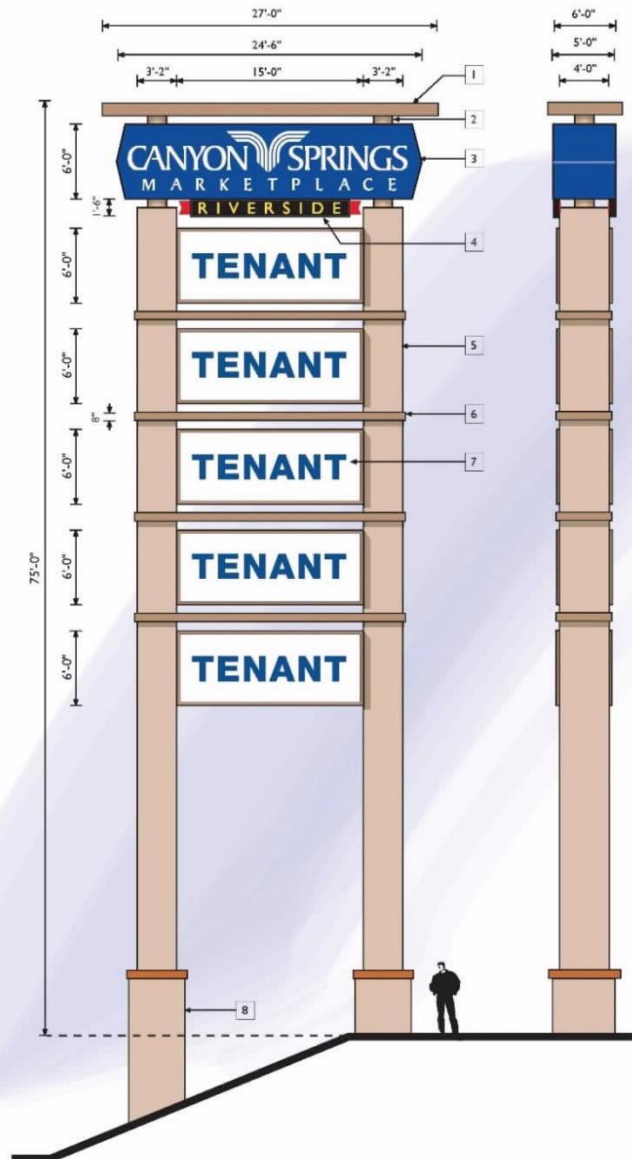
Section IV(B)(3) Master Signing Programs

PYLON SIGN A



Section IV(B)(3) Master Signing Programs

PYLON SIGN B



SCOPE OF WORK

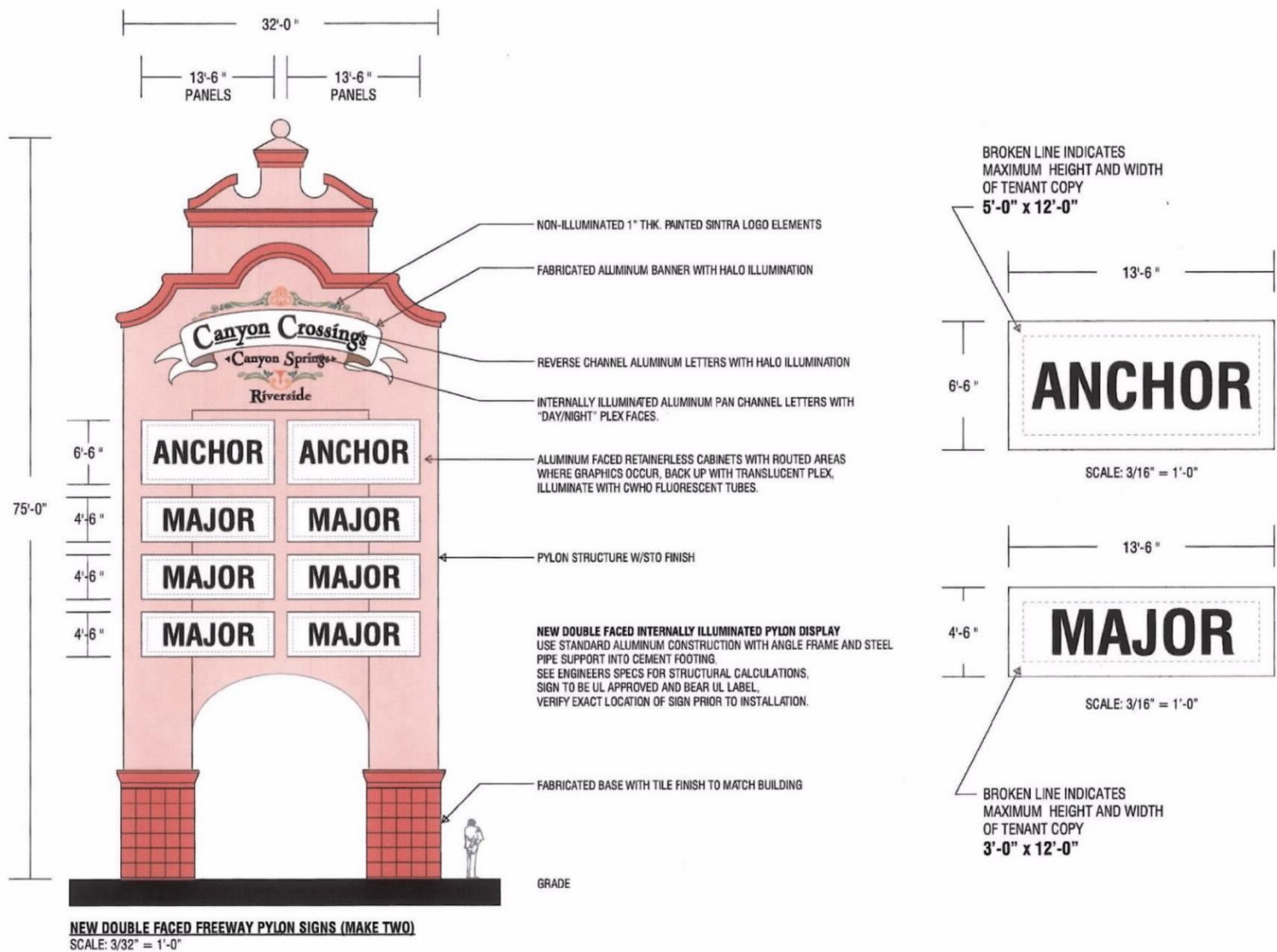
FABRICATE AND INSTALL (1) D/F ILLUMINATED, SHARED TENANT PYLON SIGN.

SPECIFICATIONS

- 1) Architectural cornice, aluminum construction painted to match FRAZEE B244D Copper Springs, texcote finish.
- 2) 18" Steel pipe painted to match FRAZEE B242W Northern Plains, satin finish.
- 3) Canyon springs cabinet: steel frame with aluminum cladding painted to match 3M 7725-17 Intense Blue.
White flexible face with applied 3M 7725-47 Intense Blue overlayed on opaque vinyl film for background and reverse weeded copy.
Illuminated with metal halide lamps.
- 4) Riverside cabinet: aluminum extrusion with acrylic face. Copy to 3M 3630-015 Yellow vinyl film with 3M 3630-22 Black vinyl film over opaque vinyl for background.
Illuminated with fluorescent lamps.
Ribbon detail to be non-illuminated aluminum painted to match PMS 485, satin finish.
- 5) 36" Steel pipe with aluminum pole covers painted to match FRAZEE B242W Northern Plains, texcote finish.
- 6) Ledge detail: aluminum construction painted to match FRAZEE B244D Copper Springs, texcote finish.
- 7) Tenant cabinets- fabricated aluminum cabinets with illuminated white flexible face and 3M vinyl graphics.
- 8) 54" or 48" steel pipe (to be verified with engineering calculations) with aluminum pole covers painted to match FRAZEE B242W Northern Plains, texcote finish.

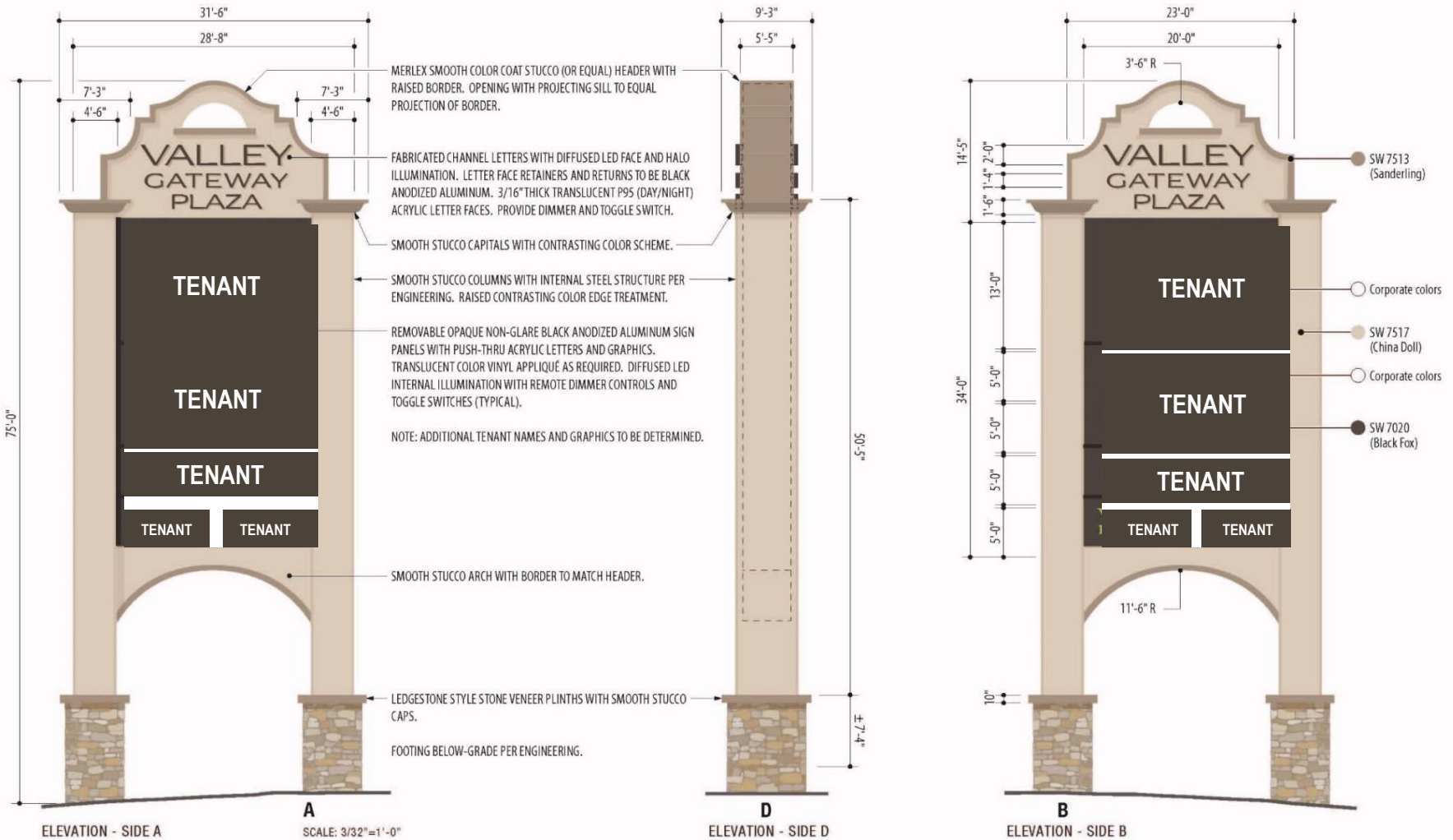
Section IV(B)(3) Master Signing Programs

PYLON SIGNS C & D



Section IV(B)(3) Master Signing Programs

PYLON SIGN E



Section IV(B)(3) Master Signing Programs

INTENTIONALLY LEFT BLANK