



LAND USE AND URBAN DESIGN ELEMENT

TABLE LU-2 ADOPTED SPECIFIC
PLANS

Specific Plan	Applicable Neighborhood(s)	Date of Specific Plan Adoption	Adoption Resolution Number
California Baptist University	Ramona	March 2013	22511
Canyon Springs Business Park	Sycamore Canyon/Canyon Springs	January 1984	15249
<u>Canyon Springs Healthcare Campus</u>	<u>Sycamore Canyon/Canyon Springs</u>		
Citrus Business Park	Arlington South	April 2010	22005
Downtown	Downtown	December 2002	20323
Hawarden Hills ⁵	Hawarden Hills & Canyon Crest	April 1977	13073
Hunter Business Park	Hunter Industrial Park	April 1988	16792
La Sierra University	La Sierra	March 1997	19057
Magnolia Avenue	Arlington, La Sierra, La Sierra South, Magnolia Center, Ramona, Wood Streets	November 2009	21931
Mission Grove	Mission Grove	June 1985	15772
Orangecrest	Orangecrest	August 1985	15886
Rancho La Sierra	La Sierra Acres	January 1996	18846
Riverside Auto Center	Presidential Park	October 1990	17614
Riverside Marketplace	Eastside	May 1991	17762
Riverwalk Vista	La Sierra South	September 2005	21023
Sycamore Canyon	Sycamore Canyon Park	October 1985	15914
Sycamore Canyon Business Park	Sycamore Canyon Business Park	April 1984	15328
Sycamore Highlands	Sycamore Canyon Business Park/Canyon Springs	November 1990	17625
University Avenue	Eastside, University	January 1993	18169
Victoria Avenue ⁶	Arlington Heights, Arlington South, Casa Blanca, Hawarden Hills, La Sierra South, Victoria	May 1972	11878

⁵ The Hawarden Hills Specific Plan is rescinded as part of this General Plan.

⁶ The Victoria Avenue Specific Plan is rescinded as part of this General Plan.

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Canyon Wilderness Park – Stephens' Kangaroo Rat Management Plan
and Updated Conceptual Development Plan.

SYCAMORE CANYON BUSINESS PARK– CANYON SPRINGS



Sycamore Canyon/Canyon Springs

Located at the merge of the I-215 and SR-60 freeways, as well as along a rail corridor, the Sycamore Canyon Business Park/Canyon Springs Neighborhood provides an excellent location for intensive commercial and industrial development. The Canyon Springs portion of the area is Riverside's easternmost neighborhood, nestled between the I-215 and SR-60 split and the City of Moreno Valley.

The area's surroundings, including the March Inland Port, make it rather suitable for high-quality industrial development.

Specific plans for Sycamore Canyon Business Park and Canyon Springs were adopted in 1984 to encourage and provide incentives for economic development, but relatively little development occurred in these areas for more than fifteen years. Canyon Springs saw major commercial and office development beginning in the mid 1990's through the turn of the twenty-first century; development during the same period in the Sycamore Canyon Business Park consisted primarily of large warehouse and distribution facilities. These warehousing distribution facilities were likely attracted by the area's





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Additional information about the University of California, Riverside, as well as on the City's other learning institutions, can be found within the Education Element.

and proximity to major regional freeways as well as by relatively low-cost land. However, such buildings produce jobs in relatively low numbers to their size, typically less than one job per one thousand square feet.

This Plan for Riverside's future recognizes that the City has a limited supply of industrial land. For Riverside to be able to significantly increase the number of highly-skilled, high-paying jobs within the City, careful use of industrial land is essential. Industrial land should be reserved primarily for clean businesses that produce significant numbers of high paying jobs that can employ Riversiders who currently commute west to Orange County and elsewhere for employment. As such, the overriding objective for this neighborhood, particularly the Sycamore Canyon Business Park portion, is to encourage the Park to evolve toward becoming a more significant employment center featuring clean industries, including high-technology and bio-technology, capitalizing upon the talent of the innovative researchers at UCR and Riverside's considerable pool of highly trained residents, many of whom must leave the City to find high-paying employment.

In 2017 the Canyon Springs Healthcare Campus Specific Plan was adopted by the City of Riverside. This new Specific Plan includes 50.85 acres that was formerly part of the Canyon Springs Business Park Specific Plan. This Canyon Springs Healthcare Specific Plan provides a framework that will guide the development of the Healthcare Campus.

The roles and goals of Sycamore Canyon Business Park, ~~and~~ Canyon Springs Business Park, and Canyon Springs Healthcare Campus are thus quite different: while new enterprises in Sycamore Canyon Business ~~P~~ark are likely to take the form of research and development flex space, ~~the~~ Canyon Springs Business Park will be more influenced by additional retail and office commercial uses, and the Canyon Springs Healthcare Campus be influenced by a hospital, medical offices, senior housing and an assisted living, independent living, and skilled nursing facility. Although the area has been classified as a single City neighborhood, the differing purposes of these areas call for more individualized treatment. As the areas continue to grow and evolve, splitting Canyon Springs and Sycamore Canyon Business Park into two separate neighborhoods will offer greater opportunities to tailor developments and development standards to highly specific needs. In particular, development within the western portions of Sycamore Canyon Business Park must be sensitive to the abutting Sycamore Canyon Wilderness Park.

The objectives and policies listed below are specific to the Sycamore Canyon Business Park/Canyon Springs Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-80	Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth.
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