

Exhibit 2 - P15-0820 & P16-0219, Aerial Photo / Location







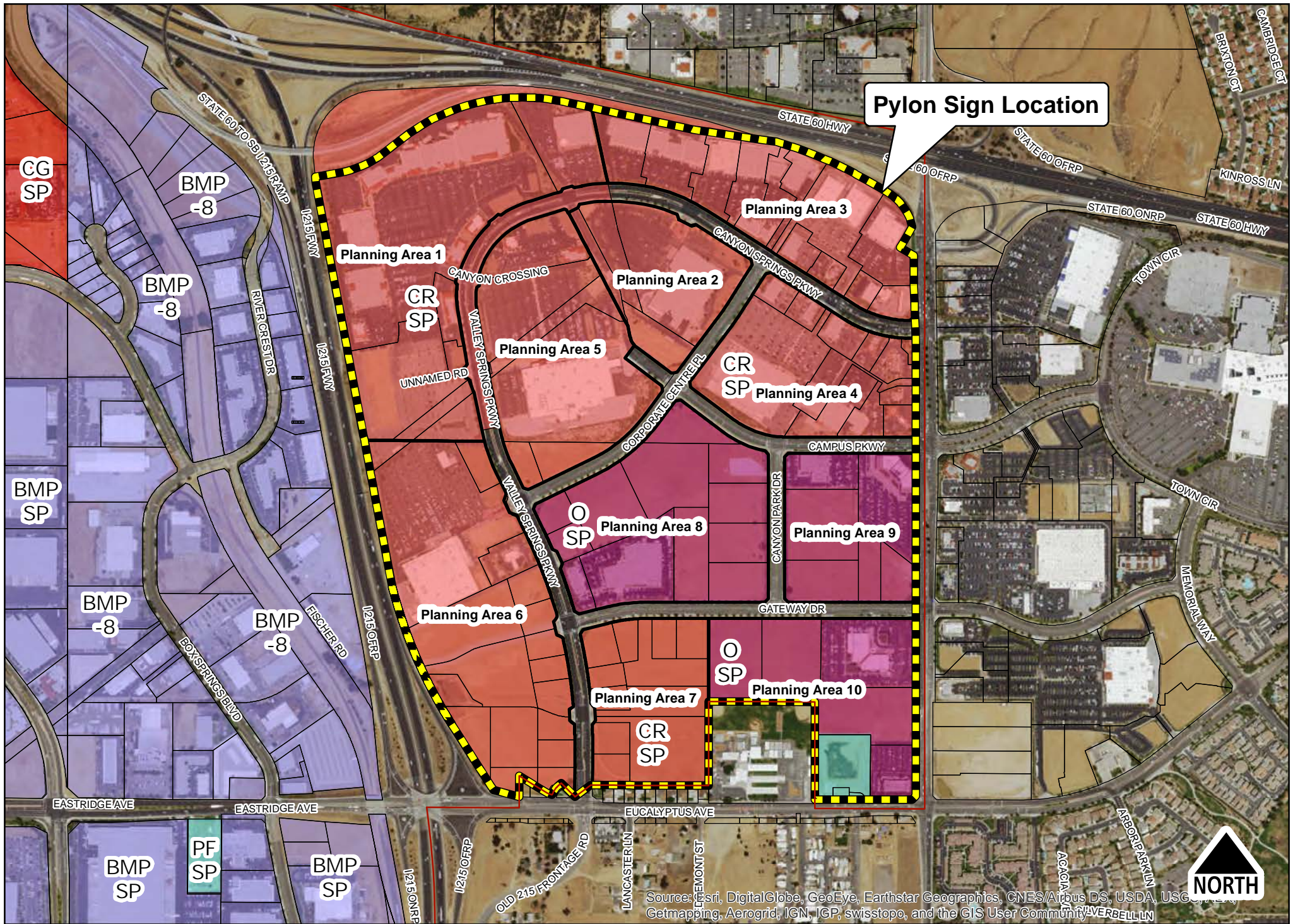
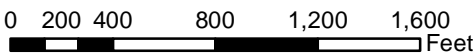


Exhibit 4 - P15-0820 & P16-0219, Canyon Spring Business Park Specific Plan / Zoning Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



## **Canyon Springs Business Park Specific Plan**

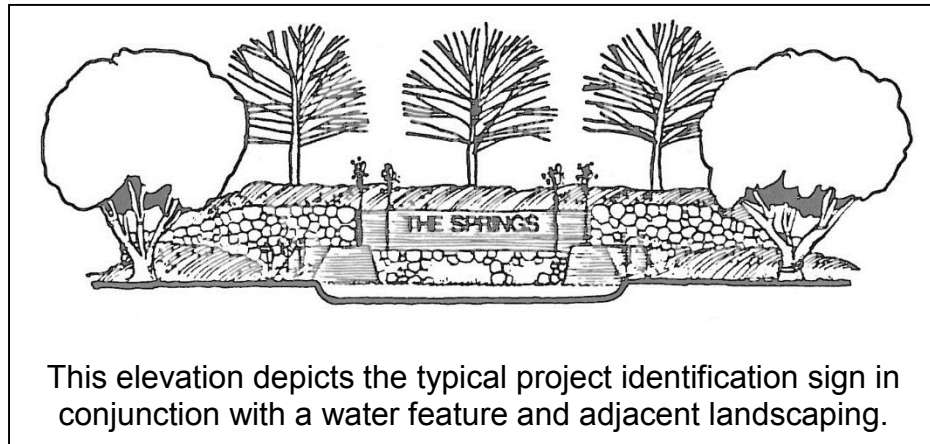
### Section IV(B)(3)(e) Master Signing Programs

Inserted Text: **ABC**  
Deleted Text: ~~ABC~~

#### 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.

**A**

**TENANT**

**SIGN TYPE A FASCIA - Sample**  
**INTERNALLY ILLUMINATED CHANNEL LETTERS**

**Cut-out letters**  
**Fascia mounted**

**B**



**1**



**2**

**SIGN TYPE B UNDER CANOPY - Sample**

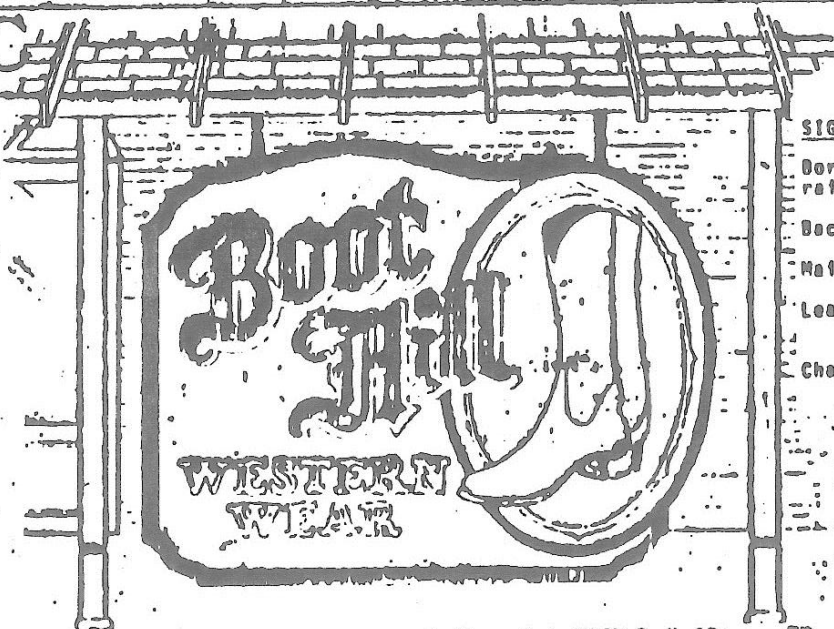
**Sample 1 - Sandblasted copy and design on mirror with custom wood frame**

**Wall mounted**

**Sample 2 - Raised border with round route**  
**Sandblasted background**  
**Raised copy and filigree**

**Bracket hung**

**C**



**SIGN TYPE C CUSTOM - Sample**

**Border and area around copy raised**

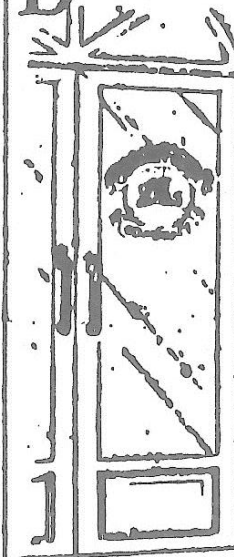
**Background sandblasted**

**Main copy invert blasted**

**Leafs raised**

**Chain hung**

**D**

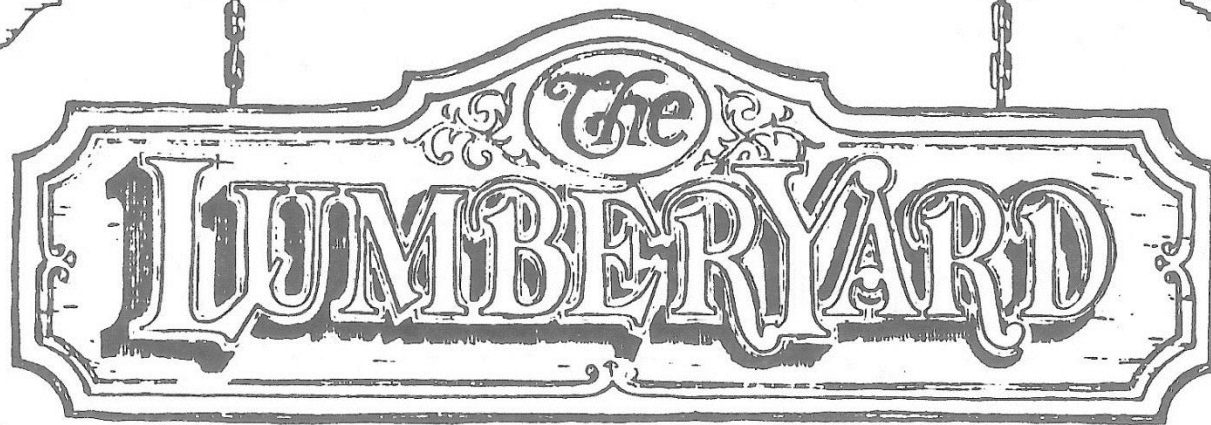


**SIGN TYPE D WINDOW - Sample**

**Gold leaf design**  
**Hand painted copy**  
**Gold leaf logo leaving clear negative space**

**Paint on glass**

• EST 1980 •



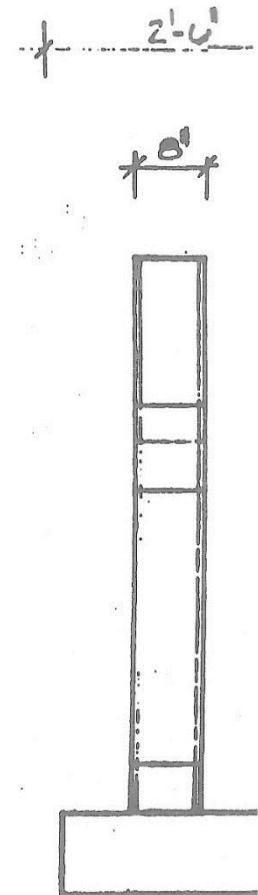


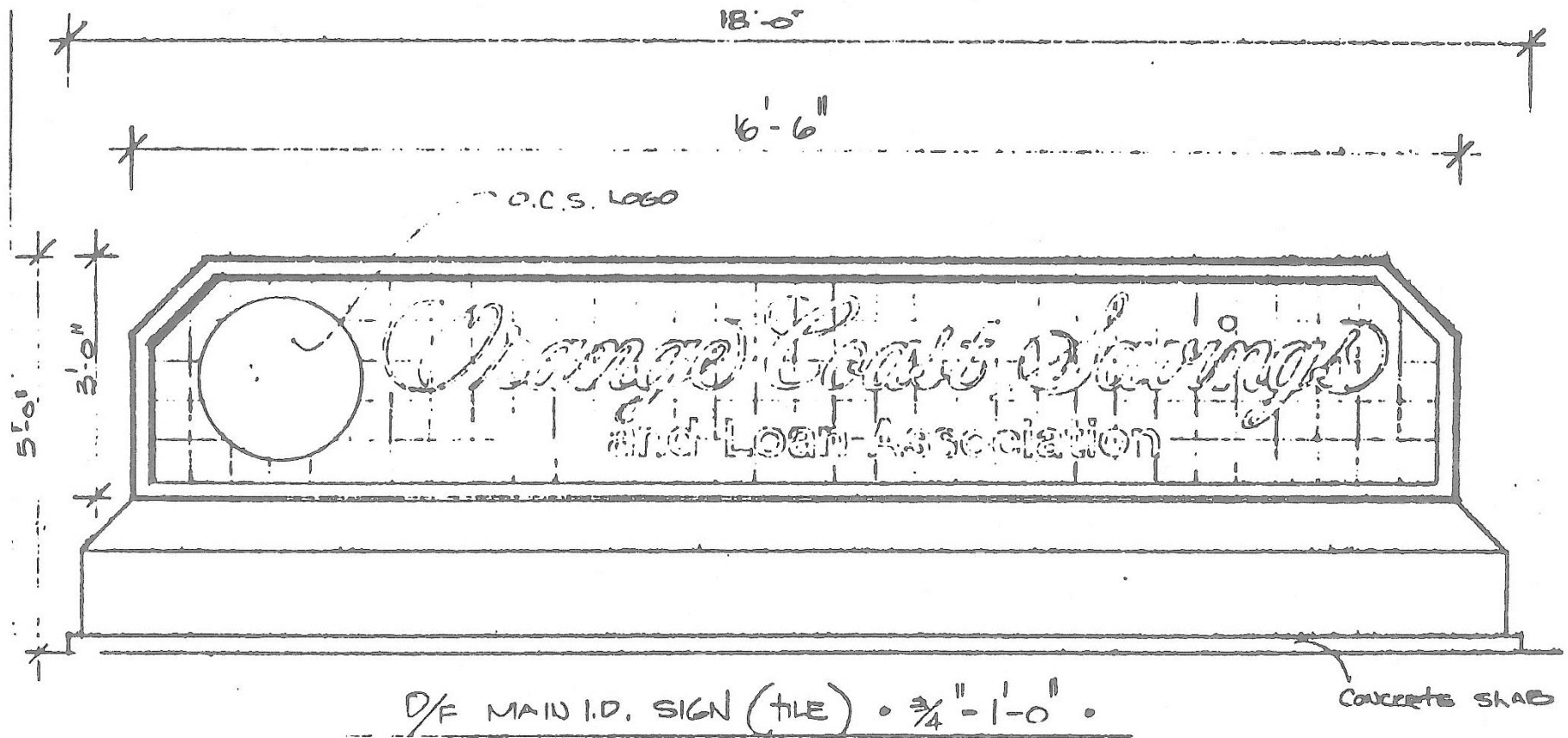




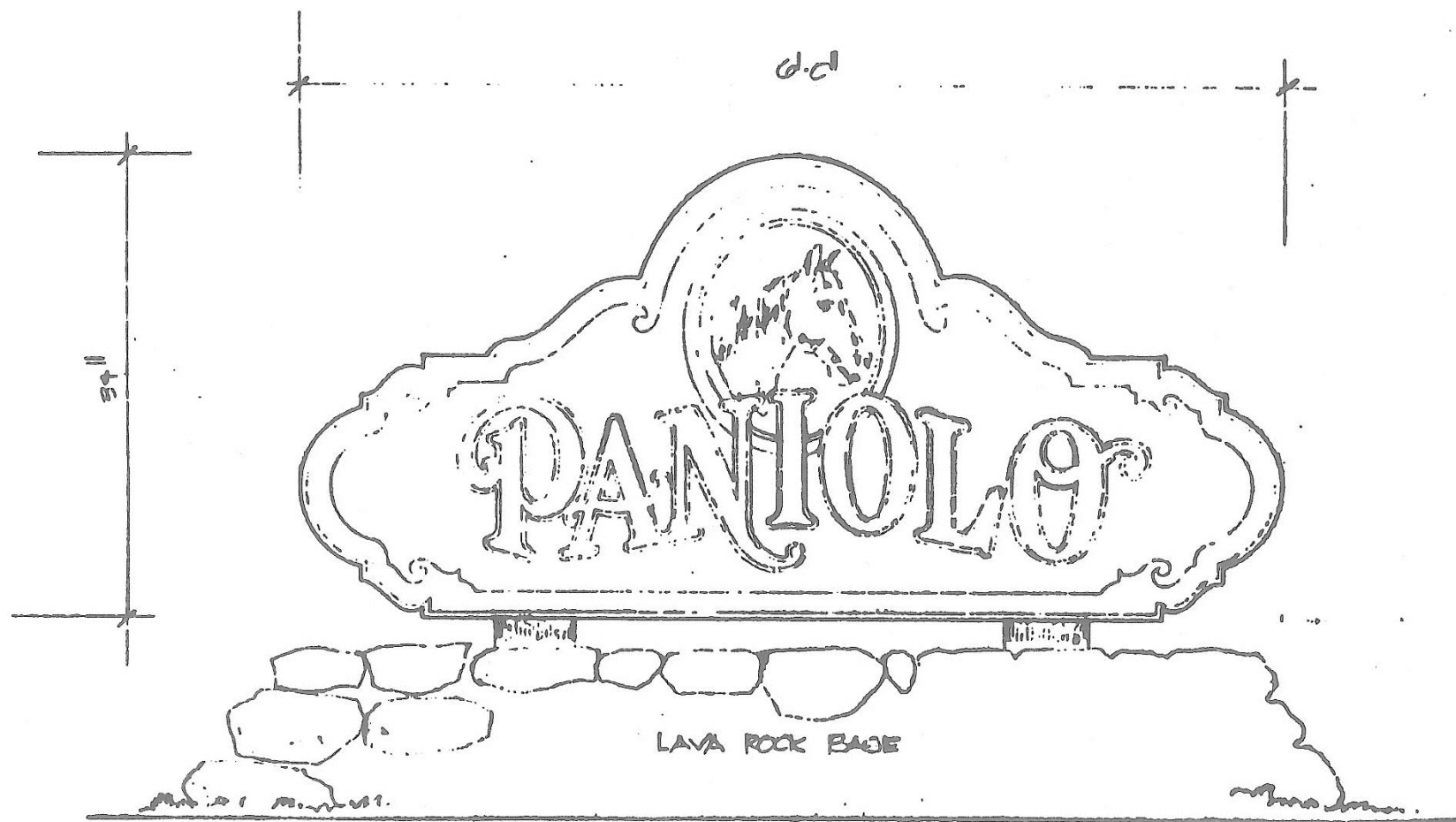












## ***Permitted Freeway Pylon Signs Size, Design and Location***

### **Pylon Sign A**

A freeway oriented pylon sign shall be permitted along the SR 60 Freeway at the general location 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~~three 90 square foot panels below, with a total sign area of ~~690~~00 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.

### **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 show 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



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

#### **Pylon Sign E**

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.

### ***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.

#### **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**

The I 215 freeway sign shall identify Planning Areas 2, 6 (two signs) and 7 and the commercial portion of Planning Area 1, 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.

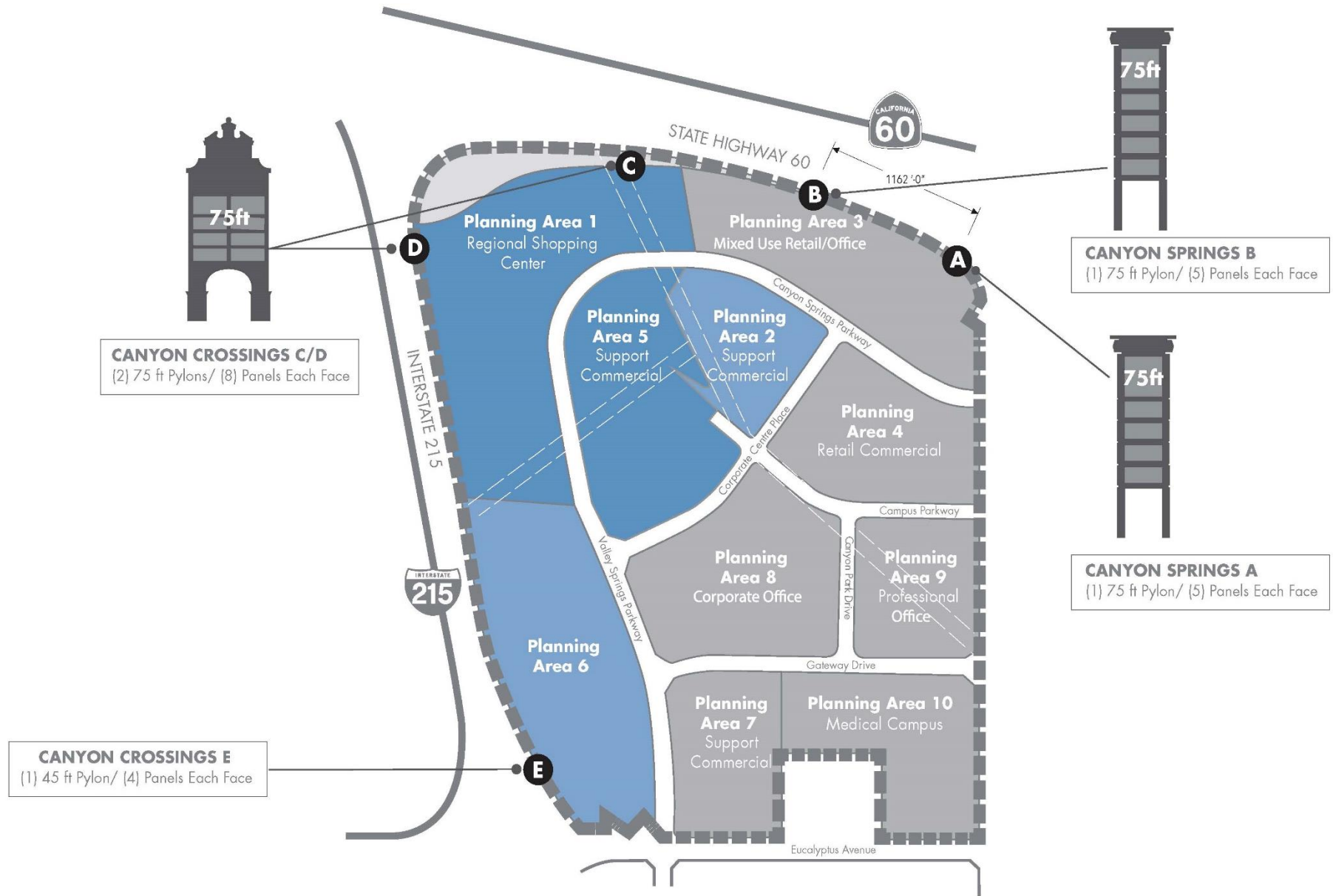
#### ***Permitted On-Site Pylon Signs for Planning Areas 1-7***

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***

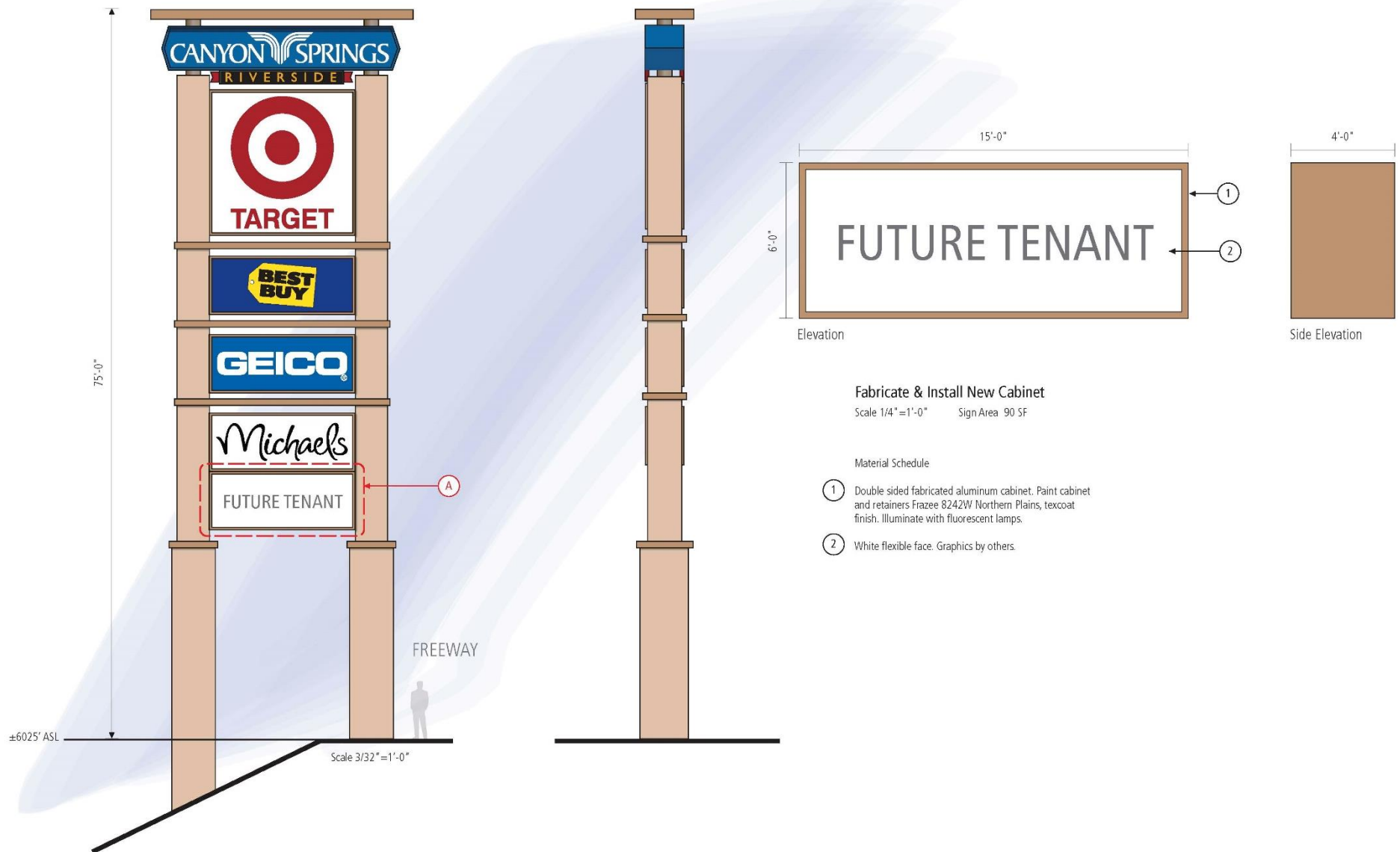
Planning Area 4 shall be entitled to two on-site pylon signs, each 15 feet high and each with a total of 100 square feet of sign area, consistent with the design depicted in the Specific Plan.

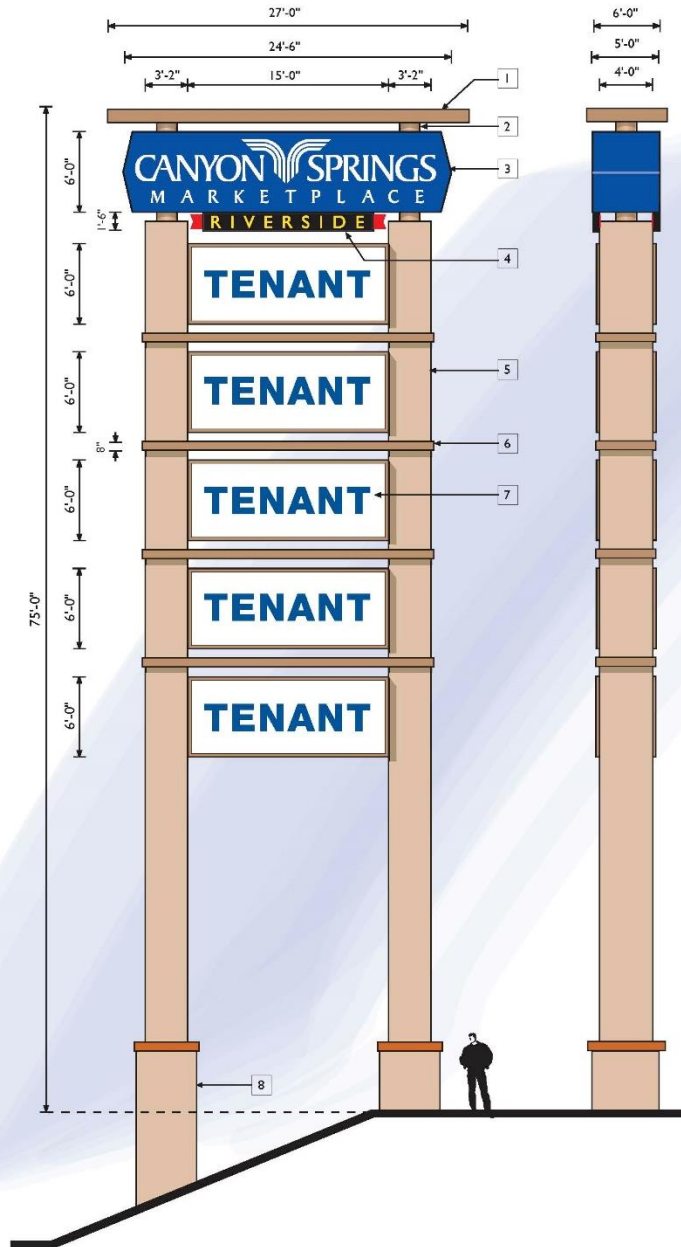
No additional monument signs will be allowed for this Planning Area.



**EXHIBIT 1**  
FREEWAY ORIENTED SIGNS







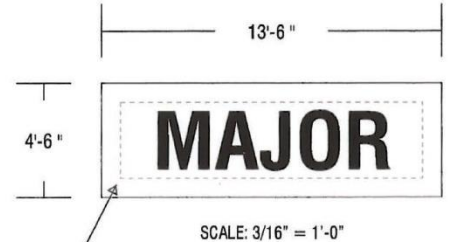
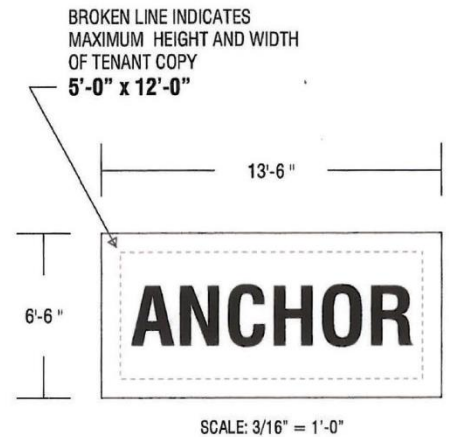
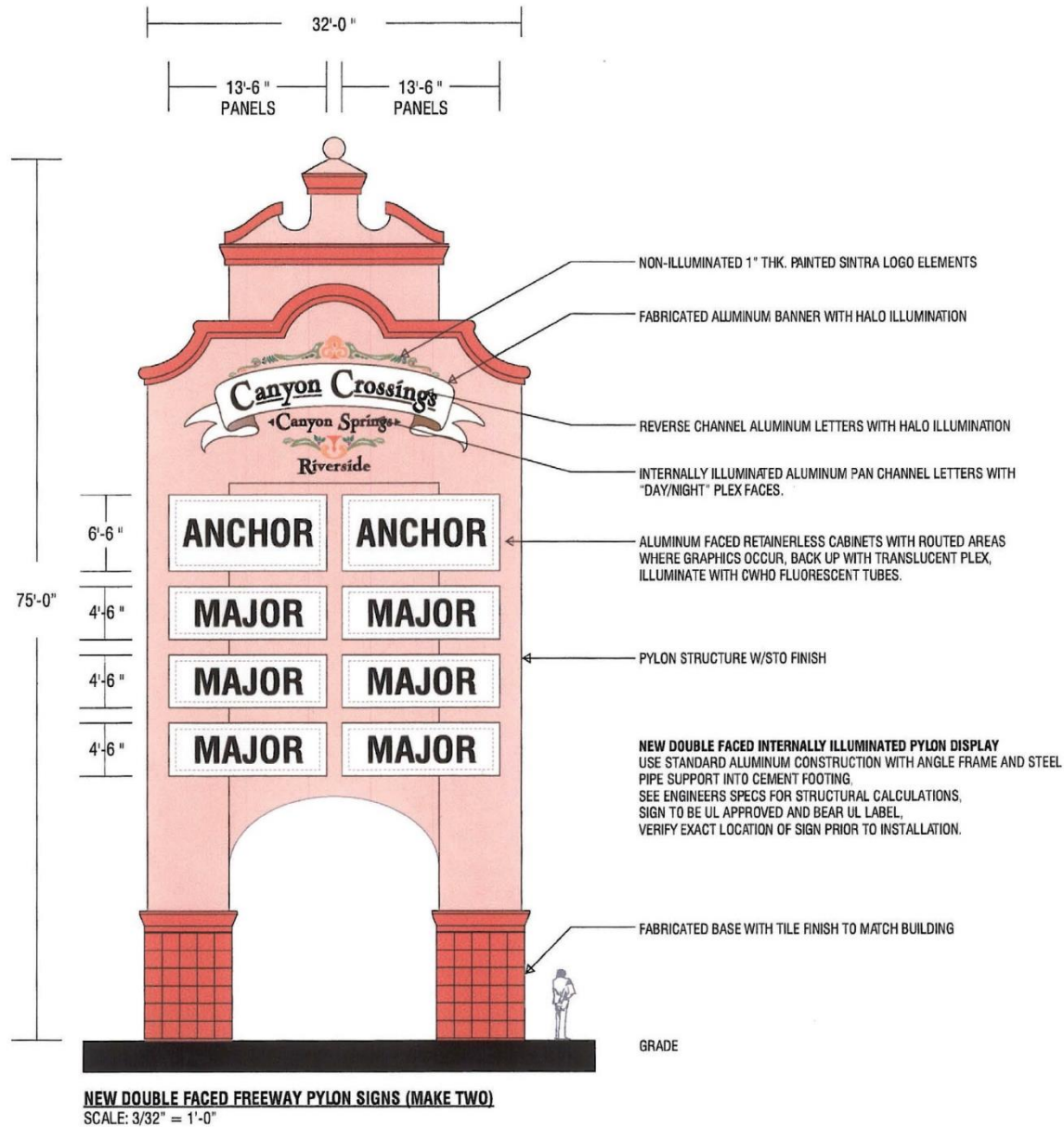
## SCOPE OF WORK

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

## SPECIFICATIONS

- 1) Architectural cornice, aluminum construction painted to match FRAZEE 8244D Copper Springs, texcote finish.
- 2) 18" Steel pipe painted to match FRAZEE 8242W Northern Plains, satin finish.
- 3) Canyon springs cabinet: steel frame with aluminum cladding painted to match 3M 7725-47 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 8242W Northern Plains, texcote finish.
- 6) Ledge detail: aluminum construction painted to match FRAZEE 8244D 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 8242W Northern Plains, texcote finish.

# CANYON SPRINGS | C & D





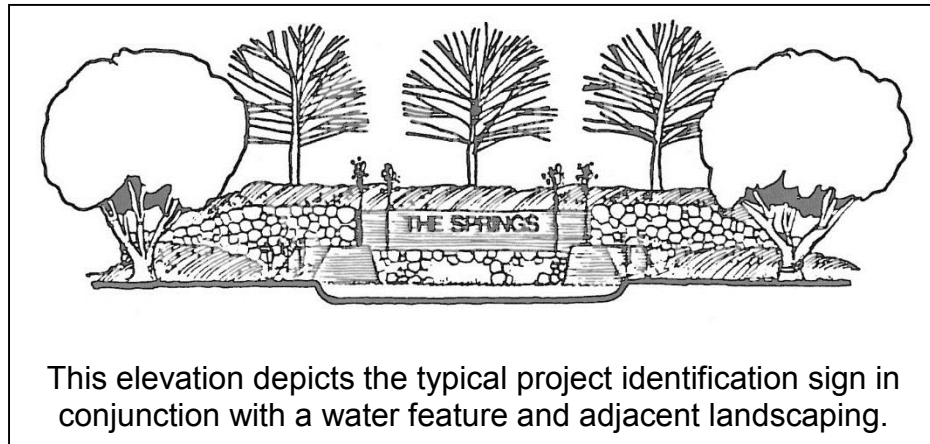
**Canyon Springs Business Park Specific Plan**

Section IV(B)(3)(e) 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.

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**A**

**TENANT**

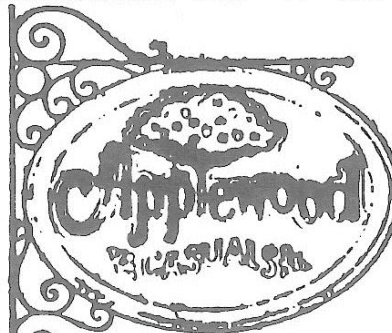
**SIGN TYPE A FASCIA - Sample**  
 INTERNALLY ILLUMINATED CHANNEL LETTERS

Cut-out letters  
 Fascia mounted

**B**



1



2

**SIGN TYPE B UNDER CANOPY - Sample**

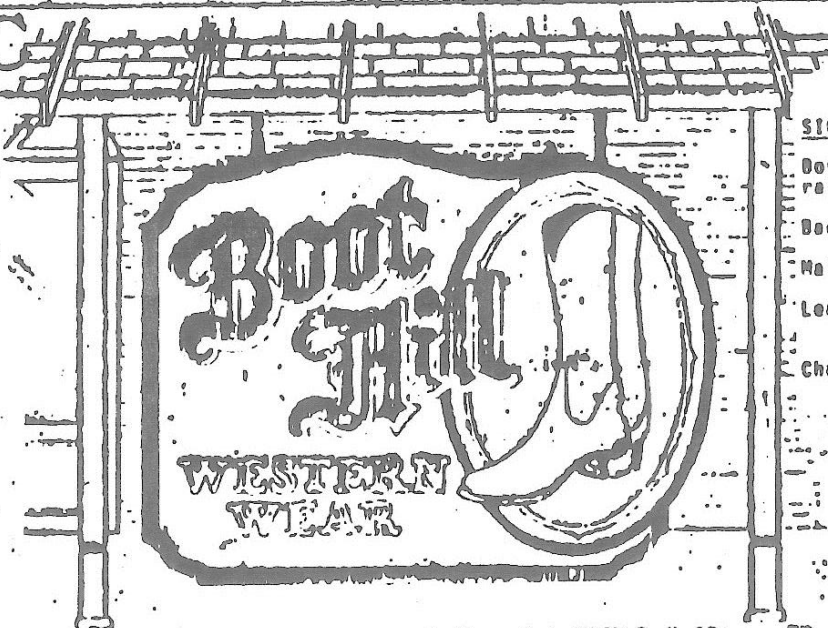
Sample 1 - Sandblasted copy and design on mirror with custom wood frame

Wall mounted

Sample 2 - Raised border with round route  
 Sandblasted background  
 Raised copy and filigree

Bracket hung

**C**



**SIGN TYPE C CUSTOM - Sample**

Border and area around copy raised

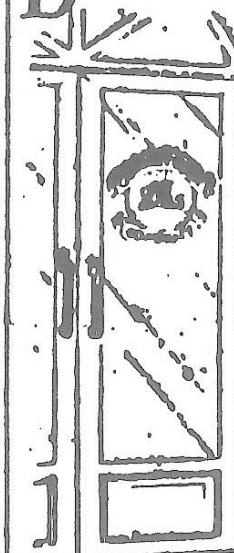
Background sandblasted

Main copy invert blasted

Leads raised

Chain hung

**D**



**SIGN TYPE D WINDOW - Sample**

Gold leaf design

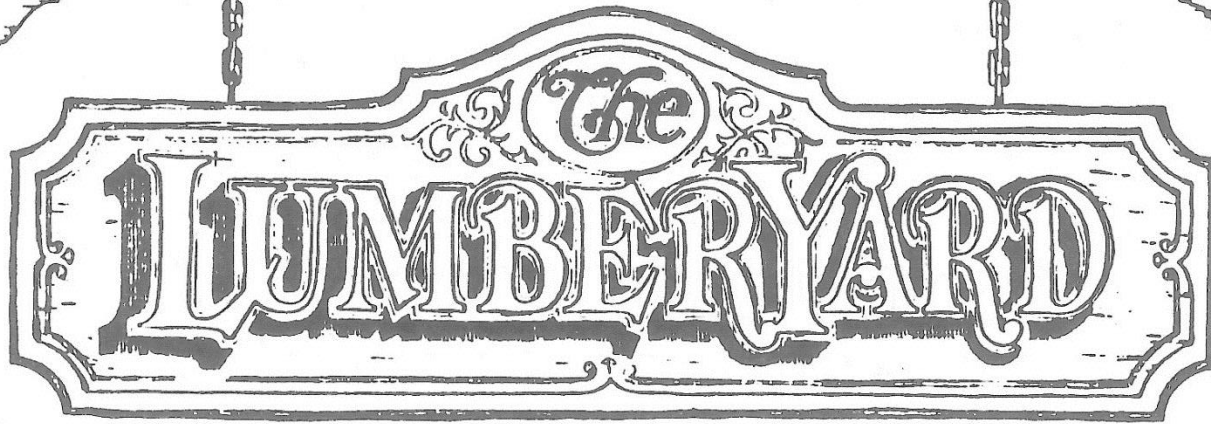
Hand painted copy

Gold leaf logo leaving clear negative space

Paint on glass



• EST 1980 •

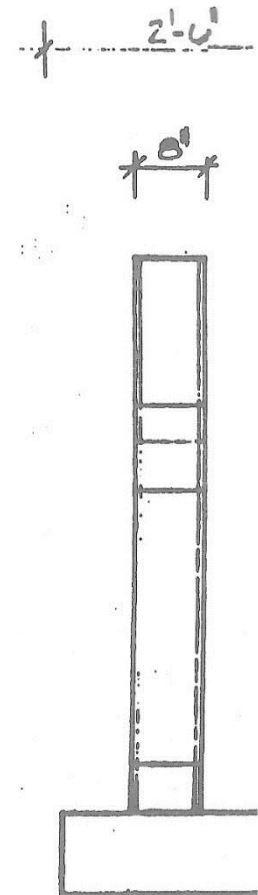


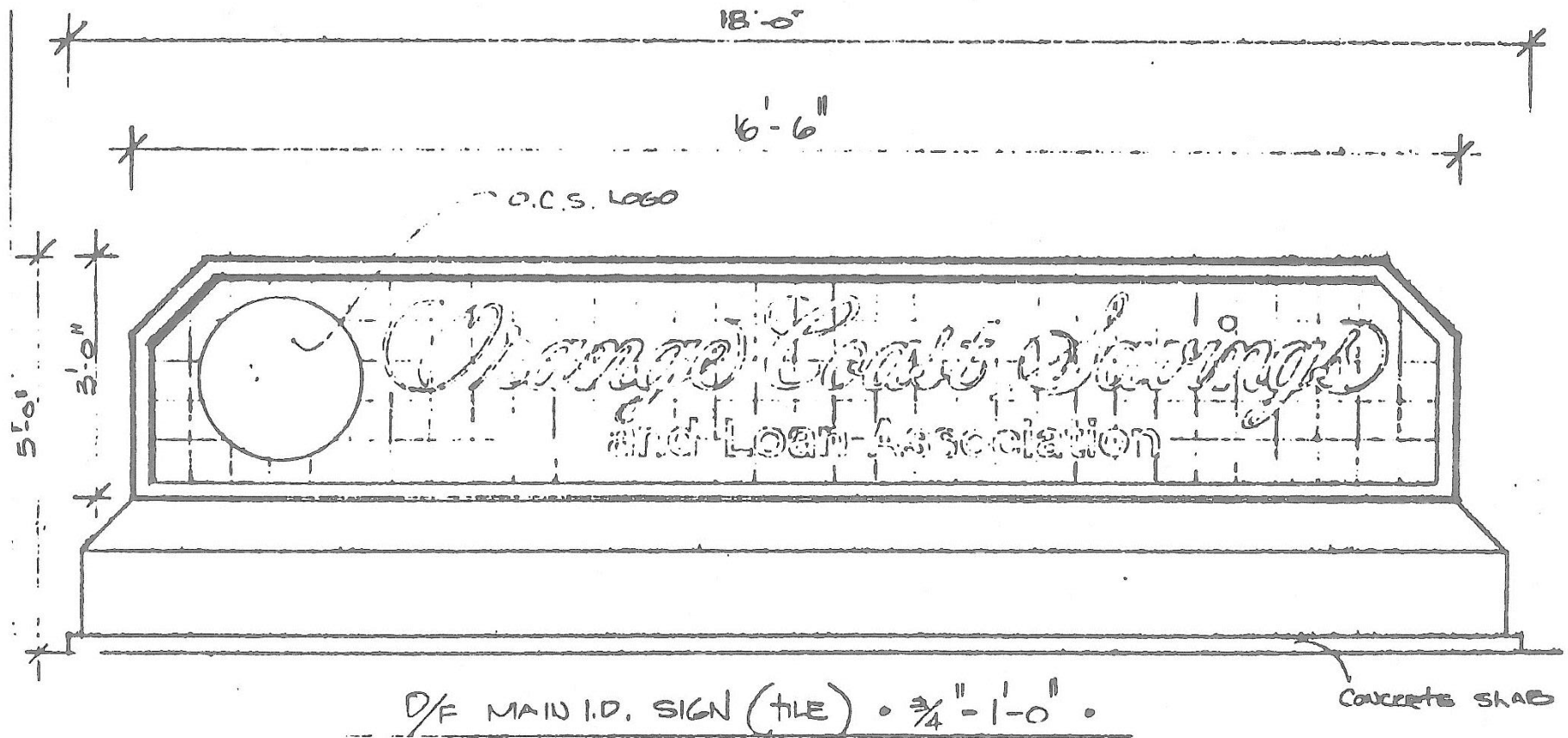


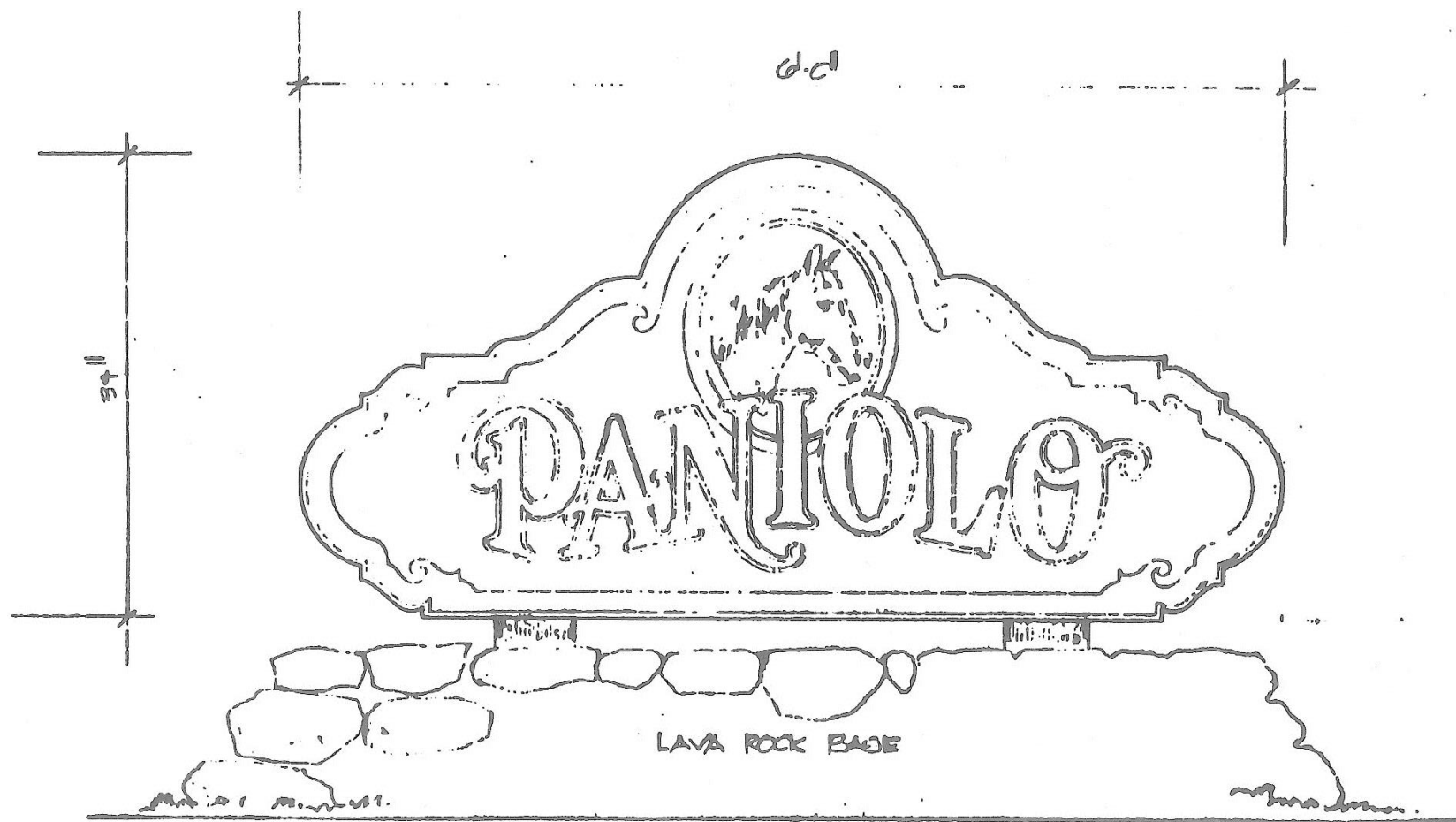














## ***Permitted Freeway Pylon Signs Size, Design and Location***

### **Pylon Sign A**

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Pylon Sign C is located along the State Route 60 at the general location show 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**

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#### Pylon Sign E

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#### Pylon Sign C

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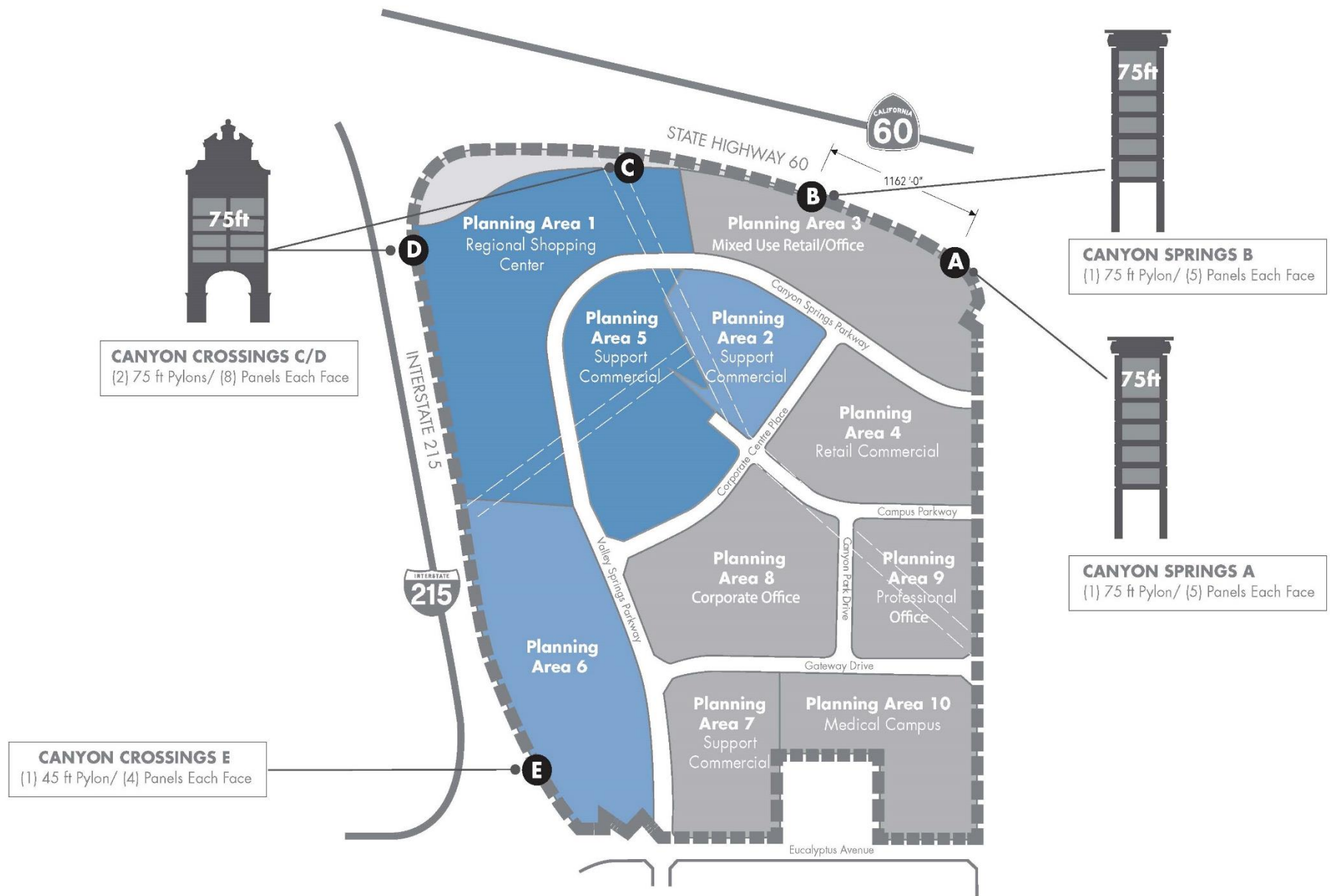
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#### ***Permitted On-Site Pylon Signs for Planning Area 4***

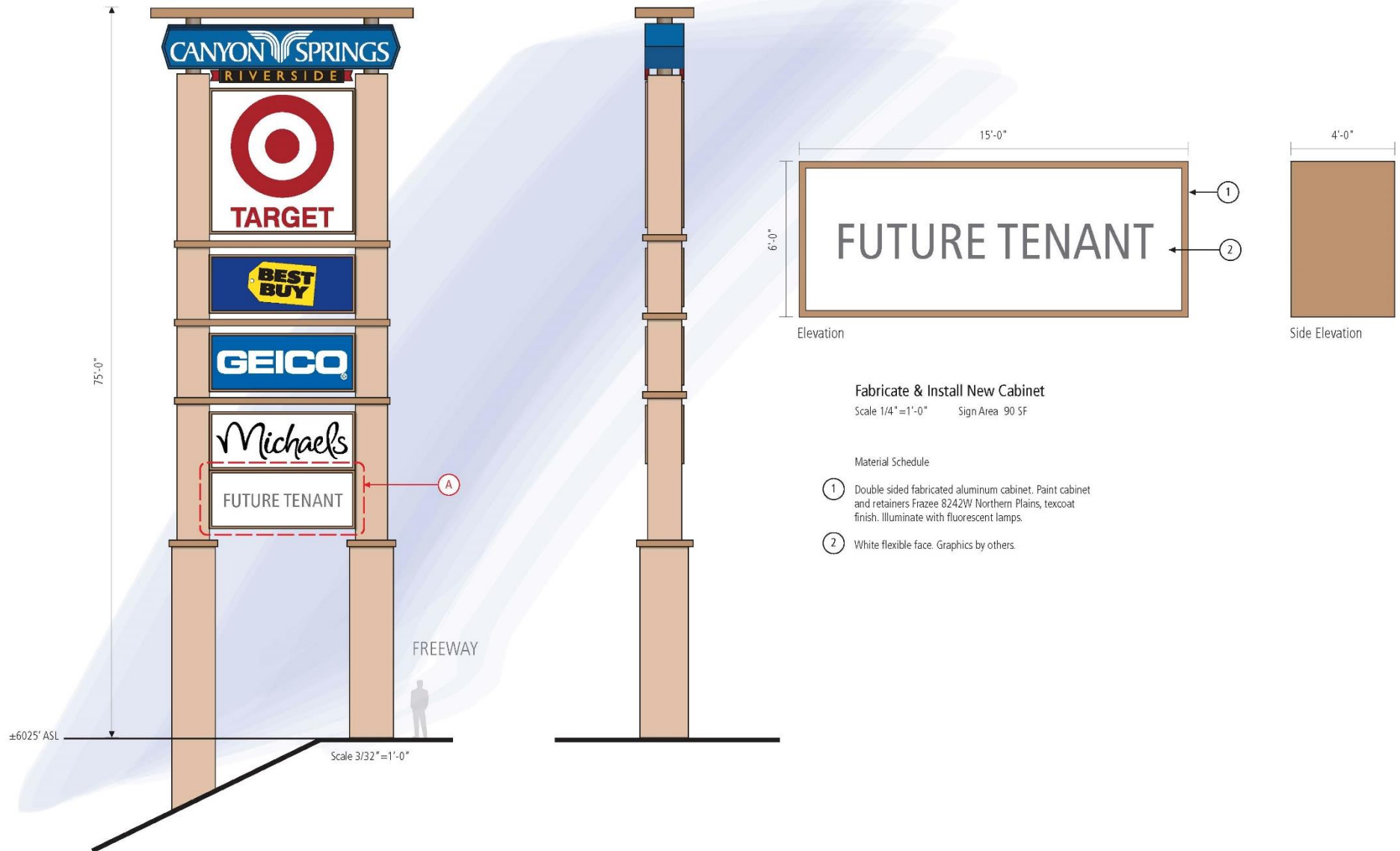
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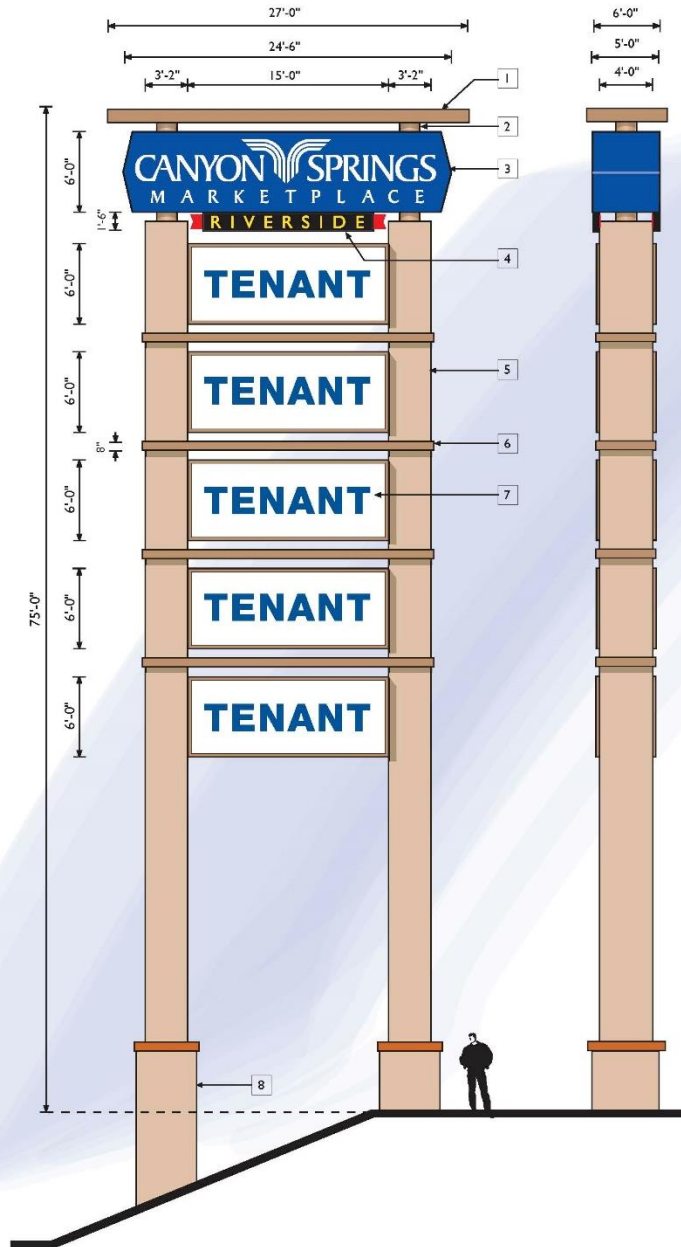
No additional monument signs will be allowed for this Planning Area.



**EXHIBIT 1**  
FREEWAY ORIENTED SIGNS







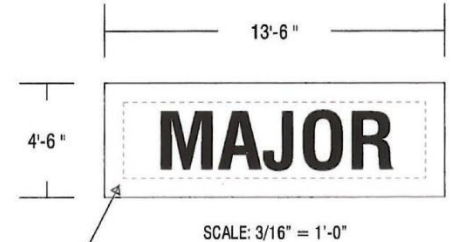
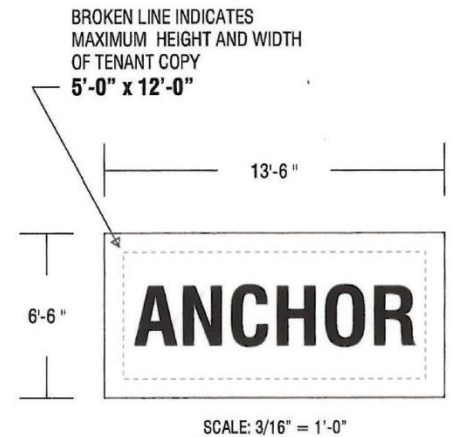
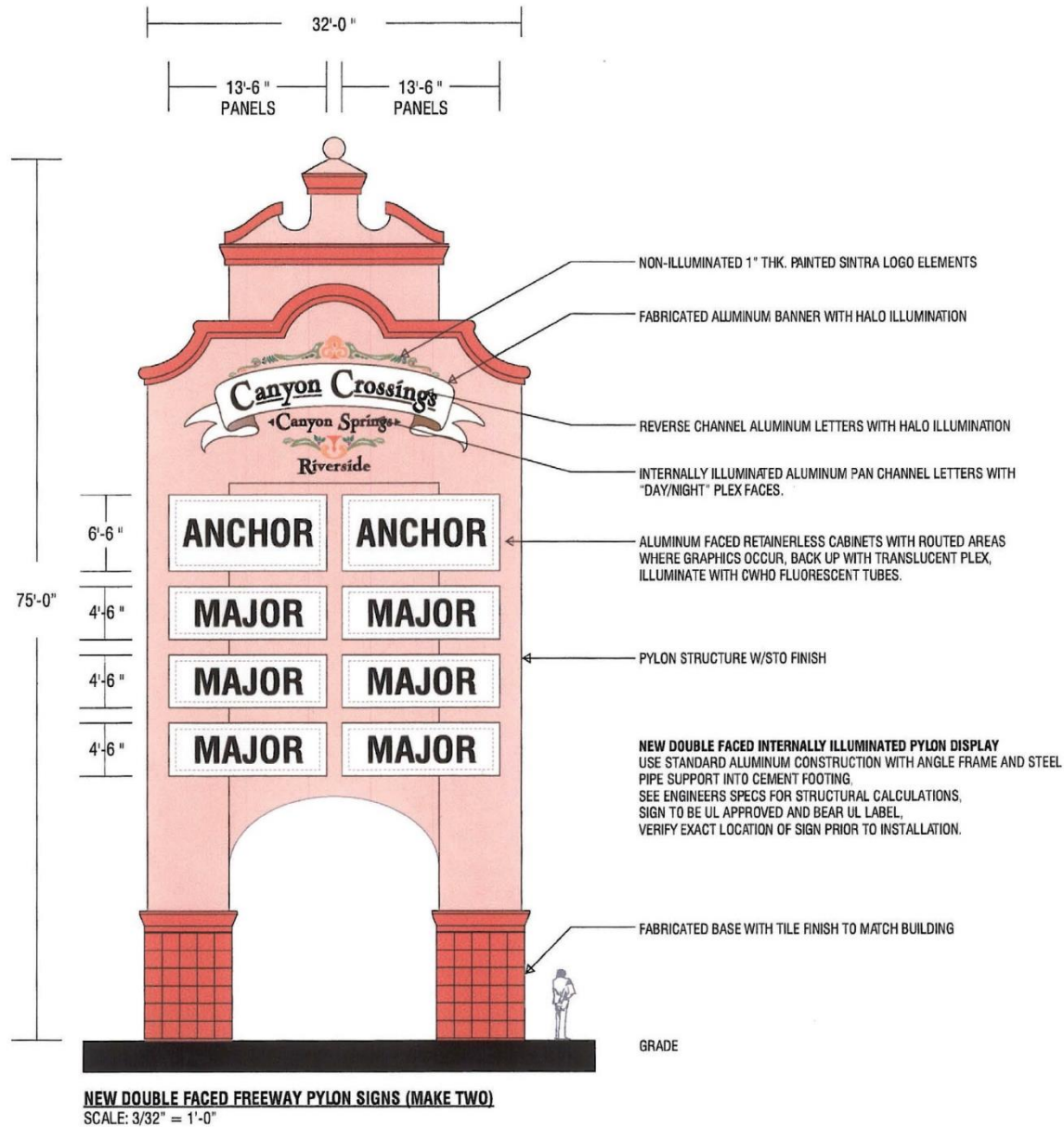
## SCOPE OF WORK

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

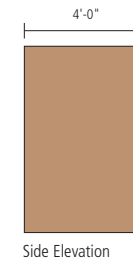
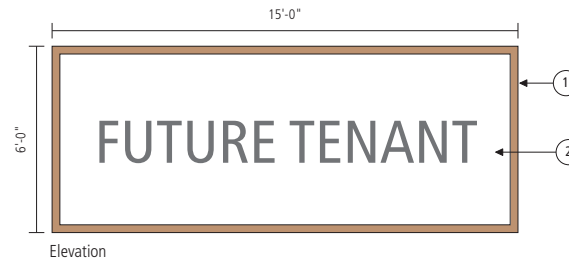
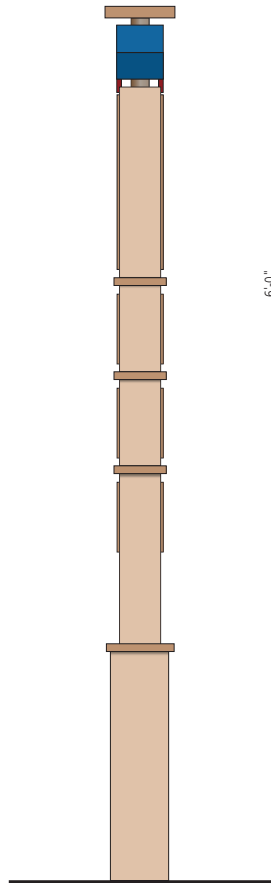
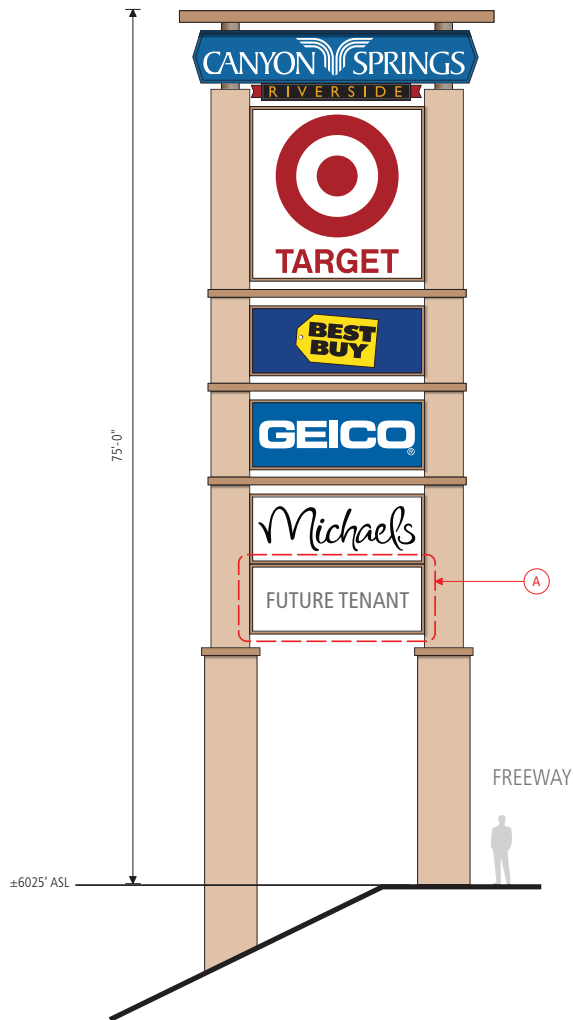
## SPECIFICATIONS

- 1) Architectural cornice, aluminum construction painted to match FRAZEE 8244D Copper Springs, texcote finish.
- 2) 18" Steel pipe painted to match FRAZEE 8242W Northern Plains, satin finish.
- 3) Canyon springs cabinet: steel frame with aluminum cladding painted to match 3M 7725-47 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.  
  
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- 7) Tenant cabinets- fabricated aluminum cabinets with illuminated white flexible face and 3M vinyl graphics.
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# CANYON SPRINGS | C & D



BROKEN LINE INDICATES  
MAXIMUM HEIGHT AND WIDTH  
OF TENANT COPY  
**3'-0" x 12'-0"**



**Sign A | Fabricate & Install New Cabinet**  
Scale 1/4"=1'-0" Sign Area 90 SF

Material Schedule

- ① Double sided fabricated aluminum cabinet. Paint cabinet and retainers Frazee 8242W Northern Plains, texcoat finish. Illuminate with fluorescent lamps.
- ② White flexible face. Graphics by others.

Exhibit 7 - P15-0820 and P16-0219, Project Plans



2939 Academy Way  
Sacramento, California 95815  
Tel 916.927.0527  
Fax 916. 927.2414  
[www.pacificneon.com](http://www.pacificneon.com)

Project No: **14-6522b**

Account Executive: **Ralph Cundiff**

Project:  
**Canyon Springs**

Address:  
**2848 Canyon Springs Pkwy.,  
Riverside, CA**

Drawn By: **Bruce Heller**

Date: **9.26.14**

Revision: **3.25.16**

**U.L. Listed**  
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**Electrical Circuits**  
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant





Existing



Proposed

## Exhibit 7 - P15-0820 and P16-0219, Project Plans



2939 Academy Way  
Sacramento, California 95815  
Tel 916.927.0527  
Fax 916. 927.2414  
[www.pacificneon.com](http://www.pacificneon.com)

Project No: **14-6522b**

Account Executive: **Ralph Cundiff**

Project:  
**Canyon Springs**

Address:  
**2848 Canyon Springs Pkwy.,  
Riverside, CA**

Drawn By: **Bruce Heller**

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Revision: **0.00.00**

**U.L. Listed**  
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**Electrical Circuits**  
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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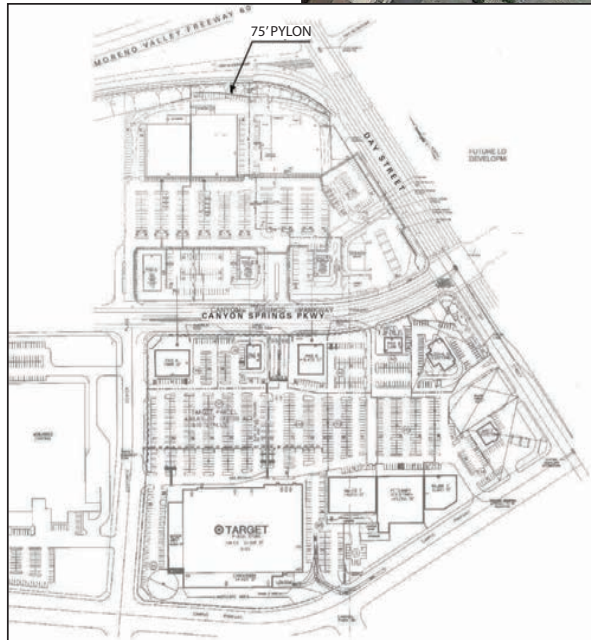
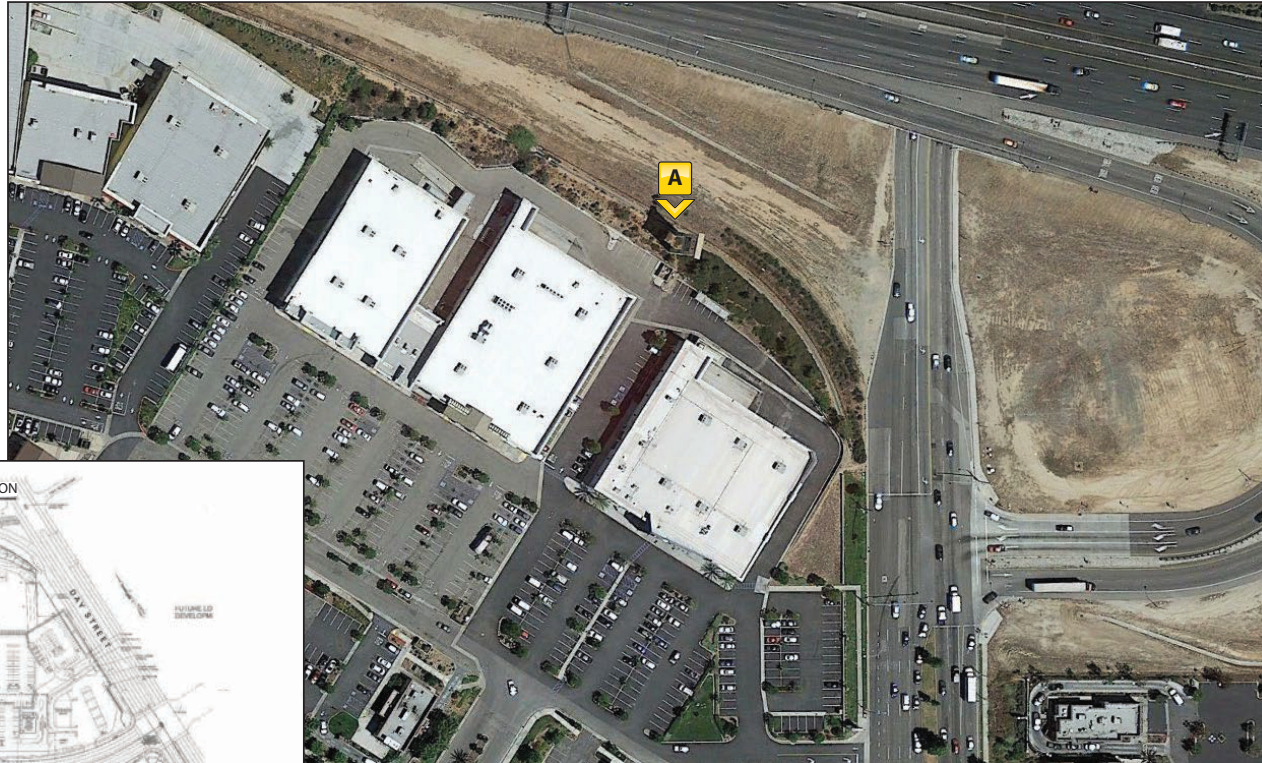


Exhibit 7 - P15-0820 and P16-0219, Project Plans



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2939 Academy Way  
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Fax 916.927.2414  
[www.pacificneon.com](http://www.pacificneon.com)

Project No: **14-6522b**

Account  
Executive: **Ralph Cundiff**

Project:  
**Canyon Springs**

Address:  
**2848 Canyon Springs Pkwy.,  
Riverside, CA**

Drawn By: **Bruce Heller**

Date: **9.26.14**  
Revision: **3.25.16**

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Sheet No. **3**





SITE PLAN

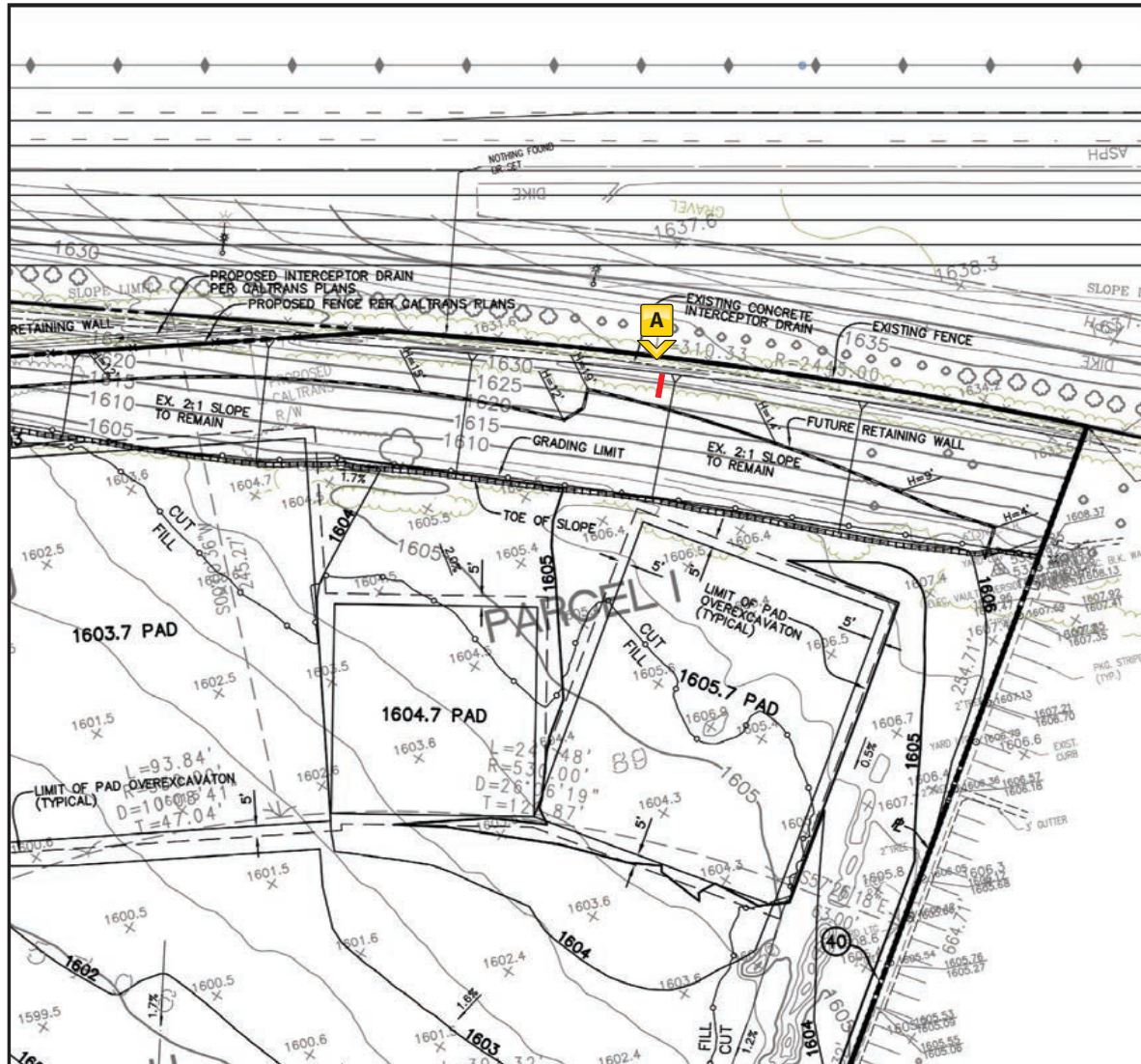


Exhibit 7 - P15-0820 and P16-0219, Project Plans



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Sheet  
**4**

Photo taken looking northwest from east bound SR 60  
off-ramp at Day Street.

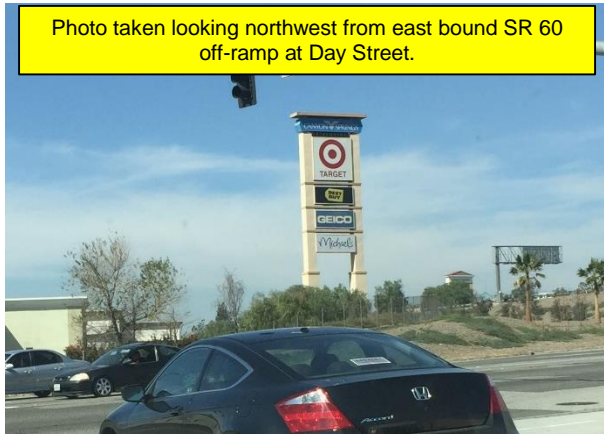
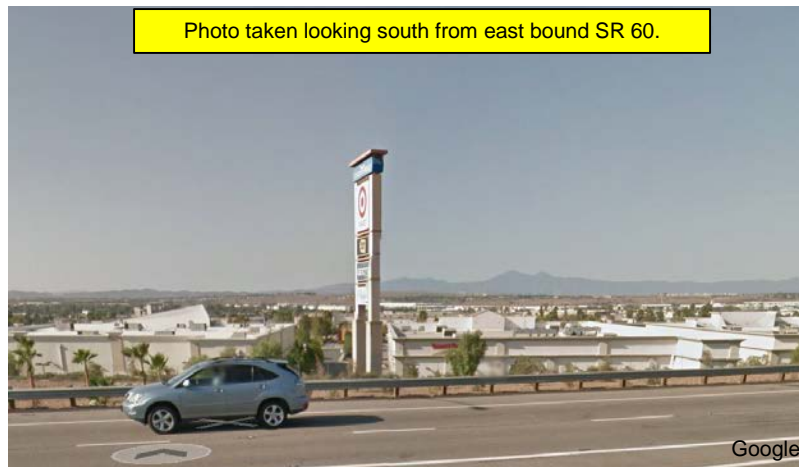


Photo taken looking southeast from  
parking lot on-site.



Photo taken looking south from east bound SR 60.







## Planning Case

Case # P15-0820 and P16-0219

Community & Economic  
Development Department

City Planning Commission

Item# 4

May 19, 2016

RiversideCa.gov

### AERIAL PHOTO / LOCATION

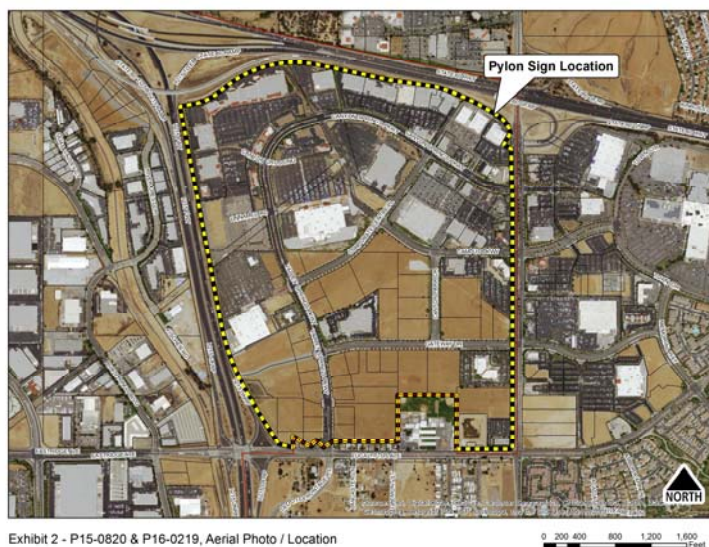


Exhibit 2 - P15-0820 & P16-0219, Aerial Photo / Location

2

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## GENERAL PLAN MAP

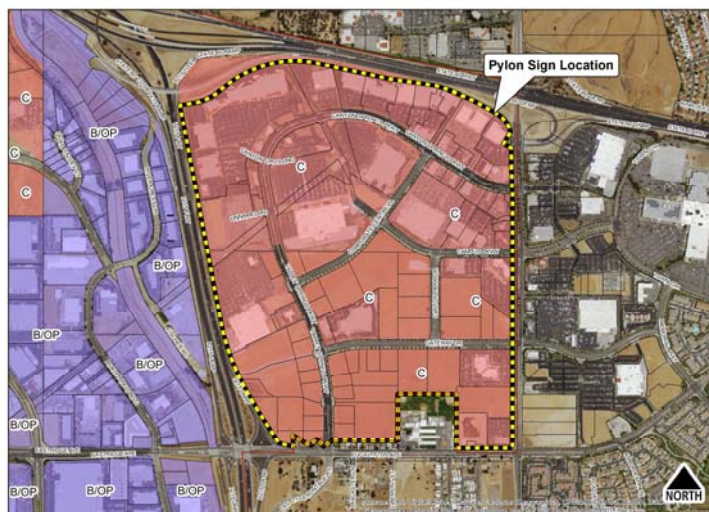


Exhibit 3 - P15-0820 & P16-0219, General Plan Map

0 200 400 800 1,200 1,600 Feet

3

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## CANYON SPRINGS BUSINESS PARK SPECIFIC PLAN / ZONING MAP

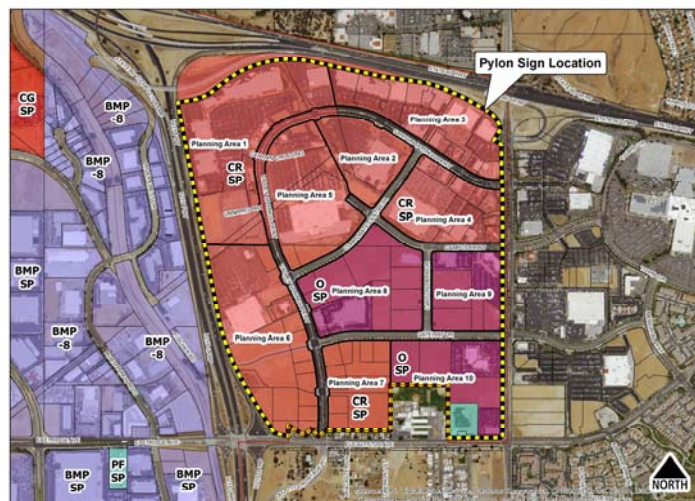


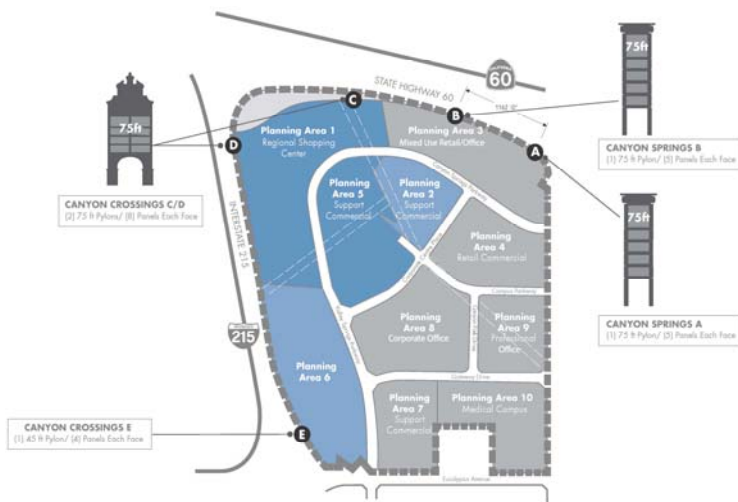
Exhibit 4 - P15-0820 & P16-0219, Canyon Spring Business Park Specific Plan / Zoning Map

0 200 400 800 1,200 1,600 Feet

4

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## FREEWAY ORIENTED SIGNS



**EXHIBIT 1**  
FREEWAY ORIENTED SIGNS

5



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## SITE PLAN



SITE PLAN

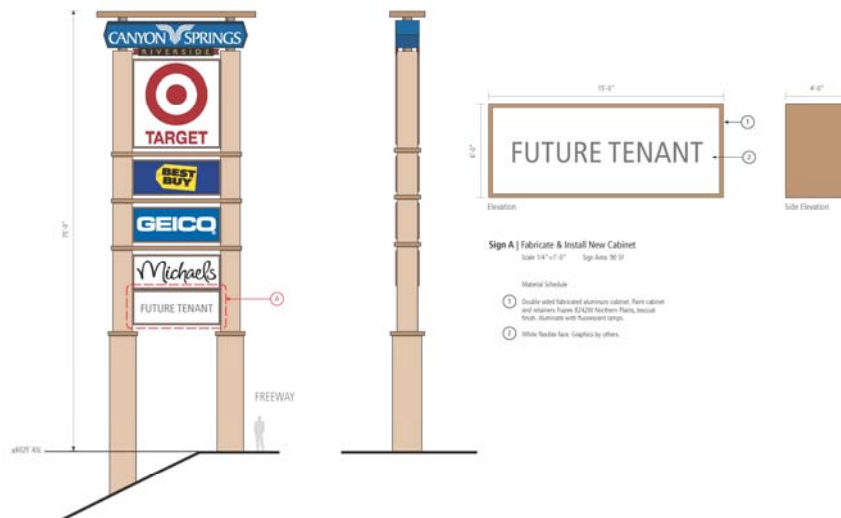


6



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## PYLON SIGN ELEVATIONS



7

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## PHOTO SIMULATIONS



Existing



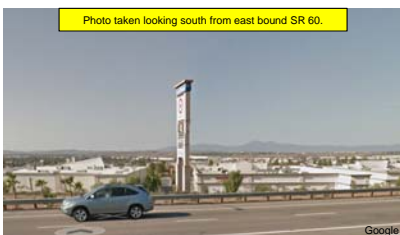
Proposed



8

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## SITE PHOTOS



9

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## RECOMMENDATION

That the City Planning Commission:

- **RECOMMEND** that the City Council **DETERMINE** that this project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (Existing Facilities) of the CEQA Guidelines; and
- **RECOMMEND APPROVAL** of Planning Cases: P15-0820 (Specific Plan Amendment) and P16-0219 (Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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