Prepared for: CITY OF RIVERSIDE Community & Economic Development Department
Planning Division, 3900 Main Street, Third Floor, Riverside, California 92522

CANYON SPRINGS HEALTHCARE CAMPUS SPECIFIC PLAN

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Canyon Springs Healthcare Campus Specific Plan
P14-0294

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CHAPTER 1
INTRODUCTION

1.1 PURPOSE

The Canyon Springs Healthcare Campus (CSHC) Specific Plan (CSHC Specific Plan or Specific Plan) provides a roadmap to guide and clearly define the extent and location of future development in the CSHC Specific Plan Area (Plan Area), which consists of three separate, non-contiguous areas. The Specific Plan outlines design and development requirements for all uses associated with the CSHC, including the hospital, medical service facilities, senior housing, independent living facility, assisted living facility, skilled nursing facility, and supporting uses to facilitate a cohesive and efficient design of the healthcare campus environment. The Specific Plan includes both short- and long-range planning goals that cover construction over an approximate 10-year period.

The California Government Code (Section 65450–65457) and Chapter 19.820 of the City of Riverside Zoning Code permit the use of specific plans to regulate site development, including permitted uses, density, building size, and building placement. Specific plans also govern the type and extent of open space, landscaping, roadway configuration, and the provision of infrastructure and utilities.

1.2 PROJECT OVERVIEW

The CSHC Specific Plan proposes future development over five phases, as summarized below. Additional details on the phasing are provided in Chapter 4, Land Use, of this Specific Plan. The current project phasing for the future development is provided to the best of the applicant's knowledge as a reasonably possible scenario. Future project phasing could overlap, be out of sequence, or be concurrent, depending on market conditions.

Phase I – Approximately 15 Months. Construction of an approximately 375,000-square-foot, three-story, approximately 234-unit senior housing facility with below- and above-grade parking; and an approximately 310,200-square-foot, three-story, approximately 267-unit, 290-bed, independent living/memory care, assisted living, and skilled nursing facility with surface parking.

Phase II – Approximately 40 Months. Construction of an approximately 324,000-square-foot, 180-bed, five-story (plus unoccupied penthouse) Phase 1 hospital; approximately 22,000 square-foot, two-level central energy plant; approximately 70,000-square-foot, four-story medical office building (MOB) with retail; and four-level parking structure.

Phase III – Approximately 15 Months. Construction of an approximately 100,000-square-foot, four-story MOB with retail; and an approximately 40,000-square-foot, two-story MOB.

Phase IV – Approximately 32 Months. Construction of an approximately 100,000-square-foot, four-story MOB with retail; an approximately 60,000-square-foot, three-story MOB with retail; and parking structure.

Phase V – Approximately 28 Months. Construction of an approximately 180,000-square-foot, five-story Phase 2 hospital addition with approximately 100 beds, to take the campus-wide total to approximately 280 beds. A helipad/helistop is also proposed to be located on top of the hospital. The helipad/helistop would be constructed as the hospital is built, and placed into operation when the need arises.

All phases would have associated landscaping and infrastructure improvements. All retail would be incidental to a healthcare campus, such as a pharmacy, florists, gift shops, and similar retail uses. Construction of ancillary services, such as coffee shops, deli, valet parking, etc., as discussed more fully in Section 4.2, could occur as part of any of the above phases. The Plan Area is already improved with street frontage, curb and gutter, sidewalks, parkway landscaping, and utilities stubbed to the property line, and is roughly graded.

1.3 SPECIFIC PLAN REQUIREMENTS

According to the City of Riverside Zoning Code Section 19.820.040, at a minimum, a specific plan must include a statement of its relationship to the General Plan (Section 65451(b)) and text and diagram(s) specifying all of the following in detail:

- The distribution, location, and extent land uses, including open space, within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of the preceding three paragraphs (Section 65451(a)).
- Any other subjects that, in the judgment of the planning agency, are necessary or desirable for the General Plan implementation (Section 65452). (Ord. 6966 Section 1, 2007).

1.4 GENERAL PROVISIONS

Authority and Scope

The adoption of this Specific Plan by the City of Riverside (City) is authorized by Section 65450 et seq. of the California Government Code. The Government Code authorizes cities to prepare, adopt, and administer specific plans for portions of their jurisdictions, as a means of implementing the City of Riverside General Plan 2025. All specific plans must comply with Sections 65450–65457 of the Government Code. The CSHC Specific Plan complies with all requirements mandated by state law. The CSHC Specific Plan also complies with Chapter 19.820, Specific Plan/Specific Plan Amendments, of the City of Riverside Zoning Code.

Applicability

The provisions of this chapter shall apply to all properties included in the Plan Area; see Figure 2-2, Vicinity Map. No construction, addition, placement, or installation of any structure shall occur, nor shall any new use commence within the Plan Area, on or after the effective date of this Specific Plan, except in conformity with the provisions of this Specific Plan. The regulations, development standards, and design guidelines as contained in the CSHC Specific Plan shall apply in their entirety in the review of development proposals, site plans, and building permits within its boundaries.

Administration

The City shall administer the provisions of this Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, City of Riverside General Plan 2025, and the City of Riverside Municipal Code, in particular Title 19 (Zoning Code).

Adoption

This Specific Plan shall be adopted by resolution in accordance with the City of Riverside Municipal Code. The Specific Plan shall serve as the zoning for the subject property.

Enforcement

This Specific Plan serves as the implementation tool for the General Plan and zoning for the Plan Area. This Specific Plan addresses permitted land uses, circulation, public utilities and services, development standards, and design guidelines. The City shall enforce the provisions of this Specific Plan in the same manner that the City enforces the provisions of the Zoning Code (Chapter 19.070).

Interpretation

The Development Standards (Chapter 7) contained in this Specific Plan shall replace and supplement the standards contained in the Zoning Code. Whenever the provisions contained in the Specific Plan conflict with the Zoning Code, the provisions of this Specific Plan shall prevail. If ambiguity arises concerning the content or applicability of any of provision of the Specific Plan, the Community & Economic Development Director or his/her designee shall have the responsibility to review pertinent facts, to determine the intent of the provision, and to issue an interpretation as provided for in Chapter 19.060 – Interpretation of Code, of the Zoning Code. Alternatively, the matter may be referred to the Planning Commission, if not specifically covered in the City of Riverside's existing regulations. Such interpretations shall take into account the stated goals and intent of this Specific Plan.

"Should" versus "Shall"

To assist in understanding the full intent and/or requirement of the various provisions found in the Specific Plan document, users should be informed as to the meaning and context of the words "should" and "shall," as well as "encouraged" and "discouraged," as used in the document. These words will be used consistently throughout the document to describe the intent of each objective, policy, standard, and guideline.

The use of the word "should" is intended to express the spirit and intent of the Specific Plan, meant to be applied with some flexibility. It indicates that the document is open to proposals that are equal to, or better than, that stated—as long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed project meets this test, and determinations will be made by the Community & Economic Development Director or his/her designee per Chapter 19.710 of the Zoning Code – Administrative Design Review.

The use of the word "shall" constitutes a specific requirement by the document. These are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. "Shall" expresses the intent for something to take place in the future. All proposals must include these elements as described. Regardless of which term is used, each objective, policy, standard, and guideline as it pertains to each individual proposal must be addressed by an applicant.

The use of the words "encouraged" or "discouraged" are intended to express a more or less desirable solution. While they are not direct requirements, these allow for considerable flexibility and interpretation whose intent must be upheld. Applicants will be expected to prove how proposals implement a particular objective, policy, standard, and guideline as deemed applicable by the Community & Economic Development Director or his/her designee.

Severability

If any section, sentence, clause, phrase, word, portion, or provision of this Specific Plan and its regulations are declared to be invalid, unconstitutional, or unenforceable, in whole or in part, by a court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Specific Plan that can be given effect without the invalid portion. In adopting this Specific Plan, the City Council affirmatively declares that it would have approved and adopted the Specific Plan even without any portion that may be held invalid or unenforceable.

1.5 GENERAL PLAN CONSISTENCY

Under state law, specific plans provide detailed land use and infrastructure plans and policies for a certain geographic area, and must be consistent with a community's general plan. As described in the City of Riverside General Plan 2025 Land Use and Urban Design Element, Commercial land use designation include retail, sales, services, and office uses that serve multiple neighborhoods within the City. The City has determined that the CSHC Specific Plan is consistent with the Commercial General Plan land use designations; therefore no General Plan Amendment is required. The existing General Plan 2025 land use designations are shown on Figure 2-4.

1.6 ZONING CODE CONSISTENCY

To ensure consistency between the CSHC Specific Plan and the City of Riverside Municipal Code, Title 19 (Zoning Code), the Zoning Map will be amended concurrent with the adoption of this plan to include a CSHC Specific Plan Zone to replace the zoning for that area; refer to Chapter 4.3, Land Use, for further details. The existing zoning designations are shown on Figure 2-5, and the CSHC Specific Plan zoning designations are shown on Figure 4-3.

Where land use regulations and/or design standards of the City of Riverside Municipal Code are inconsistent with this Specific Plan, the standards and regulations of the CSHC Specific Plan shall prevail. Any issue not specifically covered in the CSHC Specific Plan shall be subject to the City of Riverside Municipal Code. Interpretations may be made by the Community & Economic Development Director or referred to the Planning Commission if not specifically covered in the City's existing regulations.

1.7 CANYON SPRINGS BUSINESS PARK SPECIFIC PLAN CONSISTENCY

The CSHC Specific Plan Area is currently included in the Canyon Springs Business Park (CSBP) Specific Plan and is subject to the provisions of the CSBP Specific Plan. With

adoption of the CSHC Specific Plan, the portions of the CSBP Specific Plan that encompass the Plan Area will be rescinded to accommodate the boundaries of the CSHC Specific Plan Area. This will result in two specific plans that will be 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.

1.8 CULTURAL RESOURCES CODE CONSISTENCY

All proposals that affect a designated cultural resource or an eligible cultural resource shall be subject to the Certificate of Appropriateness process set forth under Title 20 of the Riverside Municipal Code.

1.9 DOCUMENT ORGANIZATION

The CSHC Specific Plan consists of the following chapters:

Chapter 1: Introduction – This Introduction provides the purpose and general overview of the Specific Plan, and includes the Specific Plan requirements, provisions and consistency with other related plans and ordinances.

Chapter 2: Existing Conditions – The Existing Conditions chapter defines existing facilities and surrounding uses, the location of the CSHC Specific Plan Area, the existing General Plan land use designations and zoning, and the existing regional and local circulation network.

Chapter 3: Vision, Goals, and Policies – The Vision, Goals, and Policies chapter defines the overall vision of the Specific Plan and provides the framework for realizing the overall vision of the Specific Plan through goals and policies.

Chapter 4: Land Use – The Land Use chapter lays out the phased development plan for the project and discusses details of the land use program, including the rezone. This chapter also establishes the CSHC Specific Plan as a zoning district.

Chapter 5: Circulation – The Circulation chapter discusses the regional and local circulation, as well as parking improvements to accommodate proposed land uses.

Chapter 6: Public Utilities and Services – The Public Utilities and Services chapter identifies the water, sewer, and storm drain services for the CSHC Specific Plan Area, as well as public services and dry utility providers.

Chapter 7: Development Standards – The Development Standards chapter provides the development standards of the CSHC Specific Plan zoning district, such as height, setbacks, and floor area ratio in order to establish the relationship between building mass and scale.

Chapter 8: Design Guidelines – The Design Guidelines chapter provides direction for the design and appearance of buildings by incorporating examples and references for architectural theme, landscape plant palette, lighting, signage, and façade elements.

Chapter 9: Implementation – The Implementation chapter identifies administrative review, approval, and amendment procedures. This chapter identifies who may review future development projects that come forward under the CSHC Specific Plan and what steps project proponents will need to complete.

Appendix – The appendix includes an analysis of how the CSHC Specific Plan is in conformance with relevant goals and policies of the City of Riverside General Plan. The Appendix also includes the Ordinances and Resolutions adopting the Specific Plan as well as the Mitigation Monitoring and Reporting Plan.

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CHAPTER 2
EXISTING CONDITIONS

This chapter of the Canyon Springs Healthcare Campus (CSHC) Specific Plan provides a brief overview of the location and setting of the CSHC Specific Plan Area (Plan Area) followed by an overview of the existing land use, circulation, demographics, and cultural setting of the Plan Area.

2.1 LOCATION AND CITY CONTEXT

The 50.85-acre Plan Area consists of three separate, non-contiguous, previously graded areas located within the Canyon Springs Business Park (CSBP) Specific Plan area in Riverside, California, approximately 0.2 mile east of Interstate 215 (I-215) and approximately 0.3 mile south of State Route 60 (SR-60). The CSBP Specific Plan area is a regionally-oriented mixed use development that combines big box retail, commercial/retail and office uses. The adjacent City of Moreno Valley is generally located north of SR-60, east of Day Street, and south of Eucalyptus Avenue. The regional and local setting are illustrated in Figure 2-1, Regional Map, and Figure 2-2, Vicinity Map.

The northwest ~~10.45~~ 14.35-acre semi-rectangular shaped area (senior housing site; referred to as Site A) consists of four parcels and is bounded by Corporate Centre Place, Campus Parkway, and Walmart Supercenter to the north; Valley Springs Parkway, Sam's Club, and Navy Federal Credit Union to the west; vacant land zoned for office use to the east; and Riverside County Assessor office buildings and vacant land zoned for office use to the south.

The northeast ~~10.27~~ 6.37-acre irregular-shaped area (independent living, assisted living, and skilled nursing facility site; referred to as Site B) consists of four parcels and is bounded by two multi-story office buildings to the north; Canyon Park Drive to the west; Day Street to the east; and Gateway Drive to the south. A 100-foot wide Metropolitan Water District pipeline easement traverses the site diagonally.

The south 30.13-acre irregular-shaped area (hospital, medical office buildings (MOBs), and parking structure site; referred to as Site C) consists of 14 parcels and is bounded by Gateway Drive to the north; Valley Springs Parkway to the west; Day Street and a Riverside Medical Clinic building to the east; and single-family homes, Edgemont Elementary School, a Riverside County Flood Control detention basin, and a MOB to the south fronting Eucalyptus Avenue.

2.2 EXISTING SETTING AND SURROUNDING USES

The Plan Area is currently vacant and rough graded. Surrounding uses include MOBs, office buildings, retail stores, governmental offices, single family residential development, a school, and vacant parcels. Land uses north of the Plan Area (north of Corporate Centre Place and

Campus Parkway) include big box retail (e.g., Walmart, Target, PetSmart) and other commercial retail uses; land uses west of the Plan Area (west of Valley Springs Parkway) include a big box retail (Sam's Club) and a bank (Navy Federal Credit Union); land uses south of the Plan Area (south of Eucalyptus Avenue) include a mix of residential development, commercial uses, and vacant, undeveloped parcels; and land uses east of the Plan Area (east of Day Street) include big box retail (e.g., Costco, WinCo Foods) and commercial retail uses (See Figure 2-3, Existing Uses).

2.3 EXISTING GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

The City of Riverside General Plan 2025 land use designation for the Plan Area is C - Commercial; see Figure 2-4, Existing General Plan Land Use. The zoning for the western portion of Site C is CR SP - Commercial Retail Specific Plan (Canyon Springs Business Park) Overlay Zone, while the remaining portion of the Plan Area is zoned O SP - Office Specific Plan (Canyon Springs Business Park) Overlay Zone; see Figure 2-5, Existing Zoning. More specifically, Site A is located within Planning Area 8, Corporate Office, of the CSBP Specific Plan. Site B is located within Planning Area 9, Professional Office, of the CSBP Specific Plan. Site C is within Planning Area 7, Support Commercial, and Planning Area 10, Medical Campus of the CSBP Specific Plan.

2.4 REGIONAL AND LOCAL CIRCULATION

2.4.1 Existing Regional Circulation Network

Highways

Regional access to the Plan Area is near the crossroads of two major freeway systems: I-215 and SR-60. North of the Plan Area is SR-60, which connects Riverside in the east to downtown Los Angeles in the west and numerous communities in between. West of the Plan Area is the I-215, which stretches from Murrieta in the south to northern San Bernardino in the north. The SR-60 and I-215 Freeway Interchange is northwest of the Plan Area. Freeway entrances for SR-60 are provided off Day Street, north of the Plan Area and freeway entrances at SR-60 are provided off Eucalyptus Avenue, west of the Plan Area (Figure 2-6, Existing Circulation Network).

Railways

The Riverside-Downtown Metrolink and Amtrack stations are located at 4066 Vine Street Riverside, California 92507, approximately 5.5 miles northwest of the Plan Area and provide multi-modal regional access to surrounding cities. The Moreno Valley/March Field Metrolink Station (14160 Meridian Parkway Riverside, California 92518) is located approximately 1.5 miles southwest of the Plan Area. Three rail lines traverse the City of Riverside: the "Inland Empire-Orange County Line" runs from San Bernardino to Oceanside; the "91/Perris Valley Line" runs

from Perris to Riverside to downtown Los Angeles via Fullerton and Orange County; and the "Riverside Line" runs from Riverside to Los Angeles via Ontario and Pomona (Figure 2-6, Existing Circulation Network).

Bus Routes

Transit service to the Plan Area is provided by the Riverside Transit Agency (RTA). The following is a brief description of the existing bus routes that provide transit service on the street system surrounding the Plan Area. See Figure 2-7, Existing Riverside Transit Agency Bus Stops, for the location of bus stops for the various routes servicing the Plan Area.

- **Route 11** operates in the City of Moreno Valley and March Air Reserve Base area. The closest stop to the Plan Area is at the Moreno Valley Mall southwest of the Towngate Circle and Centerpoint Drive intersection. Route 11 provides service on weekdays from 5:23 a.m. to 9:55 p.m. with approximately 65-minute headways (intervals) and on the weekends from 8:30 a.m. to 7:41 p.m. with approximately 60-minute headways (intervals).
- **Route 16** operates between the City of Riverside Downtown Terminal and Moreno Valley Mall. The closest stop to the Plan Area is at the intersection of Day Street and Gateway Drive. Route 16 operates on weekdays from 4:56 a.m. to 11:14 p.m. with approximately 30-minute headways (intervals) and on the weekends from 6:17 a.m. to 9:52 p.m. with approximately 30-minute headways (intervals).
- **Route 18** operates between Sunnymead Ranch and Moreno Valley College. The closest stop to the Plan Area is at the Moreno Valley Mall southwest of the Towngate Circle and Centerpoint Drive intersection. Route 18 provides service on weekdays from 5:45 a.m. to 10:41 p.m. with approximately 70-minute headways (intervals) and on the weekends from 6:52 a.m. to 7:54 p.m. with approximately 65-minute headways (intervals).
- **Route 19** operates between Moreno Valley Mall and the Perris Station Transit Center. The closest stop to the Plan Area is at the Moreno Valley Mall southwest of the Towngate Circle and Centerpoint Drive intersection. Route 19 provides service on weekdays from 3:43 a.m. to 11:26 p.m. with approximately 35-minute headways (intervals) and on the weekends from 6:01 a.m. to 10:04 p.m. with approximately 60-minute headways (intervals).
- **Route 35** operates between Beaumont/Banning to Moreno Valley Mall. The closest stop to the Plan Area is at the Moreno Valley Mall southwest of the Towngate Circle and Centerpoint Drive intersection. Route 35 provides service only on weekdays from 6:12 a.m. to 8:35 p.m. with approximately 70-minute headways (intervals).
- **Route 208** operates between Temecula, Murrieta, Sun City, Perris, Moreno Valley, and Downtown Terminal. The closest stop to the Plan Area is at the Moreno Valley Mall southwest of the Towngate Circle and Centerpoint Drive intersection and later buses stop

at Sycamore Canyon and Eastridge. Route 208 provides service only on weekdays from 3:44 a.m. to 8:59 p.m. with approximately 50-minute headways (intervals).

- **Route 210** operates between Riverside Downtown Terminal to Palm Desert. The closest stop to the Plan Area is at the Moreno Valley Mall southwest of the Towngate Circle and Centerpoint Drive intersection. Route 210 provides service only on weekdays from 3:42 a.m. to 9:42 p.m. with approximately 70-minute headways (intervals).

2.4.2 Existing Local Circulation Network

Canyon Park Drive: This is a north-south, four lane street providing access to Site B and Site C. Canyon Park Drive can be reached from SR-60 by way of Day Street to Campus Parkway or Gateway Drive or from I-215 by way of Eucalyptus Avenue to Gateway Drive.

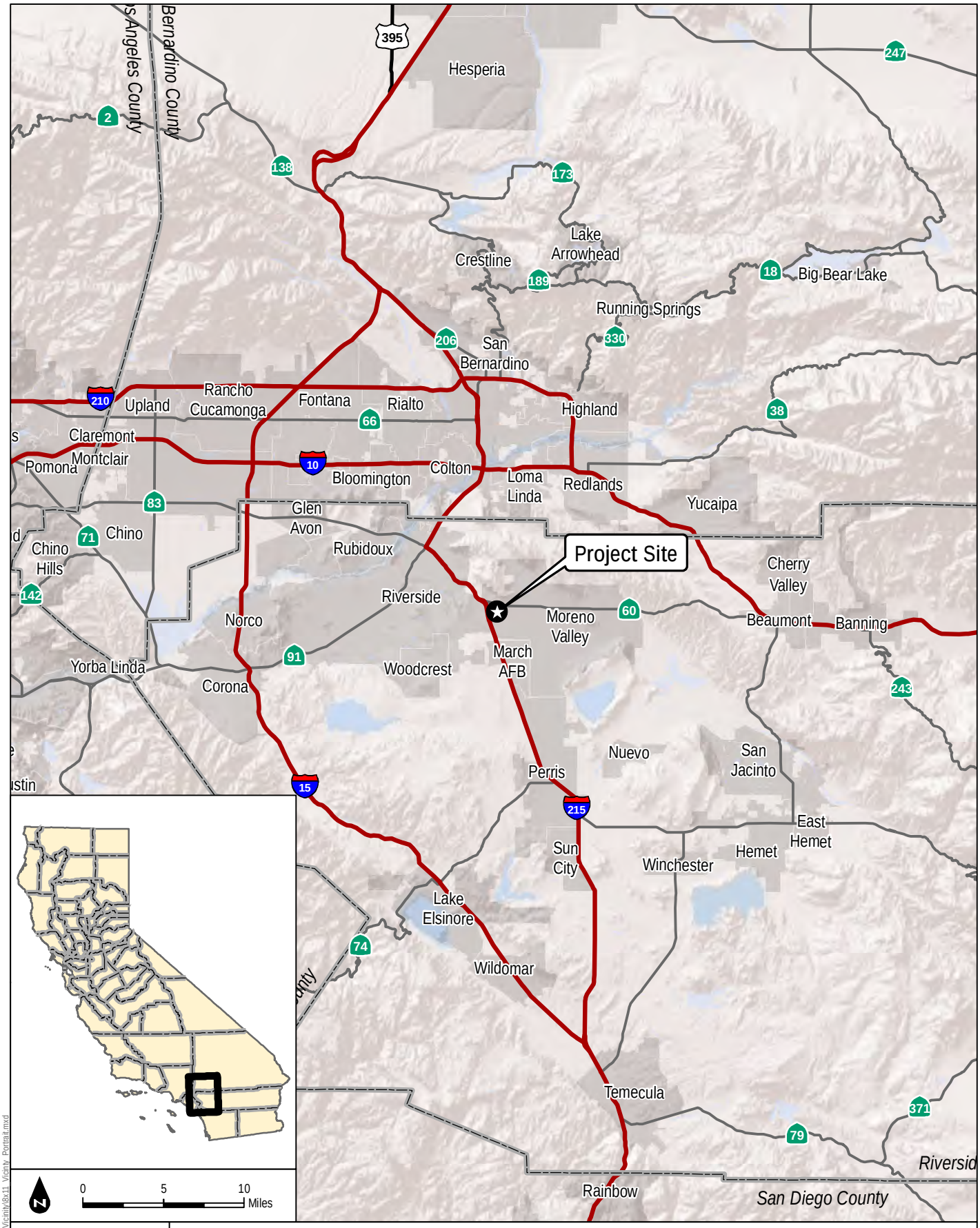
Corporate Centre Place: This is a northeast-southwest, four lane street providing access to Site A. The northeastern end of Corporate Centre Place terminates at Canyon Springs Parkway while the southwestern end of Corporate Centre Place terminates at Valley Springs Parkway.

Day Street: This is a north-south, six-lane arterial providing access to Site C. Day Street can be reached from SR-60 by existing eastbound and westbound off-ramps and from I-215 by way of Eucalyptus Avenue.

Eucalyptus Avenue: This is a west-east, six-lane arterial. Eucalyptus Avenue can be reached from SR-60 by way of Day Street and from I-215 by way of existing northbound and southbound off-ramps.

Gateway Drive: This is a west-east, four-lane street providing access to Site B and Site C. Gateway Drive can be reached from SR-60 by way of Day Street and from I-215 by way of Eucalyptus Avenue to Valley Springs Parkway.

Valley Springs Parkway: This is a north-south, six-lane arterial highway providing access to Sites A and C. Valley Springs Parkway can be reached from SR-60 by way of Day Street to Canyon Springs Parkway and from I-215 by way of Eucalyptus Avenue.



SOURCE: ESRI, 2015

FIGURE 2-1

Regional Map

Canyon Springs Healthcare Campus Specific Plan

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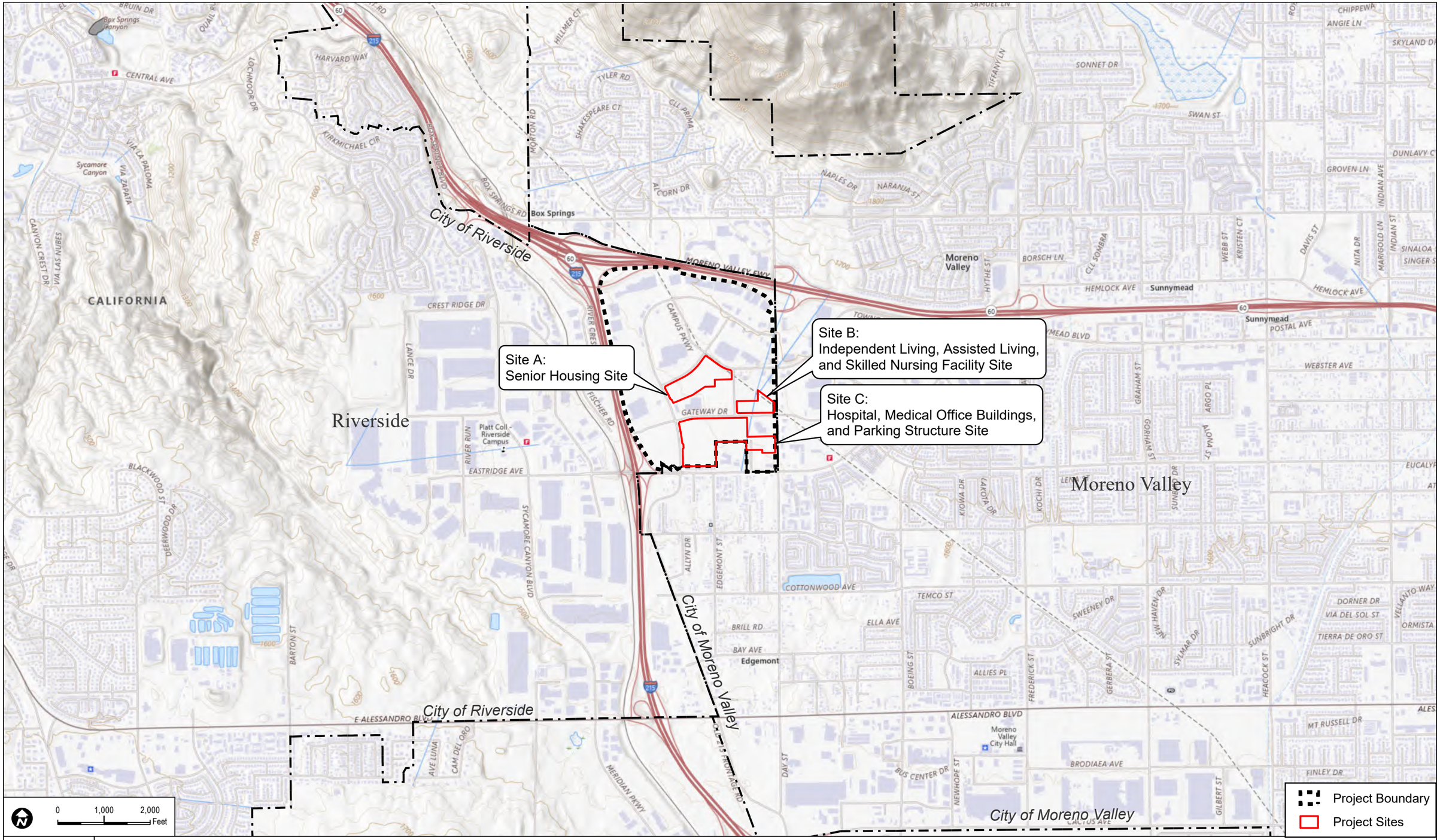

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SOURCE: USGS 7.5-Minute Series Riverside East Quadrangle.

FIGURE 2-2

Vicinity Map

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SOURCE: Bing Maps 2025

FIGURE 2-3

Existing Uses

Canyon Springs Healthcare Campus Specific Plan

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SOURCE: Bing, 2025

FIGURE 2-4

Existing General Plan Land Use

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SOURCE: Bing, 2025

FIGURE 2-5

Existing Zoning

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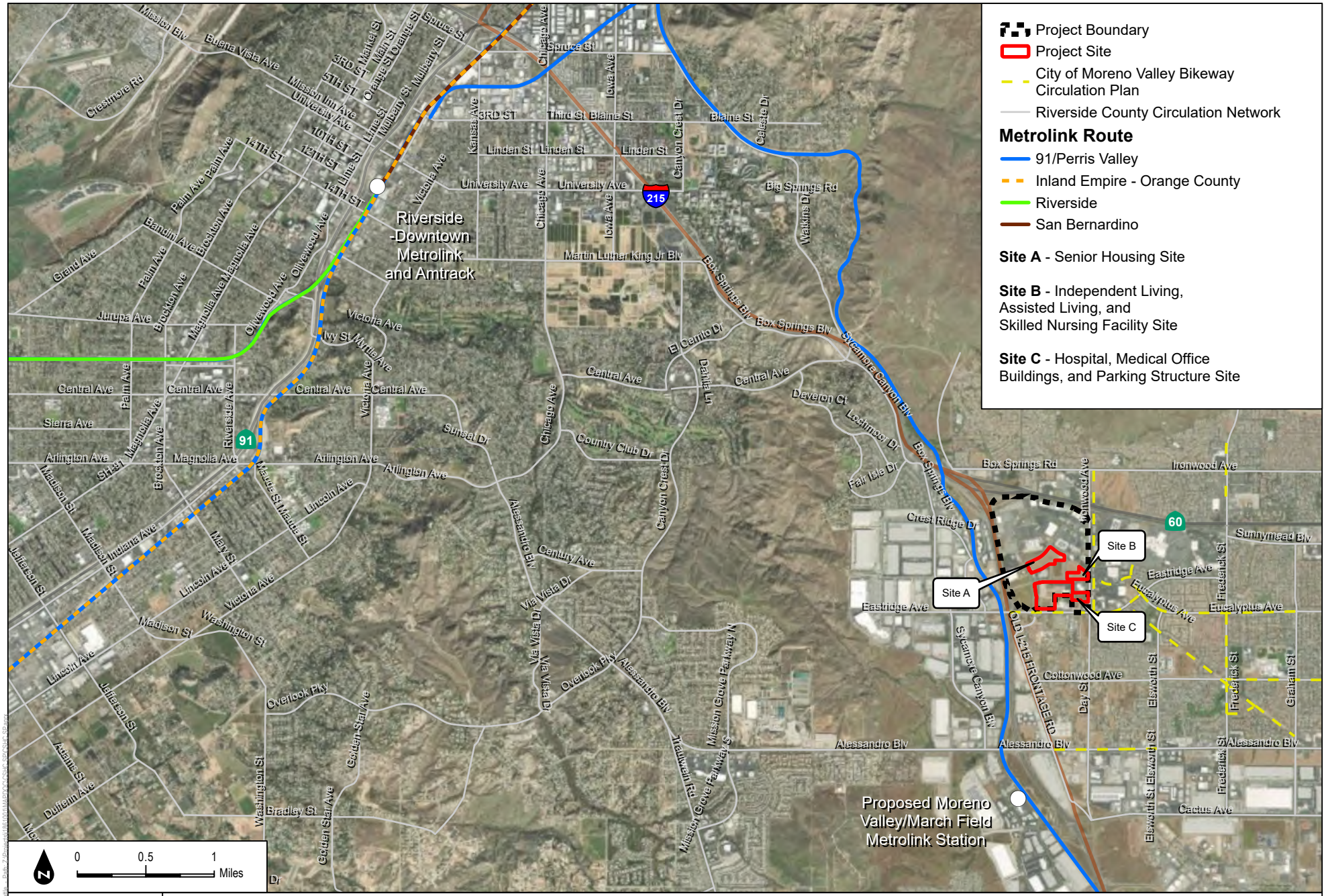

SOURCE: Bing Maps, 2025; City of Riverside, 2016; City of Moreno Valley, 2016; County of Riverside, 2016

FIGURE 2-6

Existing Circulation Network

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Canyon Springs Healthcare Campus Specific Plan

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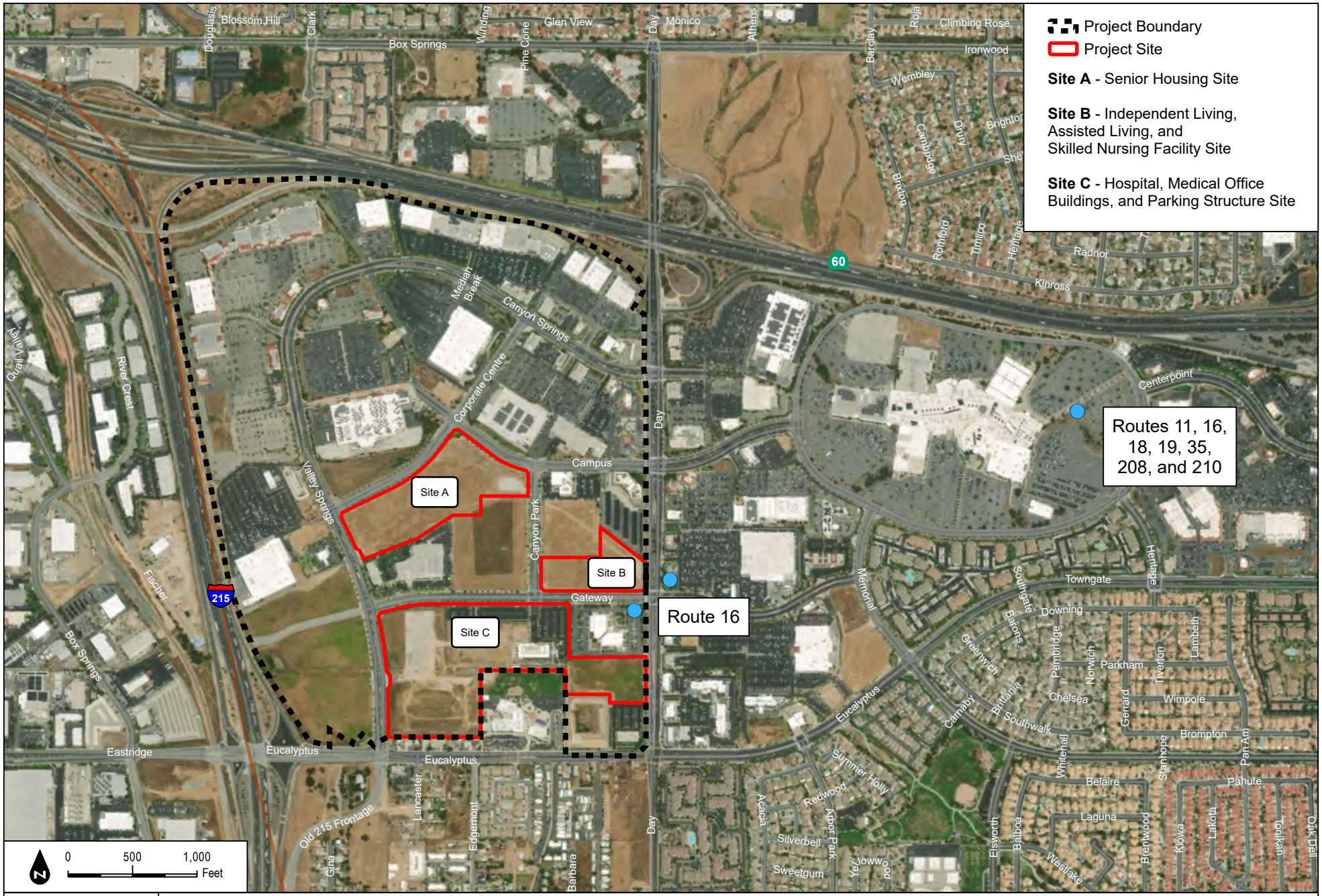

SOURCE: Bing Maps 2025

FIGURE 2-7

Existing Riverside Transit Agency Bus Stops

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Canyon Springs Healthcare Campus Specific Plan

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CHAPTER 3
VISION, GOALS, AND POLICIES

The overall vision of the Canyon Springs Healthcare Campus (CSHC) Specific Plan (CSHC Specific Plan or Specific Plan) is a comprehensively planned, integrated medical campus that includes an approximately 280 licensed hospital bed two-phase facility, medical offices, senior housing, independent facility, assisted living, skilled nursing facility, and ancillary services for the community, as well as new employment opportunities in Riverside, and the surrounding community. This project was planned to meet an identified existing healthcare need in the immediate community as well as planning for future growth and associated medical needs in the area. The CSHC Specific Plan identifies design and development requirements for the hospital, medical service facilities, senior housing facility, independent living, assisted living, skilled nursing facility, and supporting uses on the healthcare campus to facilitate a cohesive and efficient orientation for the public, employees, and customers of Canyon Springs and nearby community. The goals and policies set forth in this chapter provide the framework for realizing the overall vision of the CSHC Specific Plan that embraces identified healthcare needs, while providing guidelines for decision making and direction for future expansion.

The overall project goal is to provide a comprehensive Specific Plan that will guide future development in the CSHC Specific Plan Area (Plan Area) and clearly define the extent, scale, and location of future development in the Plan Area. The Specific Plan identifies design and development requirements for the medical service facilities, senior living, and supporting uses in the Plan Area to facilitate a cohesive and efficient orientation for the public, employees, residents, patients, and customers within the Plan Area. To promote the quality of development planned for the Plan Area, the goals include defining criteria for implementing coordinated design, organizational unity, technology integration guidelines, and overall visual identity for the area, while maintaining opportunities for individual needs and creativity for each project. Included are parameters for integrated site planning, architecture, landscaping and exterior lighting, as well as procedures and requirements for design submittal and review. The intent of these guidelines is to establish a consistent design concept that produces a clear image and a sense of prestige, efficiency and integrity for the Plan Area.

Goal 1: Facilitate the expansion of medical-related uses within the Canyon Springs Area.

Policy 1.1: Consider providing a variety of services, such as cancer care, emergency room (ER)/trauma, imaging, neurology and neurosurgery, surgical weight loss, transplant programs, labs, and medical offices.

Goal 2: Ensure that development maintains a high standard of design and protects and enhances the character of its surroundings.

Policy 2.1: Design future development to be attractive; complement the form, scale, and architectural style of adjacent buildings; and promote harmony in the visual relationships and transitions between new and older buildings so that it appears a part of the evolutionary development of the Canyon Springs area.

Policy 2.2: Encourage buildings to be designed with contemporary architectural styles to honor and expand the tradition of diverse, high-quality architecture found throughout the City of Riverside.

Policy 2.3: Encourage future development to strive to unify and harmonize the CSHC Specific Plan Area aesthetic as it relates to architecture and landscape typology.

Policy 2.4: Design future development to follow the design guidelines and recommendations necessary to maintain a cohesive character and community compatibility.

Policy 2.5: Implement standards for the orderly development of the CSHC Specific Plan Area consistent with the existing and planned character of the surrounding environment and community.

Goal 3: Maintain a therapeutic internal environment within the CSHC Specific Plan buildings.

Policy 3.1: Strive to make the hospital stay, senior housing, independent living, assisted living, and skilled nursing facility stay as unthreatening, comfortable, and stress-free as possible.

Policy 3.2: Strive to provide ample natural light whenever feasible and use color-corrected lighting in interior spaces, which closely approximates natural daylight.

Policy 3.3: Provide views of the outdoors from every patient bed and elsewhere whenever possible.

Policy 3.4: Consider patient vulnerability to stress, from noise, lack of privacy, poor lighting, and other causes, in facility and grounds planning and design.

Goal 4: Provide for safe and enjoyable pedestrian travel throughout the CSHC Specific Plan Area.

Policy 4.1: Require new development to provide pleasant walkways and pedestrian corridors that are accessible to everyone.

Policy 4.2: Improve walkways and interior streets with enhanced sidewalks, street trees, benches, trash and recycle receptacles, and other amenities to encourage pedestrian activity for patients, visitors, employees, and the community.

Policy 4.3: Provide for the safe movement of vehicles and pedestrians upon the premises and facilitate an orderly flow of vehicular and pedestrian traffic, minimizing the opportunity for accidents.

Policy 4.4: Comply with the minimum requirements of the Americans with Disability Act (ADA) Accessibility Standards.

Goal 5: Ensure sufficient parking is provided within the CSHC Specific Plan.

Policy 5.1: Efficiently manage the supply and demand of parking to ensure there is sufficient supply at all times.

Policy 5.2: Provide strategically located parking lots and/or structures as demand arises.

Policy 5.3: Develop the CSHC Specific Plan Area with parking facilities that meet the parking needs of patients, visitors, and employees.

Goal 6: Ensure that adequate fire protection and police protection services are provided concurrent with need.

Policy 6.1: Incorporate efficient, cost-effective passive and automatic fire protection systems in future development. These systems are effective in detecting, containing, and controlling and/or extinguishing a fire event in the early stages.

Policy 6.2: Fire protection engineers will be involved in all aspects of the design in order to ensure a reasonable degree of protection of human life from fire and the products of combustion as well as to reduce the potential loss from fire.

Policy 6.3: Integrate performance requirements associated with fire department access, suppression, and separation distances and site/building security in future development.

Policy 6.4: Encourage the design of buildings to include uncomplicated layouts that enable firefighters to locate an area quickly.

Policy 6.5: Provide rapid access to various features such as fire department connections, house valves, elevators and stairs, annunciators, key boxes, etc.

Policy 6.6: Accommodate the access of fire apparatus into and around the building site.

Policy 6.7: Comply with the regulations of local authorities having jurisdiction to accommodate the access of fire apparatus into and around the building site and to coordinate access control point layout.

Policy 6.8: Provide surveillance cameras inside and outside of buildings and parking structures, inside elevators, and on light poles along pathways, where feasible.

Policy 6.9: Encourage the design of buildings to include doors and windows that look out onto streets, pathways, and parking areas to provide the concept of "keeping eyes on the street."

Policy 6.10: Provide 24-hour security patrol throughout the Specific Plan Area.

Policy 6.11: Incorporate alarm systems in buildings so that the Police Department is notified in the event the alarm is triggered by an intruder.

Policy 6.12: Incorporate sufficient lighting and encourage the placement of buildings in such a way as to reduce dark spaces and hiding places.

Goal 7: Encourage sustainable development and operational practices that reduces CSHC's environmental footprint.

Policy 7.1: Future development will enhance compatibility and compliance with the City of Riverside's Green Riverside Action Plan (City of Riverside 2007).

Policy 7.2: Future development will complement and support the City of Riverside's Green Action Plan (City of Riverside 2007).

Policy 7.3: Future development will incorporate current applicable stormwater runoff protection measures.

Policy 7.4: Future development will utilize low impact development techniques to improve the quality of stormwater runoff and to minimize impacts on downstream drainage systems.

Policy 7.5: Buildings and landscapes will be designed with sustainable features to minimize the use of water, energy, and natural resources.

Policy 7.6: Future development will consider the use of high-performance building envelopes and select walls, roofs, and other assemblies based on long-term insulation air barrier performance and durability requirements.

Policy 7.7: Future development will consider the use of passive solar design where feasible.

Policy 7.8: Future development will consider sustainable design features including day-lighting, energy and water conservation, nontoxic materials and finishes, and sustainable operations and maintenance.

Policy 7.9: The CSHC energy and water conservation standards will meet the requirements of the Environmental Protection Agency (EPA) Energy Policy Act of 2005 and Executive Order 13423.

Policy 7.10: Outflow of trash, recyclables, and soiled materials will be separated from the movement of food and cleaning supplies, and both will be separated from routes of patients and visitors.

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CHAPTER 4
LAND USE

This chapter identifies the purpose and need for the Canyon Springs Healthcare Campus (CSHC) Specific Plan (this Specific Plan), and describes the overall land use program.

4.1 PURPOSE AND NEED

The overall project goal is to guide and define the extent, scale, and location of future development within the CSHC Specific Plan Area (Plan Area). This Specific Plan allows for the construction of a hospital and medical office buildings (MOBs) with associated hospital-related facilities, as well as a senior housing, independent living, assisted living, and skilled nursing facility to improve access to healthcare for a growing population. Riverside County, including the Plan Area, is underserved with hospital beds, healthcare providers, and medical doctors as compared to the rest of Southern California. Further, in the event of a disaster, the CSHC would provide another hospital facility that would serve the City of Riverside and the surrounding communities.

This Specific Plan will make future development more streamlined in that it outlines future allowable uses, and lays out a cohesive set of design guidelines that will provide City staff, the future CSHC operator, and the public with a clear understanding of how growth and development will occur at the project site.

4.2 LAND USE PLAN

The CSHC land use plan, as shown in Figure 4-1, Land Use Plan, provides the framework for development of the Plan Area over a 10-year period. The land use plan is intended to achieve the project objective of developing a comprehensively planned, integrated healthcare campus within an infill area that includes a hospital, with acute services, medical offices, senior housing, independent living, assisted living, skilled nursing, and ancillary services for the community.

The Specific Plan contemplates future development over five phases, as described below and shown in Figure 4-2, Project Phasing. Sites A and B would be constructed during Phase I; and Site C would be constructed during Phases II through V. The current project phasing for the future development is provided to the best of the applicant's knowledge as a reasonably possible scenario. Future project phasing could overlap, be out of sequence, or be concurrent depending on market conditions.

Phase I – Approximately 15 Months

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

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

Phase II – Approximately 40 Months

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

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

Phase III – Approximately 15 Months

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

- **MOB 3 -** Construction of an approximately 100,000-square-foot, four-story MOB 3 with retail (e.g., pharmacy, retail incidental to medical services/office). The proposed MOB 3 would be approximately 52 feet high.
- **MOB 5 -** Construction of an approximately 40,000-square-foot, two-story MOB 5. The proposed MOB 5 would be approximately 34 feet high.

Phase IV – Approximately 32 Months

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

- **MOB 1 -** Construction of an approximately 100,000-square-foot, four-story MOB 1 with retail (e.g., pharmacy, retail incidental to medical services/office). The proposed MOB 1 would be approximately 52 feet high.
- **MOB 2 -** Construction of an approximately 60,000-square-foot, three-story MOB 2 with retail (e.g., pharmacy, retail incidental to medical services/office). The proposed MOB 2 would be approximately 40 feet high.
- **Parking Structure for MOB 1 and MOB 2 -** Construction of a four-level, approximately 41,850-square-foot, approximately 500-space unenclosed parking structure located north of MOB 1 and MOB 2. The proposed parking structure would be approximately 40 feet high.

Phase V – Approximately 28 Months

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

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

Construction in each Phase is expected to include associated landscaping and infrastructure improvements. Ancillary services could occur as part of any of the above phases. Ancillary services could include on-site retail such as coffee shops, deli, lunch rooms, mobile car wash services, valet parking, golf cart transport for the elderly or infirm patients, flower and gift shop, pharmacy, and medical retail (medical supplies); personal services such as barber shop, beauty

salon, spa, tailor, dry cleaner, and self-service laundry; and restaurants (sit-down, quick-serve, and take-out).

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

4.3 PROPOSED GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

As indicated in Chapter 2, Existing Conditions, the existing General Plan 2025 land use designation for the Specific Plan Area is C - Commercial; see Figure 2-4, Existing General Plan Land Use. The existing zoning for the western portion of Site A is CR-SP - Commercial Retail Specific Plan (Canyon Springs Business Park) Overlay Zone, while the remaining portion of the Plan Area is zoned O-SP - Office Specific Plan (Canyon Springs Business Park) Overlay Zone; see Figure 2-5, Existing Zoning.

The Plan Area is proposed to be designated CSHC Specific Plan in the Zoning Map; see Figure 4-3, Proposed Zoning.

4.4 LAND USE REGULATIONS

Application of the Land Use Plan described herein and the following land use regulations is intended to provide for the orderly development of the site and effective fulfillment of the project objectives, while protecting the health, safety, and welfare of the employees and users, as well as those of the surrounding community.

4.4.1 Applicability

Upon adoption by Ordinance, this Specific Plan will constitute the zoning for the CSHC Specific Plan Area. Subsequent development plans or agreements, tract or parcel maps, site plans, or any other action requiring ministerial or discretionary approval relative to the Plan Area must be consistent with the development regulations contained within this chapter.

Where the regulations contained in this Specific Plan differ from the regulations of the City of Riverside Zoning Code, the regulations of the Specific Plan shall take precedence.

4.4.2 Determination of Unlisted Uses

Any land use not specifically covered in this Specific Plan shall be subject to the City of Riverside Zoning Code. Interpretations may be made by the Community & Economic Development Director or referred to the Planning Commission if not specifically covered in the City of Riverside's existing regulations.

4.4.3 Interpretation

Any ambiguities related to meaning or applicability of any provision of this Specific Plan shall be resolved by the Community & Economic Development Director or his/her designee or referred to the Planning Commission. Such interpretations shall take into account the stated goals and intent of this Specific Plan. Any interpretation made by the Community & Economic Development Director or the Planning Commission may be appealed to the City Council.

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CANYON SPRINGS HEALTHCARE CENTER

SITE PLAN

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

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

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

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

Living Unit Count

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

Parking Requirements

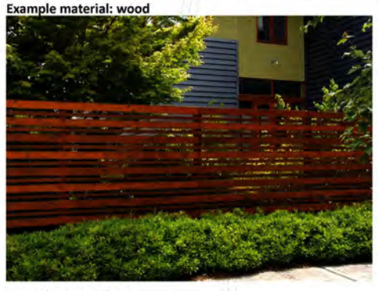
Description	Required Parking
Senior Housing	258
Independent Living	120
Assisted Living	38
Skilled Nursing	120
Hospital	280
MOB 1	556
MOB 2	333
MOB 3	556
MOB 4	389
MOB 5	222

SITE AREA

PHASE	SITE	NET AREA	GROSS AREA	TOTAL PER SITE (acres)	TOTAL PER SITE (SF)
1	A	14.43 acres	14.43 acres	14.43	628,571
1	B	6.37 acres	6.37 acres	6.37	277,477
2	C	14.9 acres	14.9 acres		
3	C	5.6 acres	5.6 acres		
4	C	8.3 acres	8.3 acres		
5	C	1.3 acres	1.3 acres		
	C			30.1	1,311,156
TOTAL				51.9	2,217,204

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

Example material: wood



Example material: steel

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

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

SOURCE: HGA, 2017

FIGURE 4-1
Site Plan

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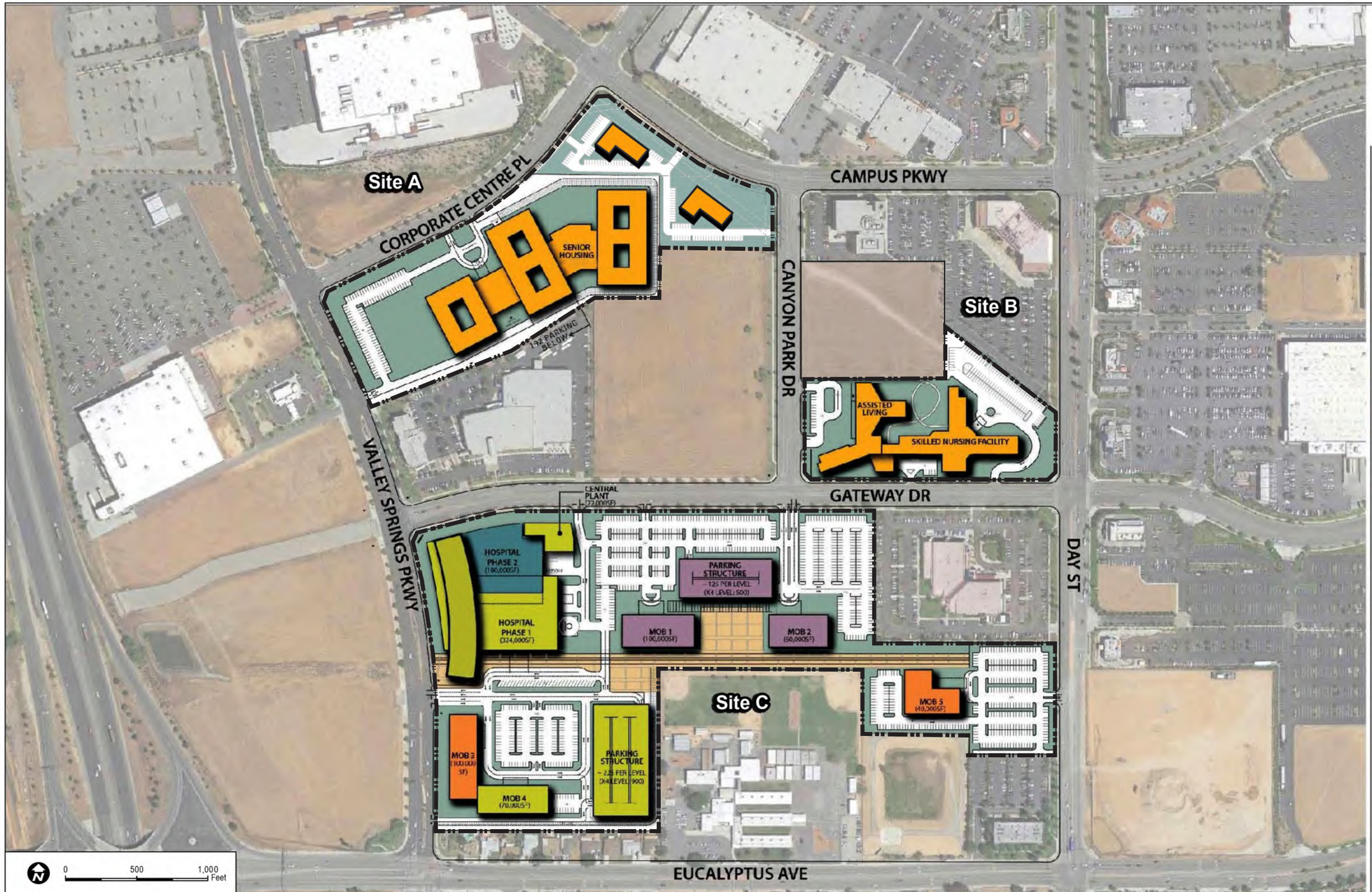

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SOURCE: HGA, 2017

FIGURE 4-2
Project Phasing

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Project Boundary

Canyon Springs Healthcare Campus Specific Plan

Zoning Description

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

Site A - Senior Housing Site

Site B - Independent Living,
Assisted Living, and
Skilled Nursing Facility Site

Site C - Hospital, Medical Office
Buildings, and Parking Structure Site

Site A

Site B

Site C

0 250 500 Feet

SOURCE: Bing, 2025

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FIGURE 4-3

Proposed Zoning

Canyon Springs Healthcare Campus Specific Plan

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CHAPTER 5
CIRCULATION

This chapter provides the circulation framework for the Canyon Springs Healthcare Campus (CSHC) Specific Plan Area (Plan Area) to help implement a multi-modal transportation network that prioritizes pedestrians, bicyclists, automobiles, and emergency service vehicles. The topics discussed in this chapter include vehicular circulation, bicycle and pedestrian networks, transit systems, and parking strategies.

5.1 CIRCULATION PLAN

5.1.1 Regional Access

Highways and Interstates

Regional access to the Plan Area is near the crossroads of two major freeway systems: State Route 60 (SR-60) and Interstate 215 (I-215). North of the Plan Area is SR-60, which connects Riverside in the east to downtown Los Angeles in the west and numerous communities in between. West of the Plan Area is I-215, which stretches from Murrieta in the south to northern San Bernardino in the north. The SR-60 and I-215 Freeway interchange is northwest of the Plan Area.

Metrolink Station

The Riverside-Downtown Metrolink Station is located approximately 5.5 miles northwest of the Plan Area and provides multi-modal regional access to surrounding cities. Three rail lines traverse the City of Riverside and provide access to San Bernardino, Orange, San Diego, and Los Angeles counties:

1. **Inland Empire–Orange County (IEOC) Line:** This commuter rail line runs from San Bernardino through Orange County to Oceanside. The IEOC line serves fifteen stations and runs on weekdays and on weekends. This commuter line stops at the Riverside-Downtown Station in Riverside.
2. **91/Perris Valley Line:** This commuter rail line runs from Los Angeles to Perris Valley paralleling SR-91. This line has eight stations, and they are all shared by the Orange County Line and the IEOC Line. The 91/Perris Valley Line runs on weekdays and on weekends. This commuter line stops at the Riverside-Hunter Park and Riverside-Downtown Metrolink Stations in Riverside.
3. **Riverside Line:** This commuter rail runs from Los Angeles to Riverside, terminating at the Riverside-Downtown Metrolink Station. The Riverside Line serves seven stations and only runs on weekdays during peak commuter hours.

5.1.2 Local Access

Public Bus Service

Public bus service is provided by the Riverside Transit Agency (RTA). All fixed bus routes are accessible to persons with disabilities and buses are equipped with wheelchair ramps and wheelchair lifts. The following is a brief description of the bus routes that service the street system surrounding and within proximity to the Plan Area. See Figure 2-7, Existing Riverside Transit Agency Bus Stops, for the location of bus stops for the various routes servicing the Plan Area.

- **Route 11:** Provides access to the Plan Area via Towngate Circle to Memorial Way to Gateway Drive. Route 11 also provides access to the Plan Area via Eucalyptus Avenue to Day Street to Gateway Drive. Route 11 operates on weekdays from 5:23 a.m. to 9:55 p.m. with approximately 65-minute headways (intervals) and on the weekends from 8:30 a.m. to 7:41 p.m. with approximately 60-minute headways.
- **Route 16:** Provides access to the Plan Area via Day Street. Route 16 operates on weekdays from 4:56 a.m. to 11:14 p.m. with approximately 30-minute headways and on the weekends from 6:17 a.m. to 9:52 p.m. with approximately 30-minute headways.
- **Route 18:** Provides access to the Plan Area via Towngate Circle to Memorial Way to Gateway Drive. Route 18 also provides access to the Plan Area via Eucalyptus Avenue to Day Street to Gateway Drive. Route 18 operates on weekdays from 5:45 a.m. to 10:41 p.m. with approximately 70-minute headways and on the weekends from 6:52 a.m. to 7:45 p.m. with approximately 65-minute headways.
- **Route 19:** Provides access to the Plan Area via Towngate Circle to Memorial Way to Gateway Drive. Route 19 operates on weekdays from 3:43 a.m. to 11:26 p.m. with approximately 35-minute headways and on the weekends from 6:01 a.m. to 10:04 p.m. with approximately 60-minute headways.
- **Route 26:** Provides the Plan Area with access to the Moreno Valley Metrolink Station and the Moreno Valley Mall. Route 26 operates on weekdays from 4:07 a.m. to 8:07 p.m. with approximately 45-minute headways.
- **Route 31:** Provides the Plan Area with access to the Hemet Valley Mall and the Moreno Valley Mall. Route 31 operates weekdays 4:45 a.m. to 10:13 p.m. and weekends 7:25 a.m. to 7:42 p.m. with approximately 75-minute headways on weekdays and 65-minute headways on weekends.
- **Route 208:** Provides access to the Plan Area via Towngate Circle to Memorial Way to Gateway Drive. Route 208 operates only on weekdays from 3:44 a.m. to 8:59 p.m. with approximately 50-minute headways.

- **Routes 210/Sunline 220:** Provides access to the Plan Area via Towngate Circle to Memorial Way to Gateway Drive. Routes 210 and Sunline 220 operates only on weekdays from 3:42 a.m. to 9:42 p.m. with approximately 70-minute headways.
- **Route 212:** Provides the Plan Area with access to the University of California Riverside (UCR), the Perris Transit Station, and the Hemet Valley Mall. Route 212 operates only on weekdays from 3:36 a.m. to 8:43 p.m. with approximately 40-minute headways.

In addition to the routes identified above, RTA recommends the inclusion of a stop along northbound Valley Springs Parkway, south of the intersection with Gateway Drive. A stop has been included per RTA's recommendation and is shown in Figure 5-1, Circulation Plan. The design of the bus stop follows RTA's specific bus stop design guidelines and is described in Chapter 8, Design Guidelines (see Figure 8-11).

Perimeter Roads

Figure 5-1, Circulation Plan, identifies perimeter streets in the Plan Area. The senior housing site (Site A) is bordered by Corporate Centre Place and Campus Parkway to the north, Valley Springs Parkway to the west, Canyon Park Drive to the east, and Gateway Drive to the south. The independent living, assisted living, and skilled nursing facility site (Site B) is bordered by Campus Parkway to the north, Canyon Park Drive to the west, Day Street to the east, and Gateway Drive to the south. The hospital, medical office buildings (MOBs), and parking structure site (Site C) is bordered by Gateway Drive to the north, Valley Springs Parkway to the west, Day Street to the east, and Eucalyptus Avenue to the south. Figure 5-2, Street Cross-Sections, provides the cross section for each perimeter street.

- **Campus Parkway:** This is a northwest-southeast-east, four lane street that intersects with Corporate Centre Place, Canyon Park Drive, and Day Street for access to Sites A, B, and C. Campus Parkway can be reached from SR-60 by way of Day Street and from I-215 by way of Eucalyptus Avenue to Valley Springs Parkway to Corporate Center Place. The northwestern end of Campus Parkway terminates at Corporate Center Place while Campus Parkway continues east of Day Street into the City of Moreno Valley. Campus Parkway is designated by the City as a 100 foot wide major highway.
- **Canyon Park Drive:** This is a north-south, four lane street providing access to Site B and Site C. Canyon Park Drive can be reached from SR-60 by way of Day Street to Campus Parkway or Gateway Drive, or from I-215 by way of Eucalyptus Avenue to Gateway Drive. The northern end of Canyon Park Drive terminates at Campus Parkway while the southern end of Canyon Park Drive terminates at Gateway Drive. Canyon Park Drive is designated by the City as a 100 foot wide major highway.
- **Corporate Centre Place:** This is a northeast-southwest, four lane street providing access to Site A. The northeastern end of Corporate Centre Place terminates at Canyon Springs Parkway while the southwestern end of Corporate Centre Place terminates at Valley

Springs Parkway. Corporate Centre Place is designated by the City as a 100 foot wide major highway.

- **Day Street:** This is a north-south, six-lane arterial providing access to Site C. Day Street can be reached from SR-60 by existing eastbound and westbound off-ramps and from I-215 by way of Eucalyptus Avenue. The City designates this street as a 120-foot arterial.
- **Gateway Drive:** This is a west-east, four-lane street providing access to Site B and Site C. Gateway Drive can be reached from SR-60 by way of Day Street and from I-215 by way of Eucalyptus Avenue to Valley Springs Parkway. The western end of Gateway Drive terminates at Valley Springs Parkway while the eastern end of Gateway Drive continues east of Day Street into the City of Moreno Valley. Gateway Drive is designated by the City as a 100 foot wide major highway.
- **Valley Springs Parkway:** This is a north-south, six-lane arterial highway providing access to Sites A and C. Valley Springs Parkway can be reached from SR-60 by way of Day Street to Canyon Springs Parkway and from I-215 by way of Eucalyptus Avenue. The northern portion of Valley Springs Parkway north of Corporate Centre Place turns into Canyon Springs Parkway while the southern portion of Valley Springs Parkway south of Eucalyptus Avenue turns into Old 215 Frontage Road. Valley Springs Parkway is designated by the City as a 110 foot wide arterial highway.

Other Local Access Roads

- **Canyon Springs Parkway:** This is a northwest-southeast, six-lane arterial highway. Canyon Springs Parkway can be reached from SR-60 by way of Day Street and from I-215 by way of Eucalyptus Avenue to Valley Springs Parkway. The northwestern portion of Canyon Springs Parkway turns into Valley Springs Parkway while the southeastern portion of Canyon Springs Parkway continues east of Day Street into the City of Moreno Valley. Canyon Springs Parkway is designated by the City as a 110 foot wide arterial highway.
- **Eucalyptus Avenue:** This is a west-east, six-lane arterial. Eucalyptus Avenue can be reached from SR-60 by way of Day Street and from I-215 by way of existing northbound and southbound off-ramps. The City designates Eucalyptus Avenue as a 120-foot arterial.

Internal Access Driveways

Access to the Plan Area is provided via a number of driveways located on perimeter streets; see Figure 5-1, Circulation Plan. A total of fifteen driveways are proposed for the Plan Area to serve the three sites, one of which is an existing driveway off of Day Street. Site A will have a total of three access driveways, two located on Corporate Centre Drive and one located on Valley Springs Parkway. Site B will have a total of five access driveways, three located on Canyon Park Drive and two located on Gateway Drive. Site C will have a total of seven access driveways, two located

on Valley Springs Parkway, three located on Gateway Drive, and two located on Day Street, of which one is existing and will be shared with the existing medical office building located at the northwest corner of Day Street and Eucalyptus Avenue.

Bicycle Facilities

Class III bicycle facilities are located south of the Plan Area along Eucalyptus Avenue and east of the Plan Area along Day Street. Class III facilities are defined as shared routes between bicyclists and motor vehicle traffic.

Pedestrian Corridors

Separation of pedestrians from vehicular traffic will be accomplished through several elements on and between sites in the Plan Area, such as the installation of sidewalks and the incorporation of pedestrian walking paths within landscape buffers. The pedestrian circulation system is shown in Figure 5-1, Circulation Plan. Pedestrian circulation within the Plan Area consists of a network of pathways. These pathways allow patients, seniors, visitors, and employees the ability to safely and efficiently travel on foot to any destination in the Plan Area. Planting adjacent to walkways will be maintained at a reasonable height to ensure safety and security of pedestrians. Sidewalks and walkways will range in widths between 6 feet and 10 feet. Pedestrian level lighting will be provided on all walkways to eliminate poorly lit areas.

5.1.3 Parking

For Plan Area parking requirements, refer to Section 7.5.3, Parking, of this Specific Plan. Future parking structures and parking lots will be designed to meet the requirements and standard safety guidelines set forth herein.

5.1.4 Emergency Room Access

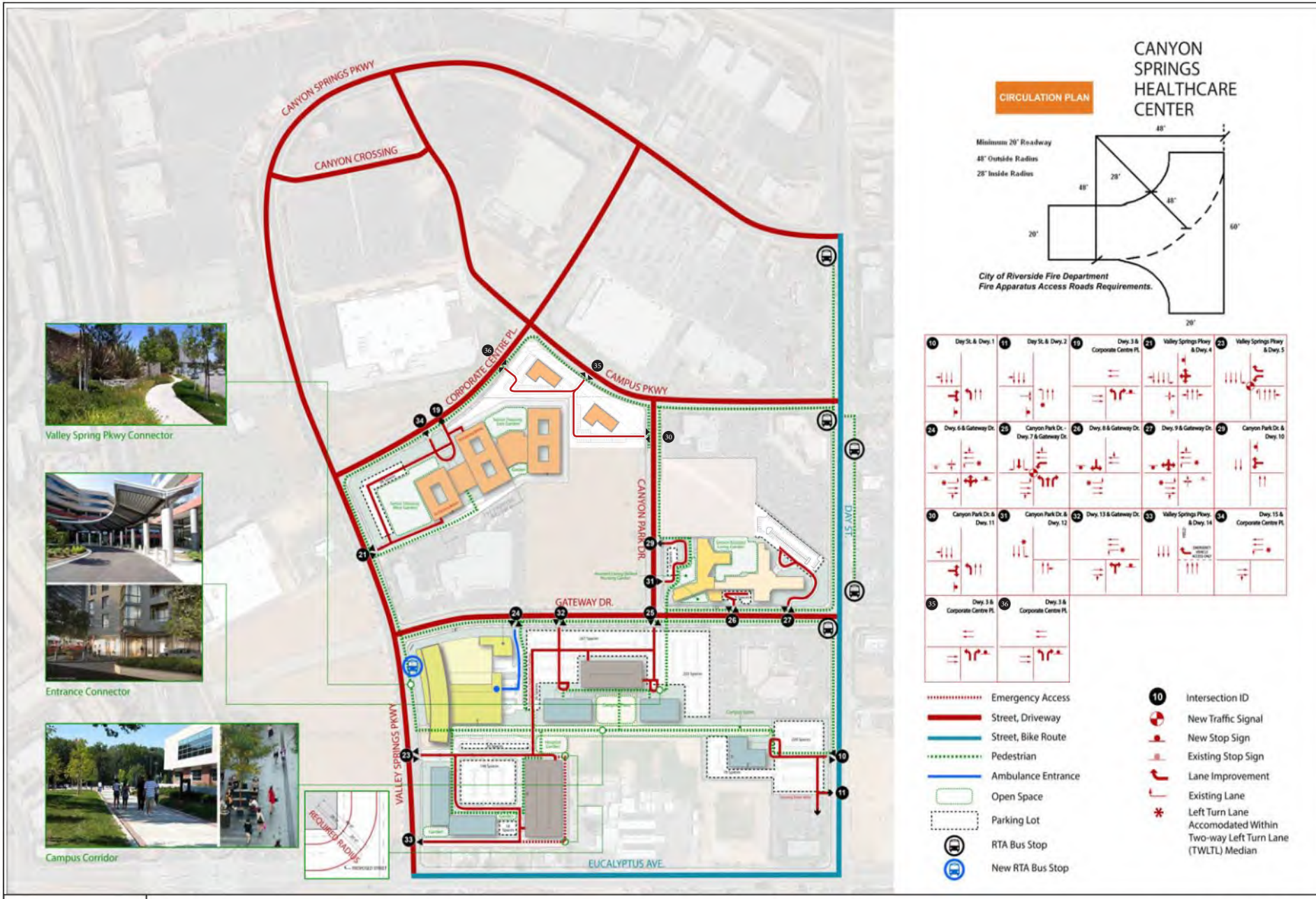
Office of State Health Planning and Development (OSHPD) and good design principles dictate that emergency vehicle/ambulance access be separated from walk-in patient access to the emergency room. An emergency/ambulance entrance is provided from Gateway Drive; see Figure 5-1, Circulation Plan. Walk-in patient access to the emergency room is provided from Parking Structure 1 or the nearby surface parking area.

5.1.5 Transportation Demand Management

Transportation Demand Management (TDM) is a strategy designed to reduce single occupancy vehicle trips during peak hours. TDM seeks to shift commuters to transportation modes other than

cars, and encourage ride-sharing and carpooling programs. The CSHC Specific Plan incorporates the following TDM measures:

- The CSHC operator will implement two ride-sharing rewards programs in coordination with Inland Empire Transit. Both programs will be promoted through informational flyers and at new hire orientation. A TDM coordinator will be available to facilitate the distribution of information and make sure it remains current. The programs are described as follows:
    - 2 Dollars/Day Program: Participants will log their modes of commuting for 3 months and be awarded points for using alternative modes of transportation, such as the Metrolink, bus, bike routes, and carpooling. The program will enable employees to connect for carpools. At the end of the 3-month period, participants will be awarded gift cards based on the points accrued.
    - Ride-Share Plus Program: Participants will be provided with tools for carpooling, bicycling, and other alternative modes of transportation. Participants in this program will usually have completed the 2 Dollars/Day Program and continue to log hours to accumulate rewards, such as a coupon book. A coupon book offers savings at local businesses as well as the ability to register the coupon book online to access discounts at nationwide merchants.
- Preferential parking for carpool vehicles.
- Bicycle parking and shower facilities for employees.
- Local transportation management and roadway improvements.
- On-site amenities such as cafeterias, restaurants, automated teller machines and other services that would eliminate the need for additional trips.



SOURCE: HGA, 2017

FIGURE 5-1
Circulation Plan

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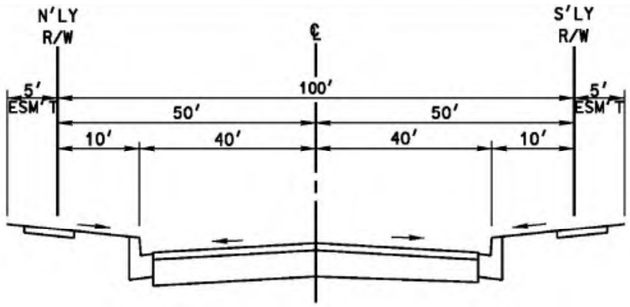
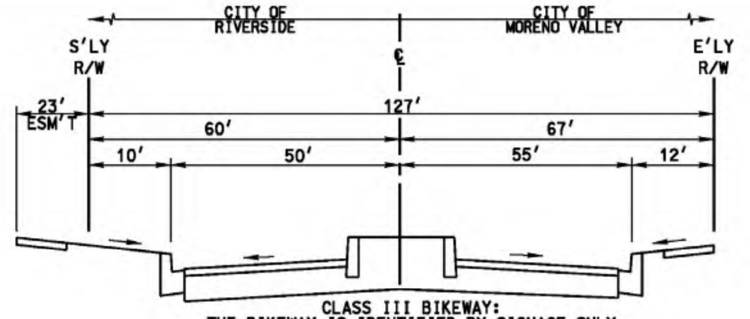


GATEWAY DRIVE
CORPORATE CENTER PLACE
CAMPUS PARKWAY

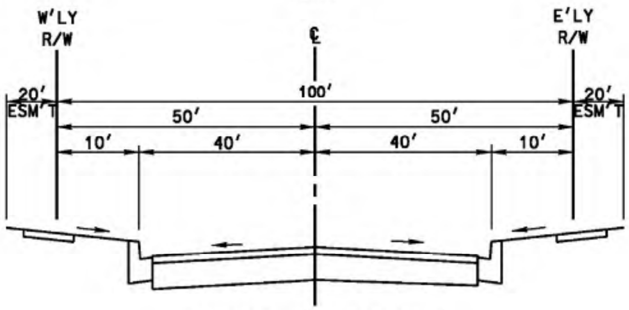
N.T.S.



CLASS III BIKEWAY:
THE BIKEWAY IS IDENTIFIED BY SIGNAGE ONLY
DIVIDED MAJOR ARTERIAL ROAD PER
THE CITY OF RIVERSIDE AND MORENO VALLEY

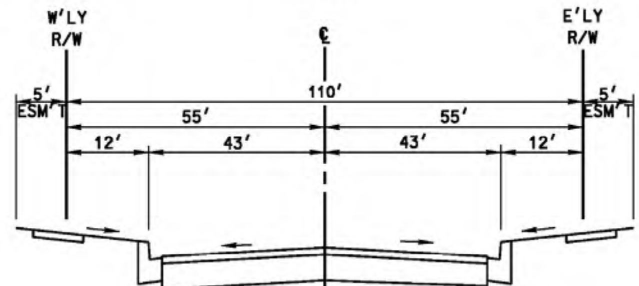
DAY STREET

N.T.S.



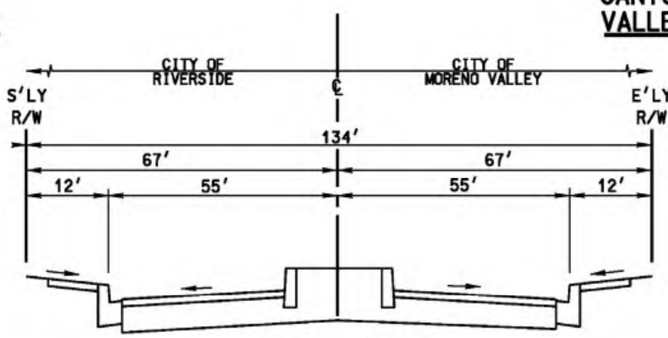
CANYON PARK DRIVE

N.T.S.



CANYON SPRINGS PARKWAY
VALLEY SPRINGS PARKWAY

N.T.S.



CLASS III BIKEWAY:
THE BIKEWAY IS IDENTIFIED BY SIGNAGE ONLY
DIVIDED MAJOR ARTERIAL ROAD PER
THE CITY OF MORENO VALLEY

DUDEK

SOURCE: Rick Engineering, 2016

FIGURE 5-2

Street Cross-Sections

Canyon Springs Healthcare Campus Specific Plan

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CHAPTER 6
PUBLIC UTILITIES AND SERVICES

This chapter identifies the public utilities and services for the Canyon Springs Healthcare Campus (CSHC) Specific Plan Area (Plan Area), including water, sewer, storm drain services, dry utility providers and other public service providers.

The three noncontiguous parcels (Sites A, B, and C) are within an evolving development area with existing utility infrastructure available in the adjacent street corridors. The proposed utility connections for the Plan Area will be made to the existing utility infrastructure within the street corridors. The connections will be either private service mains looping through each healthcare campus site with multiple service laterals, or private service laterals serving project facilities. See Figure 6-1, Utilities Plan.

6.1 UTILITIES PLAN

6.1.1 Water Service

Water service to the Plan Area is provided by the Eastern Municipal Water District (EMWD). Proposed new buildings will tie into existing connection points and will be serviced through existing water lines. Existing EMWD potable water lines are located south of the Plan Area, along Eucalyptus Avenue, west of the Plan Area, along Valley Springs Parkway, north of the Plan Area, along Campus Parkway and Corporate Center Place, east of the Plan Area, along Day Street, and through the Plan Area, along Gateway Drive and Canyon Park Drive; See Figure 6-1, Utilities Plan.

The estimated water demand for the Plan Area is 216 acre-feet per year (AFY). The estimated demand for the Plan Area exceeds the projected demand accounted for in the 2010 Urban Water Management Plan (UWMP). Mitigation measures have been put into place to require the developer of the Specific Plan to meet with EMWD staff to develop a Plan of Service, which would detail water, wastewater and recycled water requirements to serve the Plan Area. In addition, mitigation would require the installation of water efficient devices and landscaping. See Mitigation Measure (MM) UTL-1 and AQ-3 in the Environmental Impact Report.

The design of domestic water utilities will conform to EMWD requirements. The design of fire water utilities will conform to EMWD and City of Riverside Fire Department requirements. New easements, as needed, will be dedicated to meet EMWD requirements.

6.1.2 Wastewater Service

Wastewater from the Plan Area will be treated at the City of Riverside Regional Water Quality Control Plant. Existing sewer pipelines are located along Valley Springs Parkway, Gateway Drive, Corporate Centre Place, and Day Street; see Figure 6-1, Utilities Plan. The main existing

sewer collectors of 12-inch-diameter and 15-inch-diameter vitrified clay pipe (VCP) are located along Valley Springs Parkway, which is where all the sewage from the Plan Area would collect before draining toward the 15-inch-diameter trunk sewer along Eucalyptus Avenue and Eastridge Avenue. A Trunk Sewer Study prepared for the Specific Plan demonstrated sufficient capacity within the City's sewer system to handle the nominal increase in overall sewer flow with implementation of the Specific Plan. The design of sewer utilities will conform to City of Riverside Public Works Sewer Division requirements. New easements, as needed, will be dedicated to meet requirements.

6.1.3 Storm Drainage and Water Quality

Storm drainage and flood control is maintained by the City of Riverside and County of Riverside Flood Control and Water Conservation District. Currently, the City of Riverside operates a storm drain system within the Valley Springs Parkway, Gateway Drive, Corporate Centre Place, and Day Street rights-of-way, and the Riverside County Flood Control District maintains the existing Eucalyptus Avenue Detention Basin south of Site C along Eucalyptus Avenue. See Figure 6-1, Utilities Plan.

The design of storm drain utilities will conform to City of Riverside Public Works requirements for private and City maintained systems, and Riverside County Flood Control and Water Conservation District requirements for regional systems. Graded areas and proposed hardscape improvements should have gradients sufficient to facilitate surface drainage. Stormwater pollution management and urban runoff management will conform to the requirements specified in the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit issued to the County of Riverside and other cities within the Santa Ana River watershed per the 2010 MS4 Permit. In the construction stages storm runoff will conform to the State Water Resources Control Board (SWRCB) Order No. 2009-0009 DWQ, NPDES Program Construction General Permit CGP No. CAS000002.

The majority of the Plan Area is outside of the 100-year floodplain 0.2% annual chance of flood, area 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance of flood. Implementation of the Specific Plan will also result in mostly impervious surfaces with limited amounts of pervious landscape areas. Surface runoff from the Plan Area will drain to the existing stormwater system that is currently collecting stormwater from the Plan Area.

The proposed storm drain on Site A will flow toward and connect to the existing storm drain facility along Valley Springs Parkway. The proposed storm drain on Site B will flow toward and connect to the existing storm drain facility along Day Street. The proposed storm drain on Site C will flow toward and connect to the existing storm drain facility along Valley Springs Parkway.

Bioretention areas are proposed along Corporate Centre Place, Valley Springs Parkway, and along the southern boundary of Site A. Additionally, an underground detention facility is proposed at the southwestern corner of Site A. Bioretention areas are proposed along Canyon Park Drive, Gateway Drive and at the corner of Gateway Drive and Day Street of Site B. Bioretention areas are proposed along Valley Springs Parkway, Gateway Drive, Day Street, and along the southeastern property line of Site C. Patches of detention areas are also proposed within various areas of Site C. Additionally, an underground detention facility is proposed at the Site C driveway entrance, north of MOB 3, along Valley Springs Parkway. These proposed detention facilities will collect, treat, and slowly release the water collected within the Plan Area prior to draining into the stormwater drainage system.

Table 6-1 outlines how Canyon Springs Healthcare will implement permanent and operational source control best management practices (BMPs) to improve overall site permeability and reduce off-site drainage flow.

Table 6-1
Permanent and Operational Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Structural Source Control Best Management Practices	Operational Source Control Best Management Practices
On-site storm drain inlets	Mark all inlets with the words "only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.995.1200 to verify.	Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, leases, or operators. See applicable operational best management practices in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com. Include the following in lease agreements: "Tenants shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."

Table 6-1
Permanent and Operational Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Structural Source Control Best Management Practices	Operational Source Control Best Management Practices
Landscape/Outdoor Pesticide Use	All final landscape plans will accomplish the following: Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. Consider using pest-resistant plants, especially adjacent to hardscape. To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	Maintain landscaping using minimum or no pesticides. See applicable operational best management practices in "What you should know for…Landscape and Gardening" at http://rcflood.org/ stormwater/Downloads/ LandscapeGardenBrochure.pdf. Provide Integrated Pest Management (IPM) information to new owners, lessees and operators.
Food service	Describe the location and features of the designated cleaning area. Describe the items to be cleaned to this facility and how it has been sized to ensure that the largest items can be accommodated.	See the brochure, "The Food Service Industry Best Management Practices for: Restaurants, grocery stores, delicatessens, and bakeries" at http://rcflood.org/stormwater/ Provide this brochure to new site owners, lessees, and operators.
Refuse areas	Describe how site refuse will be handled and provide supporting detail to what is shown on plans. Signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	The following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid of hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com.

Table 6-1
Permanent and Operational Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Structural Source Control Best Management Practices	Operational Source Control Best Management Practices
Interior floor drains and elevator shaft sump pumps	Interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	Inspect and maintain drains to prevent blockages and overflow.
Loading docks	--	Move loaded and unloaded items indoors as soon as possible. See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbook.com.
Plazas, sidewalks, and parking lots	--	Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer, not to a storm drain.
Miscellaneous drain or wash water or other sources	Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.	--

Furthermore, project design features relevant to hydrology and water quality, include:

- Curbs and gutters will collect runoff and convey to bioretention units and/or detention basins and comply with Riverside Airport Land Use Commission (ALUC) requirements.
- Parking lots will be designed to minimum required pavement width, according to City guidelines.

- Vegetated bioswales will be used to the maximum extent possible to achieve filtration and natural treatment of the stormwater runoff from rooftops.
- Where bioswales cannot be used to treat runoff, stormwater runoff from proposed structure roofs and paved areas will be conveyed to bioretention units and/or detention basins (in compliance with Riverside ALUC) to provide treatment before being discharged into the underground storm drain system.
- Stormwater drainage from loading dock areas will be collected and treated prior to discharge off site.
- On-site soils within landscaped areas will be scarified.
- The City's Landscape Regulations (Chapter 19.570) will be adhered to for landscaped areas. Additional native trees and large shrubs will be planted where needed. New trees will be planted according to the CSHC Specific Plan design guidelines for the area required per tree. The landscaping will meet the City's approved landscape materials list as outlined in the Specific Plan.
- Drought-tolerant landscaping will also be required to ensure minimal irrigation water use, thus helping to conserve water resources.
- Rain shutoff devices to prevent irrigation during and after precipitation will be included in the design. The irrigation system will include control mechanisms to allow staff to adjust water supplies to areas based on need.
- Stormwater conveyance system inlets will include language indicating that water flows to the local water resource.
- Trash receptacles will be provided on site with signage.
- A fire sprinkler will be designed to discharge into the sanitary sewer.
- Bioswales, bioretention units and/or detention basins, parking lots, and trash pickup will be maintained as part of the ongoing landscaping maintenance costs.

Water Quality Management Plan

A WQMP for the Plan Area has been prepared by Rick Engineering Company. The WQMP is required to demonstrate compliance with the 2010 Santa Ana Region National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (MS4) permit. The WQMP identifies pollutant sources associated with the addition of business operations that may affect the quality of discharges of stormwater from the site. The WQMP also includes the BMPs listed above, which would be refined for each phase via a Final WQMP as part of site plan review.

Hydrology Report

Stormwater on-site and in surrounding areas is collected by drainage swales, inlets, and subsurface storm drains and delivered to an off-site detention basin. The Eucalyptus Avenue Detention Basin, located immediately south of the southeastern portion of Site C, has 14.2 acre-feet of storage and a maximum 100-year flow release of 160 cfs to the Edgemont Channel that conveys storm flows south towards Interstate 215 (I-215). The Edgemont Channel conveys storm flows from the Eucalyptus Avenue Detention Basin to the south-southwest, then west under Old 215 Frontage Road and the I-215 freeway. From the I-215 freeway the drainage discharges into Sycamore Creek, an ephemeral creek that flows northwest through Sycamore Canyon Wilderness Park and then through Canyon Crest golf course, before meeting Tequesquite Arroyo. The arroyo routes water to the west and underground through the urban part of Riverside before discharging into Reach 3 of the Santa Ana River near Mount Rubidoux (Figure 4.6-1). The Santa Ana River flows for over 100 miles from the San Bernardino Mountains to the Pacific Ocean.

The site is located within the Santa Ana Region (Region 8) of the California Regional Water Quality Control Board (RWQCB), located within the RWQCB Middle Santa Ana River Watershed Management Area and in the Santa Ana Hydrologic Unit. The Santa Ana River is the receiving water for over 2,700 square miles that include portions of San Bernardino, Riverside, and Orange Counties. The Santa Ana River flows for over 100 miles from the San Bernardino Mountains to the Pacific Ocean.

Stormwater Pollution Prevention

A Stormwater Pollution Prevention Plan will be prepared for each phase to address construction activities, and incorporate project-specific BMPs to control pollutant discharges.

6.1.4 Public Services

Public services will be provided to the Plan Area by the following providers and sustainable design features will be implemented where feasible.

Fire Service

Fire service is provided by the City of Riverside Fire Department, Station 13 (Box Springs) located at 6490 Sycamore Canyon Riverside, California 92507, approximately 0.6 mile west of the Plan Area. Emergency access for Site A will be from Valley Springs Parkway and Corporate Centre Place; emergency access for Site B will be from Canyon Park Drive and Gateway Drive; and emergency access for Site C will be from Valley Springs Parkway, Gateway Drive, and Day Street.

Police Service

Police service is provided by the City of Riverside East Policing Center. The nearest station, Lincoln Police Station, is located at 8181 Lincoln Avenue, Riverside, California 92504. In addition to safety concerns of the hospital, hospital-related facilities, medical office buildings, senior housing, assisted living, and skilled nursing facilities in general have several particular security concerns including the protection of property and assets, medical equipment, drugs, etc.; protection of patients, including incapacitated patients; and safe control of violent or unstable patients. The City of Riverside and CSHC operator are committed to protecting the patients, visitors, and employees within the Plan Area. All appropriate measures will be taken in the future to ensure the safety and wellness of those within the Plan Area.

Solid and Hazardous Waste Disposal Service

The Project would generate approximately 5,166 tons of solid waste annually. The City of Riverside has authorized commercial hauling services to Athens Services, Burrtec Waste Industries, and CR&R Waste Services. It is not yet known which hauling service would serve the Project for solid waste collection. Regardless of the solid waste hauling service, solid waste will be collected and taken to the Robert A. Nelson Transfer Station, which is owned by the County of Riverside and operated under a 20-year franchise by Burrtec. Burrtec then transfers the waste to the Badlands Landfill, El Sobrante Landfill, or the Lamb Canyon Landfill. These three landfills have a combined remaining capacity of 69.1 million tons.

Construction of all phases of the Project would generate construction waste (e.g., concrete rubble, asphalt rubble, wood, drywall, etc.) that would result in an increased demand for solid waste collection and disposal. The Riverside County Waste Management Department (RCWMD) will require the completion and submittal of a waste recycling plan to the RCWMD for approval prior to issuance of building permits for the Project site, which will be required as a Condition of Approval. The waste recycling plan will identify and estimate the materials to be recycled during construction and demolition activities, and will specify where and how the recyclable materials will be stored on-site. A waste recycling report that demonstrates that the Project recycled a minimum of 50 percent of its construction and demolition waste will then be approved by the RCWMD prior to issuance of occupancy permits. See Mitigation Measure MM-UTL-2 in the Environmental Impact Report.

All non-hazardous solid waste generated from the Project site (such as plastic/glass bottles and jars, paper, newspaper, metal containers, and cardboard) would be recycled per local and state regulations mentioned above, with a goal of 75 percent, in compliance with the Integrated Waste Management Act. Remaining non-hazardous solid waste would be disposed of at one of the Riverside County landfills (hazardous waste would be disposed of in compliance with all

applicable federal, state, and local laws). The RCWMD will review building plans and ensure that proper space is set aside to allow for the collection and storage of recyclable materials prior to issuance of building permits, which has been included as a mitigation measure in the Environmental Impact Report (See MM-UTL-3) to ensure that there is adequate space for recycling on the Project site.

If a recycling rate of 75 percent is assumed for operations, per compliance with the Integrated Waste Management Act, then the Project would send approximately four tons per day to an area landfill. This amount represents approximately 0.02 percent of the total maximum permitted capacity (26,054 tons/day) of the three local landfills. Therefore, the amount of solid waste generated and disposed of in nearby landfills during operation of the Project is expected to be within the permitted capacity of the landfills.

Electricity

Electricity for the Plan Area is provided by Riverside Public Utilities through connections to existing lines on surrounding streets. In an effort to become a more sustainable hospital campus, Canyon Springs will take into consideration the use of high-performance building envelopes, the use of passive solar design where feasible, and other sustainable design features including natural day-lighting, energy and water conservation, nontoxic materials and finishes, and sustainable operations and maintenance. The Canyon Springs energy and water conservation standards will meet the Environmental Protection Agency (EPA) Energy Policy Act of 2005 and Executive Order 13423 (Strengthening Federal Environmental, Energy, and Transportation Management) requirements.

Natural Gas

Natural Gas service is provided by Southern California Gas Company through existing connections.

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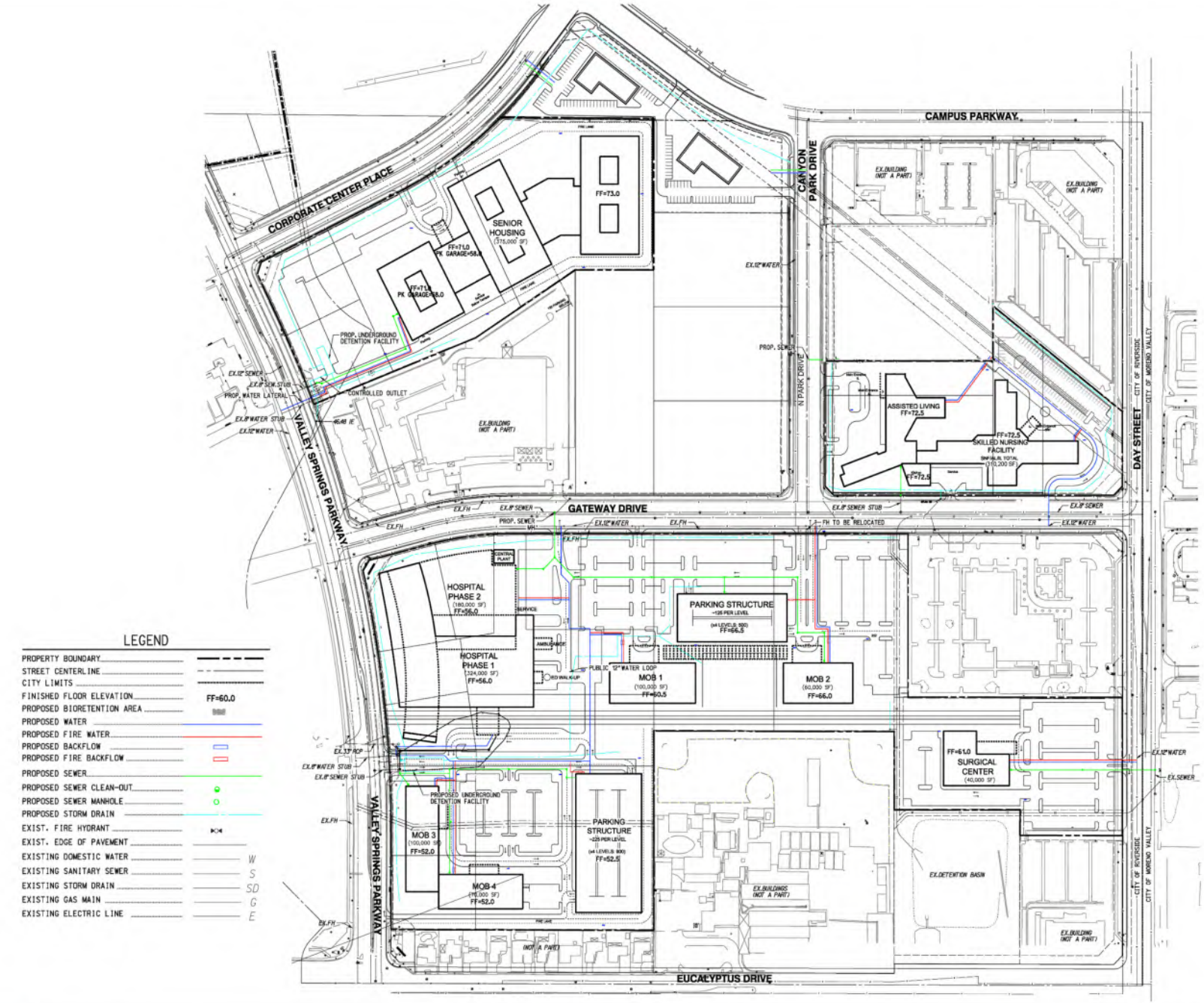

SOURCE: HGA, 2016

FIGURE 6-1
Utilities Plan

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Canyon Springs Healthcare Campus Specific Plan

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CHAPTER 7
DEVELOPMENT STANDARDS

This chapter provides the permitted uses and development standards for the Canyon Springs Healthcare Campus (CSHC) Specific Plan zoning district, such as height, setbacks, and floor area ratio, in order to establish the relationship between building placement, mass and scale. This chapter has been prepared in accordance with Government Code Section 65450 et seq. and the City of Riverside Municipal Code, Title 19, Zoning Code. In cases where development standards set forth in this Specific Plan are inconsistent with the Zoning Code, the standards in this Specific Plan shall prevail.

7.1 PERMITTED USES

This Specific Plan provides for the development of several uses within the CSHC Specific Plan Area (Plan Area). Those uses expressly allowed are as follows:

Sites A and B

- Senior housing
- Assisted Living (Residential Care Facilities)
- Independent living
- Skilled nursing facilities
- When incorporated into the uses above the following uses are permitted
    - Florist shops
    - Gift shops
    - Medical retail (medical supplies)
    - Personal services (barber shop, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc).
    - Pharmacy
    - Restaurants (deli, coffee shop, lunch room, and sit-down restaurant)

Site C

- Administrative services
- Ambulatory surgery center
- Central utility plants
- Community/Education centers

- Farmers' Market - Certified (temporary and limited to one time per week for maximum of 5-hour period)
- Florist shops
- Gift shops
- Imaging centers
- Medical retail (medical supplies)
- Medical Services – Clinic, Medical/Dental Offices, Urgent/Express Care, Optometrist
- Medical Services - Hospital
- Parking lot or Parking Structure (Stand Alone)
- Personal services (barber shop, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc).
- Pharmacy
- Physical therapy or rehabilitation centers
- Retail Kiosks
- Restaurants (sit-down and take out)
- Wellness centers
- Wireless Telecommunication Facility, incorporated into a building or parking structure, pursuant to the requirements of the City's Zoning Code.

Other uses not listed herein, which are determined by the Community & Economic Development Director or his/her designee to be similar to those listed.

7.2 CONDITIONALLY PERMITTED USES

Site C

- Helipads and Heliports pursuant to the provisions of Section 19.320 of the City Zoning Code.

All Sites

- Other uses not listed herein, which are determined by the Community & Economic Development Director or his/her designee to be compatible with the permitted uses but of greater intensity than those uses listed above shall require a conditional use permit.

7.3 TEMPORARY USES

Use	Site A	Site B	Site C
Car Show	X	X	TUP
Entertainment (Trial Basis Only)	X	X	TUP
Mobile Medical Units for Humans	X	X	TUP
Non-Commercial Tent Meetings	TUP	TUP	TUP
Outdoor Preparation of Food (Temporary)	X	X	TUP
Outdoor Sales event in Conjunction with a Permanent Land Use (Parking lot sale)	X	X	TUP
Outdoor Sales event not in Conjunction with a Permanent Land Use (Parking lot sale)	X	X	TUP
Office During Construction	TUP	TUP	TUP

X - Not Permitted
TUP - Temporary Use Permit

Temporary uses shall be reviewed and approved pursuant to the provisions of Chapter 19.740 (Temporary Use Permit) of the Riverside Municipal Code.

7.4 PROHIBITED USES

The following uses/activities shall be prohibited:

a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator, or lighting as may be needed in conjunction with operation of the future hospital helipad.

b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c. Any use which would affect safe air navigation within the area including the generation of smoke, visible water vapor, thermal plumes, or uses which would attract large concentrations of birds.

d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e. Wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

Other uses not listed herein are prohibited.

7.5 DEFINITIONS

Definitions within the Plan Area shall be the same as in Chapter 19.910 of the City of Riverside Municipal Code.

Those definitions not identified in Chapter 19.910 of the City's Municipal Code are defined below:

a. **Administrative Services**. A use providing essential office-related support services for the medical industry.

b. **Ambulatory Surgery Center**. A health care facility focused on providing same-day surgical care, including diagnostic and preventative procedures.

c. **Central Utility Plant.** A facility that provides and maintains 24-hour utility generation, transmission and distribution to all campus buildings.

d. **Community/Education Center.** A multi-use, non-residential building or group of buildings intended to be identifiable focal points and activity centers for the surrounding community. They contain a diversity of uses such as small offices, cultural and entertainment facilities, classrooms, libraries, in addition to neighborhood-oriented uses.

e. **Florist Shop.** A shop where flowers and ornamental plants are sold.

f. **Imaging Center.** A facility offering diagnostic imaging services on an outpatient basis to ambulatory patients. The imaging modalities may include general X-ray services, CT scans, MRI scans, ultra-sound, fluoroscopy, mammography and any other generally recognized imaging methods commonly utilized on an outpatient basis.

g. **Independent Living.** Housing units for senior adults living independently. Medical care may be available at the facility or by visiting medical staff. A variety of amenities may be provided for the residents, as well as maintenance and housekeeping, depending on the size of the community.

h. **Medical Retail.** A retail store that sells medical supplies, health care products and a limited variety of convenience items.

i. **Pharmacy.** A retail store that primarily sells prescription drugs, and may also sell non-prescription drugs and medical supplies, other health care products and a limited variety of convenience items.

j. **Physical Therapy or Rehabilitation Centers.** A facility providing therapy and training for rehabilitation. The center may offer occupational therapy, physical therapy, vocational training, and special training such as speech therapy.

k. **Retail Kiosk.** A Temporary structure with at least one side open general used as newsstands and beverage stands. A maximum of 5 Retail Kiosks are permitted on Site C within the Pedestrian Mall and Pedestrian Courtyard areas.

l. **Skilled Nursing Facility.** A health facility that provides skilled nursing care and supportive care to patients whose primary need is for availability of skilled nursing care on an extended basis.

m. **Wellness Center.** An establishment that typically offers alternative or integrative medicine intended to heal the mind and body. Visitors to these centers may be able to receive different treatments, such as standard medical treatment as well as alternative practices such as acupuncture.

7.6 SITE DEVELOPMENT STANDARDS

7.6.1 General Development Standards

The following development standards listed in Tables 7-1 through 7-2 shall apply throughout the Plan Area. In order to create development standards that are sensitive to adjacent uses, the Specific Plan contains variable setbacks and building height standards. Figure 7-1 illustrates minimum building and landscape setback requirements along the perimeter of Sites A through C. As indicated in the City's Zoning Code, a setback is defined as the distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. Figure 7-2 identifies maximum building heights for each building on Sites A through C.

Table 7-1
General Development Standards

Standards	Site A	Site B	Site C
Floor Area Ratio	0.85	0.65	0.70
Maximum Number of Units/Beds	234 units of senior housing	267 units/290 beds of independent living, memory care, assisted living, or skilled nursing facility	280 beds
Maximum Building Height	55 feet	75 feet	-
Minimum Building Setbacks			
Adjacent to Streets	20 feet	20 feet	35 feet
Adjacent to Interior Property Lines	20 feet	20 feet	35 feet
Adjacent to Single Family Residential Development	-	-	75 feet
Minimum Parking Structure Setbacks			
Adjacent to Street	-	-	35 feet
Adjacent to Interior Property Lines	-	-	35 feet
Adjacent to Single Family Residential Development	-	-	100 feet
Minimum Landscaped Setbacks			
Adjacent to Streets	20 feet	20 feet	20 feet
Adjacent to Interior Property Lines	20 feet	20 feet	5 feet
Adjacent to Single Family Residential Development	-	-	25 feet

Notes:
[1] Parking structure square footages are not considered as part of the floor area ratio calculations.

Table 7-2
Maximum Building Height

Use	Height
Hospital	100 feet
Medical Office Building	55 feet
Parking Structure	40 feet

7.6.2 Fences and Walls

a. An 8-foot tall wall shall be located along the southern and eastern perimeter of Site A, as depicted in Figure 7-3, Fencing and Wall Plan. An example of materials to be used for this wall includes, but is not limited to, rough face CMU block wall.

b. Decorative fencing shall be installed within Site A to enclose open space areas to the west and north of the Senior Housing facility, as depicted in Figure 7-3. Fencing shall be 6 feet tall. Example materials to be used for decorative fencing include, but are not limited to, wood or metal, with decorative concrete as an accent. Where concrete accent is used, plasters or offsets shall be spaced a maximum of 20-feet off center.

c. Decorative fencing shall be installed within Site B to enclose open space areas to the north, south and east of the buildings, as depicted in Figure 7-3. Example materials to be used for decorative fencing include, but are not limited to, wood or metal, with decorative concrete as an accent. Where concrete accent is used, plasters or offsets shall be spaced a maximum of 20-feet off center.

d. An 8-foot tall wall shall be located along the southern perimeter of Site C from the southwestern point to the parking lot for Medical Office Building 5. An example of materials to be used for this wall includes, but is not limited to, rough face CMU block wall, as depicted in Figure 7-3. Upon request of the Moreno Unified Valley School District, and subject to agreement with the owner of Site C, a gate may be included in the perimeter fence to allow school users to access Site C.

e. Fencing materials shall be compatible in material and design with building architecture and shall be architecturally treated on both sides.

7.6.3 Screening

a. Equipment enclosures and/or landscaping shall be used to screen views of ground mounted utility boxes and mechanical equipment. To the maximum extent feasible, utility and mechanical equipment must be located to the rear of buildings and away from sensitive land uses (e.g., residences, school) rather than along public sidewalks.

b. Any area used for storage or equipment shall be visually screened and buffered in accordance with Chapter 19.555 of the City of Riverside Municipal Code, which require solid masonry walls or similar permanent structures to screen from view on all sides.

7.6.4 Trash Enclosures

All trash/recyclable collection enclosure areas shall comply with the development standards set forth in the City of Riverside Trash Enclosure Policies, in accordance with Chapter 19.554 of the City of Riverside Municipal Code, which requires at a minimum that the collection area to be enclosed on 3 sides by a minimum 6-foot-tall decorative masonry wall. Screening shall be architecturally compatible with other on-site development in color, material, and style.

7.6.5 Parking

Parking shall comply with the provisions of Title 19, Section 19.580, Parking and Loading, of the Riverside Municipal Code. Shared parking may be approved at ratios less than the parking ratios shown on Table 7-3 as otherwise approved by the Community & Economic Development Director or his/her designee based on a shared parking analysis submitted in conjunction with a proposed phase of development.

Table 7-3
Parking Requirements for CSHC Specific Plan

Land Use[1]	Parking Requirements
Administrative Services	1 space per 250 square feet of floor area
Ambulatory Surgery Center	1 space per 180 square feet of floor area
Assisted Living and Skilled Nursing Facility	1 space per unit
Community/Education Center	1 space per 4 fixed seats, or 1 space per 60 square feet of assembly or classroom area for uses without fixed seats; and/or 1 space per 500 square feet for non-assembly area (i.e., library, office, etc.)
Florist Shops/Gift Shops	1 space per 250 square feet of floor area
Imaging Centers	1 space per 180 square feet of floor area
Independent Living	1 space per unit
Medical Retail	1 space per 250 square feet of floor area
Medical Services - Clinic, Medical Dental Offices, Urgent/Express Care, Optometrist	1 space per 180 square feet of floor area
Hospital	1 space per bed
Personal Services (barber shop, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc)	1 space per 250 square feet of floor area
Pharmacy	1 space per 250 square feet of floor area
Physical Therapy or Rehabilitation Center	1 space per 300 square feet of floor area
Restaurants (Sit-Down and Take Out)	1 space per 100 square feet of floor area
Senior Housing[2]	1.1 space per unit

Table 7-3
Parking Requirements for CSHC Specific Plan

Land Use[1]	Parking Requirements
Independent Living	1 space per unit
Wellness Center	1 space per 250 square feet of floor area

Note:
1 See Table 19.580.060 of the Riverside Municipal Code
2 For senior housing projects, 50% of the required spaces shall be covered either in a garage or carport.

7.6.6 Signage

The following signage standards are intended to ensure design consistency and maintain a high quality of design and aesthetics with respect to signage. In cases where there is a conflict between the signage standards of the City's Zoning Code and those of the Specific Plan, the standards in the Specific Plan shall prevail. Refer to the City's Zoning Code for signs not specified in the Specific Plan.

Building Mounted Signs

a. A maximum of one building mounted sign is permitted for each building frontage adjacent to a street, parking lot/structure, or driveway.

b. Signs shall be no greater than 1 square foot of sign per lineal foot of frontage of lease space or building, and shall not exceed a total of 200 square feet.

c. Signs shall be installed parallel to a building wall, canopy fascia. Roof signs are not permitted.

d. Building signs shall not be mounted above the main roof line of the building. Roof-mounted signs are prohibited.

Monument Signs

a. A Comprehensive Sign Program must be submitted and approved for all monument signs.

b. Monument signs along the perimeter of the Plan Area shall adhere to the requirements in Table 7-4. Please refer to Figure 7-4 for monument signage locations.

Table 7-4
Monument Signage Requirements for CSHC Specific Plan

Site	Street	Maximum No. of Signs	Minimum Spacing Between Signs
A	Valley Springs Parkway	1	100 feet
	Corporate Center Place	1	100 feet
B	Canyon Park Drive	2	100 feet

Table 7-4
Monument Signage Requirements for CSHC Specific Plan

Site	Street	Maximum No. of Signs	Minimum Spacing Between Signs
	Gateway Drive	1	100 feet
C	Valley Springs Parkway	3	100 feet
	Gateway Drive	1	100 feet
	Day Street	1	100 feet

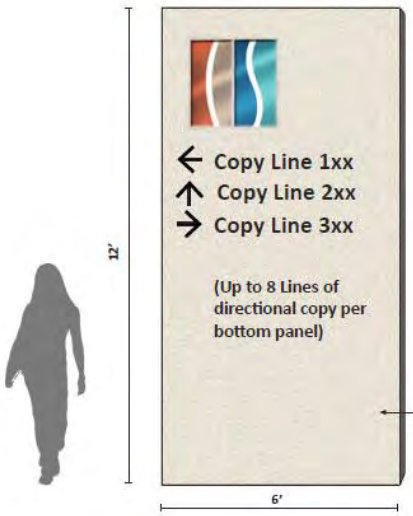
c. All monument signs shall be located so as to be directed toward a parking lot/structure, street, driveway, or pedestrian pathway.

d. Primary monument signs shall be a maximum of 100 square feet in area per display face and 12 feet in overall height; see images below.

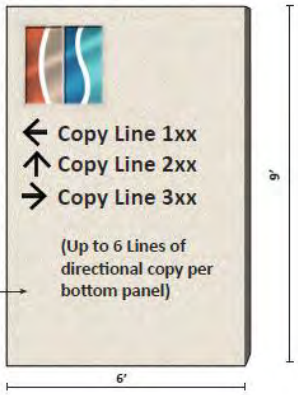
e. Secondary monument signs shall be a maximum of 60 square feet in area per display face and 9 feet in overall height; see images below.

f. Interior monument signs, not exceeding 30 square feet in area per display face and 6 feet in overall height, may be permitted in interior areas of the Plan Area.

Primary Monument Sign



Secondary Monument Sign



Freeway Oriented Pylon Signage

a. Businesses within the Canyon Springs Healthcare Campus Specific Plan may be identified on Pylon Sign F of the Canyon Springs Business Park Specific Plan, which will be located near Interstate 215, north of Eucalyptus Avenue.

7.6.7 Grading

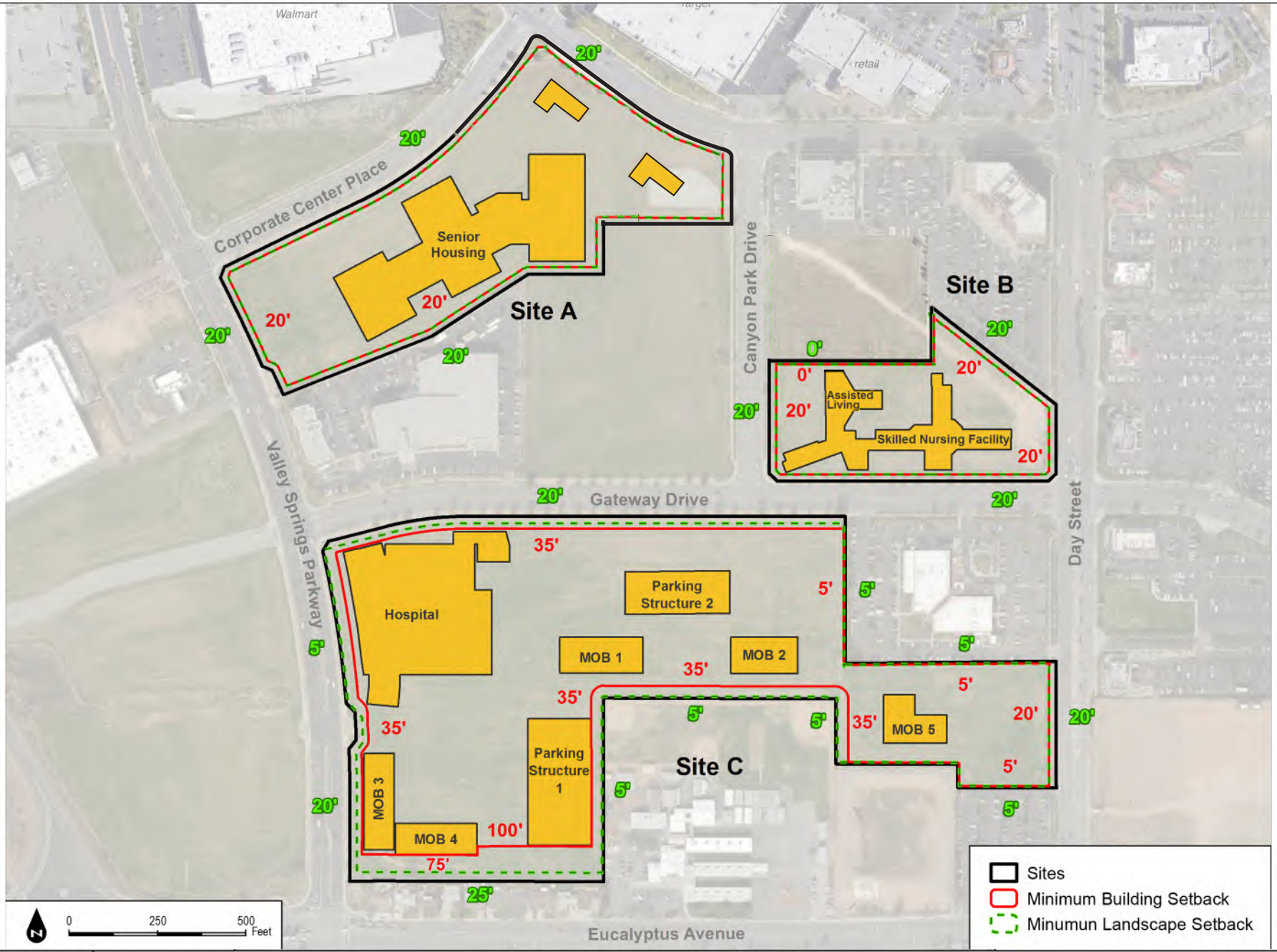
Grading shall comply with the provisions of Title 17 of the Riverside Municipal Code.

7.6.8 Lighting

Lighting shall comply with the provisions of Title 19 of the Riverside Municipal Code.

7.7 MODIFICATIONS TO THE DEVELOPMENT STANDARDS

Modifications to development standards associated with setbacks, fences and walls, and parking standards may be considered in conjunction with a conditional use permit.



SOURCE: Bing Maps, 2016

FIGURE 7-1
Site Setbacks

DUDEK

Canyon Springs Healthcare Campus Specific Plan

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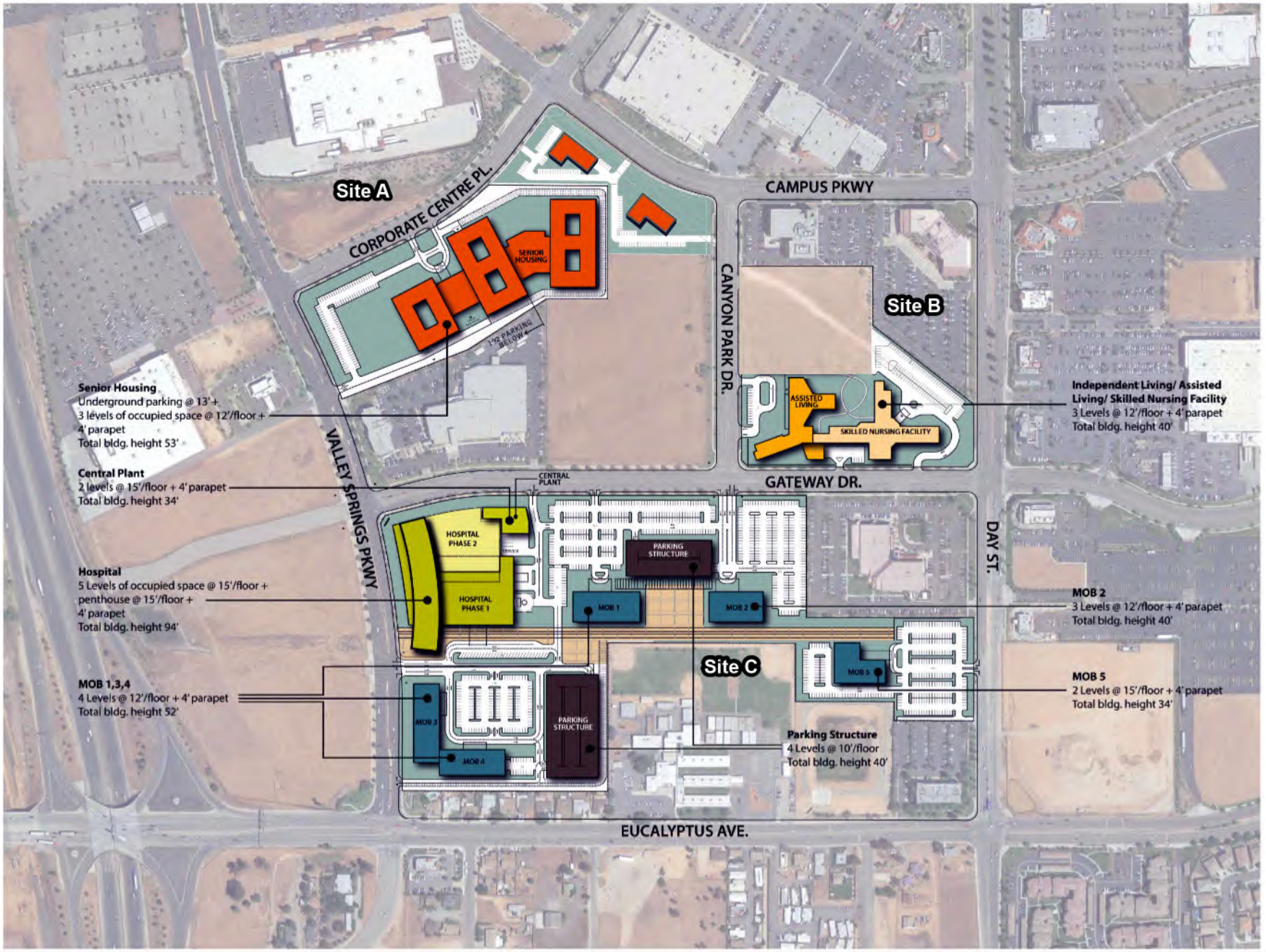

DUDEK

SOURCE: HGA, 2016

FIGURE 7-2
Maximum Building Heights

Canyon Springs Healthcare Campus Specific Plan

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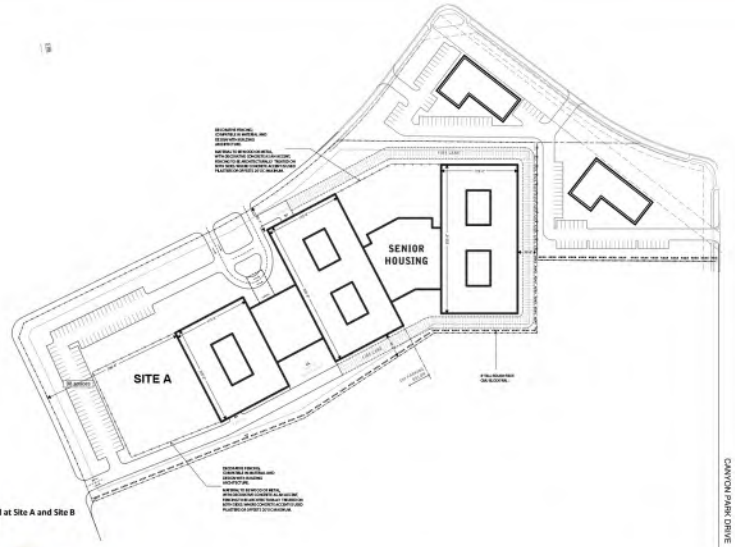
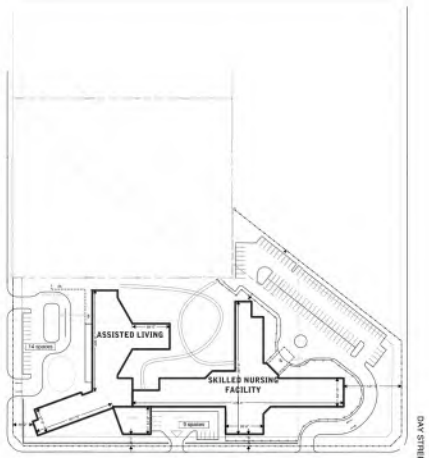
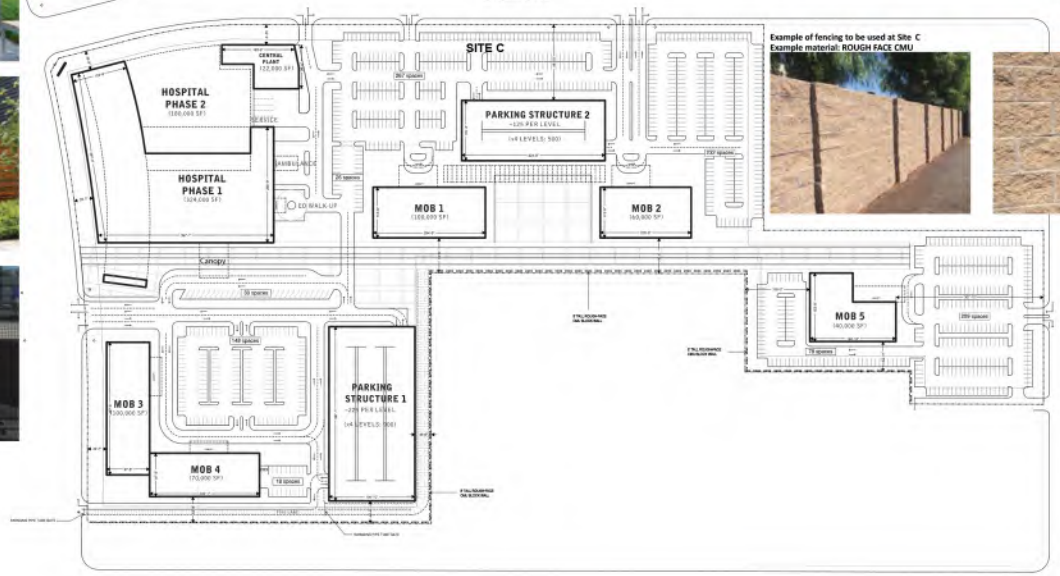




Example of fencing to be used at Site A and Site B
Example material: Concrete

Example material: wood

Example material: steel



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

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

HGA Architects and Engineers
Vicki Hooper
1918 Main Street, Third Floor
Santa Monica, CA 90405
310-557-7001

Rick Engineering Company
Richard O'Neil
177o Iowa Avenue, Suite 100
Riverside, CA 92507
951-782-0723

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

Living Unit Count

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

Parking Requirements

Description	Required Parking
Senior Housing	258
Independent Living	120
Assisted Living	76
Skilled Nursing	60
Hospital	280
MOB 1	556
MOB 2	333
MOB 3	556
MOB 4	389
MOB 5	222

SITE AREA

PHASE	SITE	NET AREA	GROSS AREA	TOTAL PER SITE (acres)	TOTAL PER SITE (SF)
1	A	14.43 acres	14.43 acres	14.43	628,571
1	B	6.37 acres	6.37 acres	6.37	277,477
2	C	14.8 acres	14.8 acres		
3	C	5.6 acres	5.6 acres		
4	C	8.3 acres	8.3 acres		
5	C	1.2 acres	1.2 acres		
	C			28.1	1,211,156
TOTAL				50.9	2,217,204

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

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

SOURCE: HGA, 2017

FIGURE 7-3
Fencing and Wall Plan

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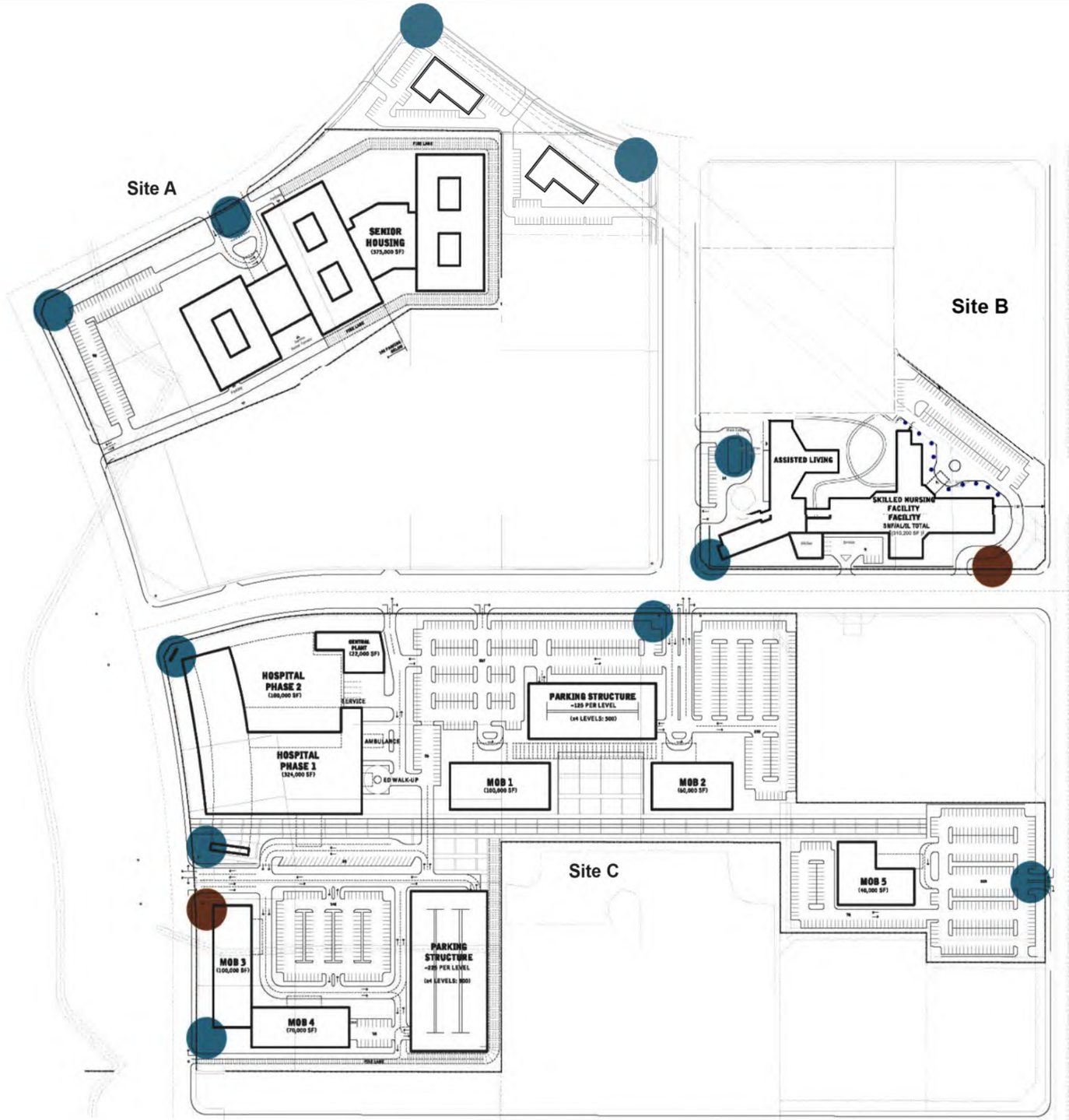

SOURCE: HGA, 2016

FIGURE 7-4
Monument and Directional Signs

DUDEK

Canyon Springs Healthcare Campus Specific Plan

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SOURCE: HGA, 2016

FIGURE 7-5
Lighting Plan

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Canyon Springs Healthcare Campus Specific Plan

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CHAPTER 8
DESIGN GUIDELINES

This chapter provides the general design criteria for the development of the Canyon Springs Healthcare Campus (CSHC) Specific Plan. The design guidelines are intended to establish the overall vision of the CSHC Specific Plan, provide guidance for the overall design quality, and assure compatibility between adjacent uses. This chapter establishes architectural and landscape design guidelines to be used by developers, builders, engineers, architects, and landscape architects in their preparation of plans for the development and implementation of the CSHC Specific Plan.

The objective is to promote a planned image of a healthcare campus where site planning is developed in a manner that emphasizes consistent and compatible development with adjacent sites and throughout the CSHC Specific Plan Area (Plan Area).

* CSHC Plan Area.

Images have been provided throughout this chapter that provide examples for how specific design guidelines may be implemented. The images are conceptual and for illustrative purposes only, and should not be construed as the only means of implementing the respective guideline.

8.1 SITE PLAN

a. New buildings and parking areas must be sited in a manner compatible with surrounding development and must relate to the surrounding built environment.

b. Buildings, parking areas, and circulation must enhance appropriate linkages between internal project buildings, as well as between the project and the surrounding development, including pedestrian walkways and plaza areas.

c. Buildings must be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas).

d. Loading, emergency vehicle access, delivery service areas, outdoor storage and stand-alone mechanical facilities must be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts. Sound attenuation and screening walls must be used as necessary where required by the City of Riverside Municipal Code and the project's Mitigation Monitoring and Reporting Program.

e. The mass and scale of new buildings shall be sensitive to the existing, adjacent structures within the Canyon Springs Business Park Specific Plan and the residences and Edgemont Elementary School in the City of Moreno Valley. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new building, minor stepping back of the upper portions of taller buildings, architectural reveals and details, and incorporating human scale elements, such as pedestrian-scale doors, windows, and building materials on the ground floor. Where a stepped approach is not possible due to the type of building (e.g., parking structures), adequate setbacks, screening and generous plantings shall be provided to soften the transition between the CSHC Specific Plan Area and adjacent uses outside of the CSHC Specific Plan Area. See also Section 8.5.9 (Parking Structures) below.

8.2 PARKING AND LOADING AREAS

a. Parking lot design shall be consistent with the standards established in Chapter 19.580 of the City's Zoning Code and Citywide Design Guidelines and Sign Guidelines.

b. Service and loading areas must take access from shared access points.

c. Parking structures adjacent to and visible from public streets must be appropriately screened to minimize undesirable visual impacts. Refer to Section 8.5.9 (Parking Structures) of this chapter for screening mechanisms within parking structure areas.

d. Surface parking areas must be divided through the use of canopy trees and landscape improvements located throughout to reduce the heat island effect.

e. Parking lot design shall include water quality stormwater facilities consistent with City of Riverside standards and the Final Water Quality Management Plan prepared for each phase.

f. Parking lots and structures must accommodate elderly and disabled drivers and passengers.

8.3 ENTRANCE DRIVEWAYS AND INTERNAL ACCESS DRIVEWAYS

a. Entry driveways must be clearly demarcated, visible, and accessible from the street and/or pedestrian corridors (e.g., enhanced paving, prominent landscape features, accent lighting, low-level decorative walls, and well-designed monument type signs).

b. All driveways shall be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised.

c. Entrance drives shall be designed to provide clear and direct access to building and parking areas.

d. Parking directly off of entrance drives and internal roads shall be kept to a minimum and restricted to visitor and short-term parking on the approved site plan.

e. Special paving shall be incorporated at entrance drives to provide visual interest and to help define entrance zones.

f. All driveways and access drives shall adhere to sight visibility requirements.

8.4 WALKWAYS AND BICYCLE PATHS

a. Pedestrian pathways and bicycle paths shall provide connections between buildings and from parking areas to the buildings they serve as well as from transit stops as depicted in Figure 5-1, Circulation Plan.

b. Sidewalks and corridors shall be a minimum of 6 feet wide to allow two wheelchairs to pass easily.

c. Walkways will be required to be planned and built across the Plan Area, and shall be provided to accommodate pedestrian connections from adjacent properties to buildings and parking areas within the Plan Area.

d. Pedestrian walkways shall be provided along entrance drives to connect buildings and parking areas to an overall pedestrian system.

e. Pedestrian crosswalks shall be provided across entrance drives.

* Example Walkway and Bicycle Paths.

f. Elements for providing shade and comfort, such as bench areas, pergolas, arcades, and park areas shall be included within the pedestrian circulation system in the Plan Area.

g. Seating and gathering areas next to entryways must be provided.

h. Bicycle parking and universal access must be provided.

i. Paved areas shall draw from a broad range of materials, designs, and finishes that are complementary to the building architectural. Pavers and concrete finishes are encouraged in pedestrian areas.

j. Pedestrian paths of travel and gathering areas shall be enhanced and delineated through the use of decorative hardscape.

8.5 ARCHITECTURE

The goal of the architectural design standards are intended to create a coherent and high quality building character that is complementary to the prevailing architectural styles in the vicinity and the highest standard of quality found elsewhere in Riverside, without determining a specific theme or style. The architectural standards govern a building's material and elements. The architectural standards set the parameters for allowable configurations and construction techniques. Equivalent or better products than those specified are always encouraged and may be submitted for approval to the City.

8.5.1 Architectural Style

a. The architectural style of new buildings should consider compatibility with the existing, adjacent structures within the Canyon Springs Business Park (CSBP) Specific Plan Area and the City of Moreno Valley.

b. New buildings must integrate modern and sustainable design. See also Section 8.5.7 below.

c. Facades must be "divided" by vertical and horizontal variations in wall planes, building projections, door and window bays, and similar elements. Building articulation must be present on all sides and rear walls of the buildings.

d. Unique architectural elements must be positioned to be included in key views of buildings and structures, including parking structures, signage, and outdoor furniture and seating areas.

e. Building entrances must be distinct and easily identifiable to assist in wayfinding.

8.5.2 Orientation

a. The orientation of buildings must facilitate and encourage pedestrian activity and convey a visual link to the pedestrian walkways.

b. Building orientation must take into consideration the site's characteristics, surrounding adjacent uses, and the location of major access points.

8.5.3 Height, Mass, and Scale

a. All facades of a building must feature design characteristics to help reduce the perceived scale of buildings. The following techniques shall be considered in building design to help reduce perceived mass:

   i. Deep inset windows

   ii. Inset entrances

   iii. Step-backs

   iv. Projections in the frontlines of buildings

   v. Variations in colors and textures

   vi. Canopies, arcades, and overhangs

b. The massing and scale of the buildings shall be sensitive to the visual and physical relationship of adjacent buildings.

c. Distinct architectural elements must divide and articulate all newly constructed building facades, in order to soften the scale and mass of buildings.

d. Changes in height, horizontal plane, materials, patterns, and colors must be used to reduce building scale and mass.

e. Primary building entries must be easily identified through the use of prominent architectural elements; signage, landscaping, lighting, canopies, roof form, and hardscape; architectural projections, columns, vertical elements; and other design features that help emphasize a building's entry.

8.5.4 Roofing

a. Roofs must be designed as an integral component of building form, mass, and facade. Building form must be enhanced by varying and offset roof planes, eave heights, and rooflines.

b. Cool roofing materials (e.g., reflective low-heat retention tiles and light-colored membranes and coatings) are encouraged to reduce heat buildup.

8.5.5 Color and Materials

a. Colors, exterior materials, and architectural details must be consistent and complementary within the Plan Area.

b. Building exterior materials must be durable and resistant to damage, defacing, and general wear and tear.

c. Acceptable building materials may include natural and cast stone, metal, plaster (or exterior insulation finishing system), glass, masonry, concrete and/or other contemporary composites; see Figures 8-1 and 8-2, Acceptable Building Exterior Materials and Finishes.

d. Unacceptable building materials are depicted in Figure 8-3, Unacceptable Building Exterior Materials and Finishes.

e. Building materials must support wellness. Use of sustainable materials and local resources (e.g., locally available, high recycled-content, reused, obtained from renewable sources, containing low volatile organic compound (VOC) levels, and high performance glazing units with low emissivity coatings) is highly encouraged.

8.5.6 Window Treatments

a. Louvers, sun shades and canopies are allowed on the ground floor and upper floors of all building types; see Figures 8-1 and 8-2, Acceptable Building Exterior Materials and Finishes.

b. Both horizontal and vertical sunshades are encouraged to reduce internal temperatures during hot summer months.

c. Louvers, sun shades and canopies may extend over pedestrian pathways, pedestrian plazas, and public spaces; however, they shall not extend into the public rights-of-way.

8.5.7 Sustainability

a. New buildings must meet the California Green Building Standards Code and the minimum standard for certification under the Leadership in Energy and Environmental Design (LEED) rating system for New Commercial Construction, Healthcare, and Major Renovations, as established by the United States Green Building Council, or an equivalent standard. Official certification for individual buildings is strongly encouraged, but not required.

b. Other LEED rating systems or equivalent rating systems are encouraged for specific purposes when applicable, such as the LEED rating system for Multiple Buildings/Campuses.

8.5.8 Screening and Mechanical Equipment

a. All screening devices must be architecturally integrated into the structure and compatible with materials and colors of the building.

b. Plant facilities, loading, and service areas must be screened from public view from all on-site and off-site vantage points, visibly separated from all public entrances and parking areas.

c. Utility and mechanical equipment must be screened from view of public streets and nearby buildings with landscaping and/or architectural elements.

d. Rooftop-mounted equipment visible from the surrounding area or adjacent buildings must be completely screened. Refer to Chapter 19.555 of the Zoning Code. Where rooftop equipment is visible from higher buildings, it must be painted to match the roof color.

8.5.9 Parking Structures

a. Parking garages must be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.

b. All parking structure ramps and decks in view from the street must be concealed through a combination of screen walls and plantings while providing adequate visibility for security purposes. Architectural screening can be done successfully in any number of ways with grilles and louvers, or opaque material without necessitating the use of mechanical ventilation.

c. The garage's exterior elevations must be designed to avoid a monolithic appearance. This can be accomplished through a menu of options as follows:

   i. Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.

   ii. Use simple, clean geometric forms, and coordinated massing.

   iii. Size openings in the parking garage to resemble large windows as in an office building.

   iv. Use masonry materials that are predominantly light in color, but avoid unpainted concrete masonry units.

   v. Avoid a sloping ramp appearance by providing level and uniform spandrels.

   vi. Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing.

8.5.10 Security and Lighting

a. Lighting must be designed in accordance with the site lighting guidelines shown in Figure 8-5, Lighting Techniques Diagram.

b. Lighting shall create a unified experience for navigating the outdoor spaces and to assist the Plan Area with identity and wayfinding.

c. Lighting shall help establish safety, comfort, and sustainability in design and installation.

d. Lighting at building exterior and adjacent landscape work best when integrated into the configuration of hardscape-softscape design elements. Intentional location of pole light bases, the sequence of fixture types, and uniformity in placement not only complement the overall site design but enhance the landscape space.

e. All lights shall be directed, oriented, and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way, and into driveway areas in a manner that would obstruct drivers' vision, in accordance with Chapter 19.556 of the City of Riverside Municipal Code.

* Example Lighting Types.

f. Lighting systems shall comply with all applicable energy requirements including but not limited to Green Guide for Health Care and project energy goals. Illuminance must meet or exceed lighting levels based on Illuminating Engineering Society Handbook and City of Riverside relevant practice recommendations.

g. Lighting levels must be equally distributed to provide uniform illumination over all parking areas and pedestrian access.

h. Landscape lighting may be used both to illuminate planting and hardscape areas and accent and meet illumination levels at pedestrian entry, walkways, and gathering areas, and provide safety and security.

i. The design of parking structures must minimize possible hiding places and openings that could allow random pedestrian access.

j. As much openness as possible is provided in the design to improve sight lines, eliminate hiding places, and enhance perceived security.

k. For security purposes, at least one side of the stair tower must include an opening running vertically the height of the tower.

l. The use of security cameras and security camera integrated with lighting is encouraged.

m. A minimum of 5-foot candles of illumination must be provided inside the parking structure. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.

n. Where LED site lighting fixtures are used, modules shall be used to reduce the cost of future replacements and maintenance. Provide consistent lighting appearance by using color temperature (CCT) of 3000K to 3500K.

o. Minimize luminaire and lamp types to reduce stock requirements for maintenance.

p. Use longer lamps to aid in long term maintenance and minimize replacement.

q. Exterior lighting control systems shall be comprised of photocells and programmable controls to provide time control of lighting as required by program requirements.

r. Light fixtures shall be commercial specification grade to ensure quality and performance and shall be assembled with components of new and good quality. Lamps shall be high performance and extra low mercury content type.

s. LED luminaire manufacturers shall have a minimum of five (5) year of experience in the design and manufacture of system components and LED products.

t. Painted finishes of fixtures and accessories shall be weatherproof enamel using proper primers or hot dipped galvanized and bonderized epoxy, in accordance with manufacturer's specifications. A twenty year life expectancy rate is desirable on specified painted surfaces.

u. For general lighting character, sequencing and hierarchal organization of lighting must be carefully designed. Celebratory and welcoming lighting quality must be at all entry courts and near building access.

v. Overall appearance of lighting must be built up from several layers of lighting techniques, rather than illuminating an entire space with one fixture family.

w. Fixture family and selection may vary from tall poles to pedestrian scale fixtures, low level lighting, and landscape lighting as appropriate to the desired lighting language and treatment of exterior space.

x. Select fixtures that are timeless, contemporary with clean appearance and simple aesthetic quality.

y. Pole heights shall vary in accordance with areas and usage.

    i. Pedestrian paths and walkways within garden courtyards, entry court, landscaped areas shall be within 10-foot to 14-foot tall.

    ii. Shared path poles may be larger scale between 14- to 20-feet tall and must reflect a desired processional character of the space and necessary light levels for both vehicles at circulation and pedestrians at drop-off zones.

    iii. Poles within 20- to 30-foot tall must be carefully used and shall not be permitted at the perimeter of the site unless shielded to prevent light spillage onto adjacent properties.

iv. Pole height up to a maximum of 20 feet tall may be used for utility driveways, loading docks, and surface parking. The height may be lower when adjacent to perimeter of site next to adjacent properties.

v. Low level lighting may be used for pedestrian activity areas, gardens, entry court, and therapy areas. These are fixtures mounted at waist level or below. Careful considerations must be made to have lamps shielded for wheelchair patients.

vi. Fixtures for low level lighting may also be used for tree uplighting by surface mounting adjustable fixtures in shrubs or from elevated planting elements and not on low groundcover (grass or lawn). Flush in-grade fixtures must be used carefully in limited areas.

vii. All fixtures must be cool to the touch to avoid burning patrons, and any glass shall be heavily tempered or avoided particularly at children's areas to prevent damage or injury.

8.5.11 Signage

The following signage design guidelines must be implemented; refer to Section 7.5.4, Signage, for applicable development standards.

a. As shown in Figure 7-4, signage must be located at appropriate entrances into the CSHC Specific Plan and must be used to identify the Plan Area and/or its significant components.

b. Several major identification opportunities exist along the perimeter of the Plan Area that must be used to elevate the visual presence of the Plan Area and differentiate the Plan Area from the Canyon Springs Business Park Specific Plan area.

c. Contemporary designs that are complementary to the building's architecture must be encouraged.

d. Signage must be an accent to the building's architecture and may include metal, stone, or other materials used in the building architecture.

e. Signage must be proportional to the building.

8.5.12 Fences and Walls

The following fencing and wall design guidelines must be implemented; refer to Section 7.7.2, Fences and Walls, for applicable development standards, and Figure 7-3 (Fencing and Wall Plan) for proposed fencing locations and materials.

a. Site A:

   i. An 8-foot tall wall shall be located along the southern and eastern perimeter of Site A. An example of materials to be used for this wall includes, but is not limited to, rough face CMU block wall, as depicted in Figure 7-3.

ii. Decorative fencing shall be installed within Site A to enclose open space areas to the west and north of the Senior Housing facility, as depicted in Figure 7-3. Fencing shall be 6-feet tall. Example materials to be used for decorative fencing include, but are not limited to, wood or metal, with decorative concrete as an accent. Decorative fencing shall be compatible in material and design with the building architecture and shall be architecturally treated on both sides. Where concrete accent is used, plasters or offsets shall be spaced a maximum of 20-feet off center.

b. Site B:

i. Decorative fencing shall be installed within Site B to enclose open space areas to the north, south and east of the buildings, as depicted in Figure 7-3. Example materials to be used for decorative fencing include, but are not limited to, wood or metal, with decorative concrete as an accent. Decorative fencing shall be compatible in material and design with the building architecture and shall be architecturally treated on both sides. Where concrete accent is used, plasters or offsets shall be spaced a maximum of 20-feet off center.

c. Site C:

i. An 8-foot tall wall shall be located along the southern perimeter of Site C from the southwestern point to the parking lot for Medical Office Building 5. An example of materials to be used for this wall includes, but is not limited to, rough face CMU block wall, as depicted in Figure 7-3. Upon request of the Moreno Valley School District, and subject to agreement with the owner of Site C, a gate may be included in the perimeter fence to allow school users to access Site C.

8.6 LANDSCAPE GUIDELINES

The goal of the landscape design standards are intended to create a coherent and high quality landscape design that is inviting and complementary to the built environment. A Conceptual Landscape Plan will be required as a part of Administrative Design Review. The following general landscape guidelines must be implemented.

8.6.1 Landscape Design

a. Landscape design elements must address sustainability, resiliency, and the creation of landscape character that recognizes the site and its local climate, and is sensitive to significant climate changes of the region including challenges of planting during higher temperatures and less than average rainfall.

b. Landscape design must reflect details in planting material and hardscape, supplementing architectural materials, color, and details; and complementing the local environment and planting microclimate.

c. Landscaping must complement the architecture and hardscape features, and give consideration to the existing landscape.

d. The landscape design must help define the major building entrances and enhance its functionality.

e. Weather protection from rain, sun, and wind must be provided by the building form and/or landscape elements.

f. Interior views to of the exterior landscape must be regarded as important factors of the success of the landscape design.

g. Landscaping must be in scale with the adjacent buildings and be appropriately sized at maturity.

h. Pedestrian scale plantings must prevail in courtyards and walkways. Larger scale plantings must be used along street setbacks and vehicular entrances.

* Example Landscape Types.

i. A palette of construction and plant materials must be used which will provide continuity and recognizable order in the landscape and which must define a range of details in material refinement, texture and character relative to their aesthetic and functional intent.

j. Materials must be chosen to enhance and complement the built form in terms of texture, color, and pattern.

k. The habitats of living plants must be fully understood in both plant selection and landscape layout, to avoid over-planting, excessive maintenance and water use, or conflict with other planting and structures. The disorganizing effect resulting from using too many colorful, but visually consuming combinations of varieties shall be avoided. Constraint must be exercised in utilizing shrubs for building foundation planting to allow for access, maintenance and window clearance.

l. Landscaping must generally incorporate plantings using a three-tiered system consisting of trees, shrubs, and groundcover; refer to Figures 8-4 through 8-10 for examples.

m. Shrubs must be conceptually massed in large drifts to create enclosure and unity.

n. Landscaping must be used to create screens and buffers for parking areas, storage areas, and trash/recyclable collection enclosures and provide separations between uses or activities where required. Landscaping may also be used to soften the appearance of buildings and screen undesirable views from the public and surrounding uses.

o. Separations include visual screens and noise buffers. Examples such as loading, service and parking areas, and outdoor storage areas must be minimized to the extent feasible and screened from view.

p. Common buffer treatments include landscape strips, walls, fencing, green-screen, raised planters, berms, and elevation changes such as retaining walls or slopes.

q. Locate deciduous trees on the south sides of buildings to reduce the heating and cooling demands of the buildings.

8.6.2 Water Conservation

a. Consistent with the ecological conditions of the unique location of the Plan Area, a palette of plant materials is indicated which provides a range of opportunities in functionally structuring open spaces as well as providing the necessary amenity requirements of color, texture and shade. This includes the preservation, and perhaps reinforcing where possible, existing native and introduced tree cover.

* Example Drought Tolerant Landscape.

b. California native, drought-resistant, and climate appropriate plant species, which mature without formal pruning, must be selected where feasible.

c. Landscaping shall be consistent with the City's Water Efficient Landscaping Ordinance. Refer to Chapter 19.570 of the Zoning Code.

d. Water conservation is an important factor in plant selection. Strategies include use of drought tolerant planting, use of native or naturalized plantings at interfaces with natural spaces, grouping plantings which require more water in the high use/high visibility areas, and use of plantings with lower water requirements in other less visible locations, limiting use of turf to reduce excessive water consumption.

e. Design and size irrigation systems to achieve maximum efficiency and reduce water consumption. Incorporate smart controllers, remote weather monitors and soil moisture sensors into irrigation systems to enhance efficiency. Utilize centralized control to reduce maintenance and increase flexibility in the system.

8.6.3 Water Efficiency

a. Bioretention areas can be used to detail run-off in vegetated swales, raised open-bottom planters, or similar low-impact development strategies.

b. Vegetated swales as part of a landscape drainage strategy is key to improving stormwater quality by holding and cleaning the water through riparian type planting before water is released back into the City or County drainage system, while at the same time reducing runoff and increasing on-site infiltration.

* Example Vegetated Swales.

A variety of bioswale planting species that are either native or drought tolerant may be used. See Figure 8-10 for an example list of vegetated bioretention area plant materials that can handle water and are able to stand long periods of drought. Bioretention or vegetated swale areas adjacent to parking areas must be designed with curb stops at each parking space and per the Riverside County Low Impact Development-Best Management Practice Design Guidelines.

8.6.4 Common Open Space

a. Open spaces must provide a hierarchy of inviting, walkable outdoor areas and a variety of gardens accommodating small to larger number of gathering and dining, and for varied uses as recreation, fitness, healing and therapy outdoor rooms, with different typologies from connected pathways to plazas and courtyard.

b. Exterior spaces must have a close relationship with some of the building interior gathering spaces, such as lobbies, waiting areas and outpatient service areas; and accessible where direct access to the exterior spaces is necessary, such as for therapy, maternity, and pediatric and similar hospital and outpatient services.

c. Healing gardens must be easily accessible from pedestrian traffic and may include those that are specific to outdoor therapy for the hospital inpatient and the outpatient of medical office buildings (MOBs). Healing gardens in the senior housing and assisting living areas may include memory and scented gardens, level walking looped pathways and individual or group therapy areas.

d. Fitness and activity areas may be introduced as part of the healing gardens and at transition spaces between plazas and courtyards and must be identified as part of the medical program for any of the hospital-MOB sites and the senior housing site.

8.6.5 Parking Lots

Parking shall comply with the provisions of Title 19, Section 19.580, Parking and Loading, of the Riverside Municipal Code.

a. Trees shall be planted and maintained in all surface parking lots at a ratio of 1 tree for every 4 parking spaces (clustered or grouped). The trees shall be placed throughout the parking lot in a manner that will ensure that all portions of the parking lot receive tree shade. Trees shall be of varieties that provide a broad canopy.

b. Between the parking lot and street right-of-way, landscaping shall be designed and maintained for partial screening of vehicles to a minimum height of 3 feet, measured from the finished grade of the parking lot. Screening materials may include any combination of plant materials, earthen berms, solid masonry walls, raised planters or other screening device deemed by the City to comply with the intent of the requirement.

c. Parking lots having more than 20 spaces shall have a minimum of 5% of the parking lot area landscaped.

d. Parking structures shall have a minimum landscaped setback as required by Section 7.6, Site Development Standards and shown in Figure 7-1, Site Setbacks.

e. Parking structures located along all street frontages must have a 3-foot high buffer to such parking structure consisting of a decorative masonry wall, solid hedge or planted screen, landscaped mounds or any combination thereof. Landscape screens and masonry walls shall be situated at the rear of the landscaped setback.

8.6.6 Maintenance

a. Strive for zero waste landscape maintenance practices – composting wood waste from the removal and pruning of woody plants.

b. Employ Integrated Pest Management practices for pest management in the landscape to reduce reliance on chemical controls.

c. Minimize dependence on polluting chemical fertilizers. Utilize organic practices where feasible.

d. Facilitation of maintenance operations must include provision of access to plantings and irrigation systems for maintenance and repair; use of plant materials in a manner suitable to growth habitat and longevity; and minimizing future pruning and plant removal.

e. Design lawn areas in a manner to reduce water consumption; and facilitate easy moving by driven machines, including easy access, layout of hardscape areas to

facilitate regular maintenance activities such as machine sweeping and cleaning, and service cart access for trash collection.

f. The following plant characteristics are desirable to reduce maintenance and repair costs:

   i. Non-invasive root systems, especially trees which will not lift the hardscape (pavement);

   ii. Ease of regular maintenance, such as plantings with minimal leaf, flower or fruit drop in hardscape areas, or clean species requiring little pruning to achieve the desired landscape effect;

   iii. Pest and disease resistant to the greatest extent possible;

   iv. Does not require hand watering (can be irrigated through automated systems);

   v. Suitable to soil conditions without extensive amendment or feeding;

   vi. Long-lived and hardy;

   vii. Limited need for frequent replacement;

   viii. Mature growth characteristics appropriate to the location and spacing;

   ix. Non-poisonous plant species in areas requiring maintenance of sight lines or for security along paths; and

   x. Plantings that are low or with a slow growth rate, open growth habit, or high tree canopy must be considered.

g. Select durable hardscape materials, furnishings, signage and other features which withstand wear, abuse, climate and vandalism.

h. Maintenance requirements must be weighed against other factors, such as desired summer shade/winter sun (leaf drop) or vine-covered walls, as a campus design treatment (maintenance intensive).

8.7 BUS STOP GUIDELINES

A new bus stop will be included along northbound Valley Springs Parkway, south of the intersection with Gateway Drive, as shown in Figure 5-1, Circulation Plan. The following guidelines shall be implemented in the design and placement of the bus stop, in accordance with Riverside Transit Agency's (RTA's) specifications.

a. The bus stop shall be located a minimum of 50 feet south of Gateway Drive.

b. The bus stop shall provide the following amenities:

   i. RTA Bus stop signage;

   ii. A 5-foot by 20-foot concrete shelter;

iii. A trash bin and bench consistent with RTA's specifications; and

iv. An ADA-compliant wheelchair ramp provided from the curb, and placed such that the ramp will align with the rear door of the bus, as shown in Figure 8-11.

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Acceptable Building Exterior Materials and Finishes:

- Stone
- Masonry
- Ceramic/ Terra Cotta Cladding
- Cement/ Lime Plaster (e.g. Swisspearl)
- Composite Metal Panel (e.g. Alucobond)
- High Pressure Laminate Panel (e.g. Trespa)
- Concrete
- Precast Concrete
- GFRC (Glass Fiber Reinforced Concrete)
- Storefront Glazing
- Curtain Wall Glazing
- Louvers/ Sun Shades/ Canopies

DUDEK

FIGURE 8-1
Acceptable Exterior Building Materials and Finishes

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© Alan Karchmer

© Toby Canham/Getty Images

© Jonathan Hillyer

© MBM Solutions

© Prodec Group

© WZMH Architects

© Dri-Design

Acceptable Building Exterior Materials and Finishes

- Stone
- Masonry
- Ceramic/ Terra Cotta Cladding
- Cement/ Lime Plaster (e.g. Swisspearl)
- Composite Metal Panel (e.g. Alucobond)
- High Pressure Laminate Panel (e.g. Trespa)
- Concrete
- Precast Concrete
- GFRC (Glass Fiber Reinforced Concrete)
- Storefront Glazing
- Curtain Wall Glazing
- Louvers/ Sun Shades/ Canopies

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FIGURE 8-2

Acceptable Exterior Building Materials and Finishes

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© 2014 CertainTeed Corporation

© Maintenance Free Siding // Siding Express

© 2014 Contractor's Siding

© 2014 Country Towne Builders Inc.

© Board & Batten Vertical Siding

© Liberty Home Solutions, LLC

Unacceptable Building Exterior Materials and Finishes:

Vinyl Siding
Masonite / Hardie Board Siding

DUDEK

FIGURE 8-3
Unacceptable Exterior Building Materials and Finishes

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Callistemon Spp.
Bottlebrush

Cercidium 'Desert Museum'
Palo Verde

Geijera Parvifolia
Australian Willow

Jacaranda Mimosifolia
Jacaranda

Koelreuteria Spp.
Koelreuteria

Olea Europaea
Fruitless Olive

Platanus Racemosa
California Sycamore

Quercus Spp.
Live Oak

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FIGURE 8-4

Plant Palette - Trees

Canyon Springs Healthcare Campus Specific Plan

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Anigozanthus Flavidus
Kangaroo Paw

Acacia Cognata 'Cousin Itt'
Little River Wattle

Callistemon Citrinus 'Little John'
Dwarf Bottlebrush

Carissa Grandiflora
Natal Plum

Heteromeles Arbutifolia *
Toyon

Galvezia Speciosa
Island Snapdragon

Leucophyllum Spp.
Sage

Olea 'Little Ollie'*
Olive

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FIGURE 8-5

Plant Palette - Shrubs

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Aeonium Spp.
Aeonium

Agave Spp.
Squid Agave (shown above)

Aloe Spp.
Aloe Brevifolia (shown above)

Euphorbia Spp.*
Euphorbia

Echeveria Spp.
Echeveria

Furcraea Spp.
Green Aloe

Hesperaloe Parvifolia
Red Yucca

Senecio Spp.
Senecio

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FIGURE 8-6

Plant Palette - Succulents

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Agrostis Pallens
Bent Grass

Bouteloua Spp.
Bouteloua

Chondropetalum Tectorum
Cape Rush

Cordyline Spp.
Dracaena Palm

Dasylirion Spp.
Dasylirion

Festuca Spp.
Fescue

Miscanthus Spp.
Silver Grass

Muhlenbergia Rigens[ZB]
Deer Grass

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FIGURE 8-7

Plant Palette - Grasses

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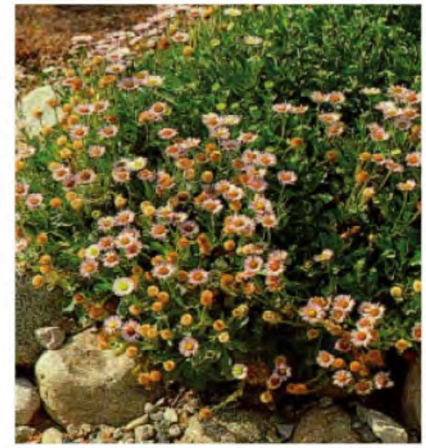
Acacia Redolens 'Low Boy'
Acacia

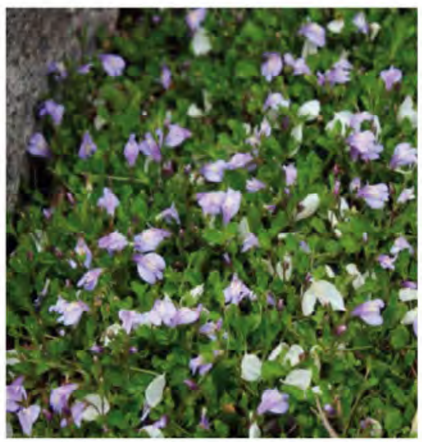
Arctostaphylos Spp.
Manzanita

Dymondia Margaritea
Silver Carpet



Erigeron Spp.
Fleabane

Myoporum Spp.
Myoporum



Phyla Nodiflora
Turkey Tangle

Rosmarinus Officinalis
Rosemary

Stachys Byzantina
Lambs Ear

DUDEK

FIGURE 8-8

Plant Palette - Groundcover

Canyon Springs Healthcare Campus Specific Plan

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Clytostoma Callistegioides
Purple Trumpet Vine

Distictis Buccinatoria
Red Trumpet Vine

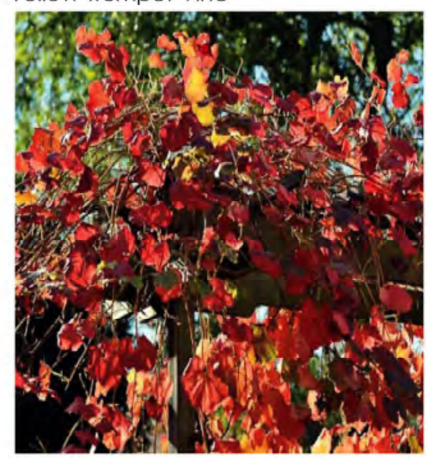
Lonicera Japonica
Honeysuckle

Macfadyena Unguis-cati
Yellow Trumpet Vine

Passiflora Caerulea
Passiflora 'Clear Sky'

Pyrostegia Venusta
Flame Vine

Trachelospermum Spp.
Star Jasmine



Vitis Californica
California wild grape

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FIGURE 8-9

Plant Palette - Vines

Canyon Springs Healthcare Campus Specific Plan

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Achillea Millefolium[※, ZB]
Yarrow

Heuchera Maxima [ZB]
Island Alum Root

Juncus Patens[ZA]
California Gray Rush

Leymus Spp.[ZA]
Wild Rye

Mimulus Cardinalis [ZA]
Scarlet Monkeyflower

Rosa Californica [ZA]
California Wild Rose

Ribes Spp.[ZA]

Venegasia Carpesioides[ZA]
Canyon Sunflower

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FIGURE 8-10

Plant Palette - Bio-Retention

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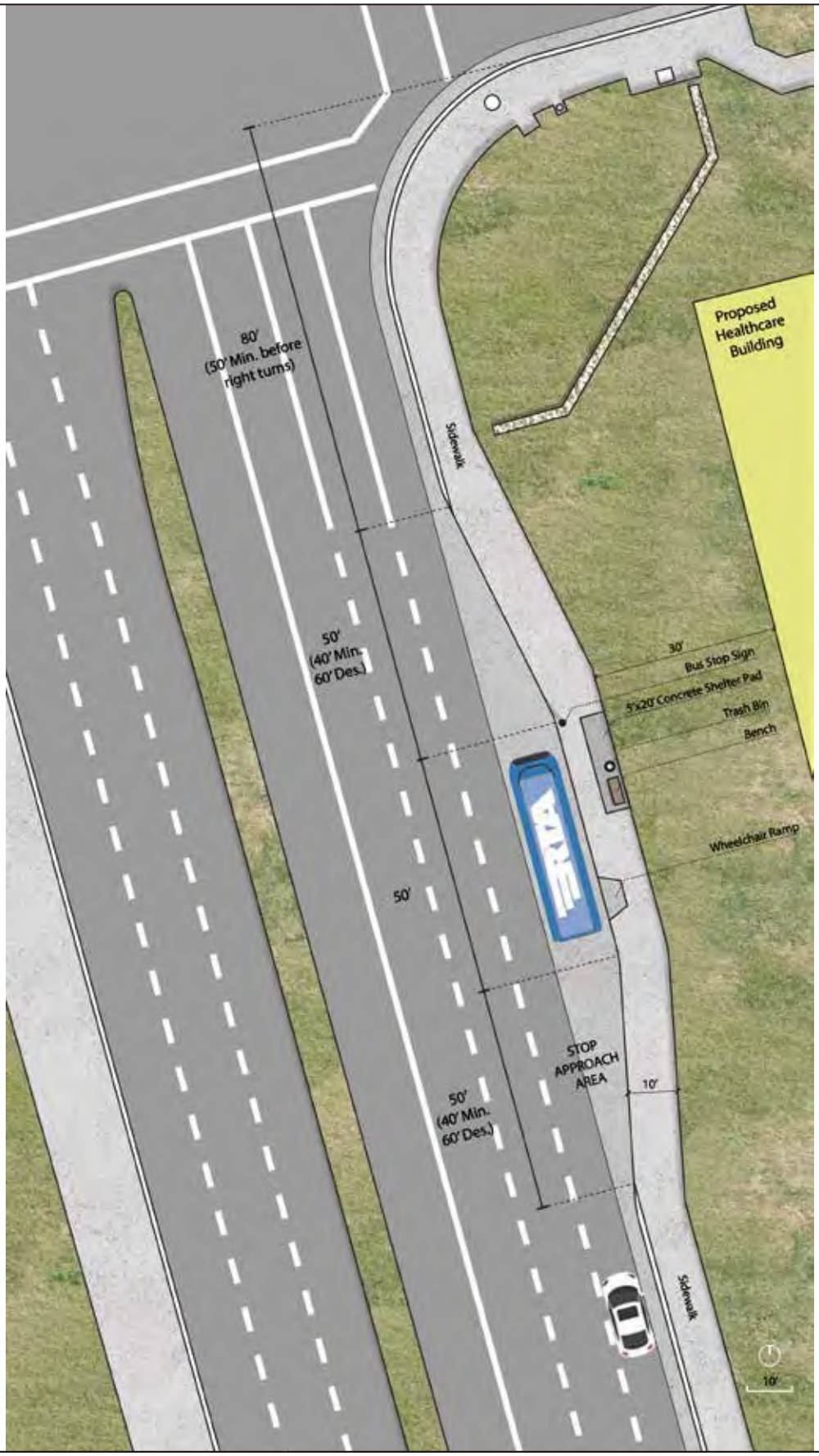

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FIGURE 8-11
RTA Bus Stop Plan

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CHAPTER 9
IMPLEMENTATION

This chapter includes mechanisms to implement the objectives and recommendations presented in the Canyon Springs Healthcare Campus (CSHC) Specific Plan.

9.1 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

Development proposals within this CSHC Specific Plan Area (Plan Area) shall be deemed consistent if proposals meet the standards within this Specific Plan.

9.1.1 Substantial Conformance

A. **Applicability.** For purposes of this Specific Plan the term "substantial conformance" shall mean a development proposal that contains nonsubstantial variations from a condition of approval, diagram, or text of the Specific Plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the Specific Plan, the conditions of approval, and the Specific Plan text.

Substantial conformance may include the following:

i. A modification or deletion of a condition which will not substantially or adversely affect the underlying purpose for which the condition was initially required;

ii. Construction of an implementing project out of phase so long as all infrastructure and public facilities required for the intervening phases are provided;

iii. A modification of the approved land uses in a phase which does not increase the land use density or intensity in any phase or site beyond that allowed by the Specific Plan; or

iv. A modification of the project design which improves circulation, minimizes grading, improves drainage or improves infrastructure.

2. Whenever an application for an implementing project varies from and is not in substantial conformance with the Specific Plan, a minor modification or amendment to the Specific Plan shall be adopted pursuant to the provisions of Section 9.1.2 or 9.1.3 of this Chapter, whichever is applicable, prior to approval of the implementing project.

3. Whenever an application for an implementing project varies from but is in substantial conformance with the Specific Plan, a determination of substantial conformance shall be issued as provided in this section, prior to the approval of the implementing project.

B. **Process**.

1. An application for a determination of substantial conformance with the CSHC Specific Plan shall be made and submitted to the Community & Economic Development

Director (the Director) stating their request for substantial conformance, and include the following:

i. An accurate and complete description of the modification and how it affects the adopted Specific Plan, along with any necessary exhibits or diagrams;

ii. Any other information, exhibits or drawings that the Director may require.

2. The Director shall make a determination of substantial conformance prior to issuance of any permits or approval of plans. In making the determination, the Director or designee shall be required to make the following findings as part of a written record:

i. That the project as modified meets the overall purpose and intent of the Specific Plan; and

ii. That the project as modified is consistent with the findings and conclusions contained in the resolution adopting the Specific Plan.

9.1.2 Minor Modifications

A. **Applicability.** The following changes to the Specific Plan shall be considered Minor Modifications:

- Change in utility and/or public service provider or location;
- Change in internal driveway alignment, width, or improvements subject to approval by the City engineer;
- Minor changes to landscape or entry design which are consistent with the design criteria set forth in Chapter 7, Development Standards, and Chapter 8, Design Guidelines, of this Specific Plan;
- Minor changes to the architectural or landscape design guidelines, which are intended to be conceptual in nature and flexible in implementation;
- Minor site location adjustments to proposed buildings/structures;
- Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, or improves infrastructure; and
- Refinements to Specific Plan language which increase clarity and do not change policy intent.

B. **Process.** Minor Modifications to the CSHC Specific Plan, as defined in subparagraph a, above, shall not require a Specific Plan Amendment. Minor Modifications shall be subject to approval by the Director or designee and shall not require a public hearing or notice. A written record of such Minor Modifications shall be maintained on file with the official copy of the adopted Specific Plan, or the Specific Plan document may be modified. In approving a Minor Modification, the Director or designee shall be required to make the following findings:

- The proposed modification would meet the overall purpose and intent of the Specific Plan; and
- The proposed modification demonstrates that the Specific Plan goals and objectives are not being compromised despite the modification.

9.1.3 Amendments

Development proposals that do not meet the above criteria for Minor Modifications, or that are not found to be in substantial conformance with the Specific Plan, shall require a Specific Plan Amendment. The applicant may request amendments to the Specific Plan at any time pursuant to Section 65453(a) of the Government Code and Chapter 19.820 of the Zoning Code – Specific Plan/Specific Plan Amendments.

An amendment to the Specific Plan shall be processed in accordance with Chapter 19.820 of the Zoning Code – Specific Plan/Specific Plan Amendments. Such amendments require an application and fee to be submitted to the City Planning Division, stating in detail the reasons for the proposed amendment. The Specific Plan may be amended as often as deemed necessary, in compliance with state law.

In the event the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) will be responsible for associated fees for the preparation of necessary CEQA documentation.

9.2 ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING PROGRAM

The CSHC Specific Plan has been prepared in conjunction with an Environmental Impact Report (EIR) (State Clearinghouse No. 2016031001), which identifies potential impacts resulting from the proposed development. The EIR, as well as a Mitigation Monitoring and Reporting Program (MMRP), were considered concurrently with this Specific Plan by the City of Riverside. The MMRP is located in Appendix C of this Specific Plan.

The EIR serves as the environmental clearance document for the CSHC Specific Plan and all future development undertaken within the CSHC Specific Plan Area. Future development projects that require discretionary review and are in conformance with this plan shall only be reviewed for potential environmental impacts that were not considered as part of the approval of the CSHC Specific Plan.

9.3 SUBSEQUENT ENTITLEMENTS

9.3.1 Design Review

Shall be processed in accordance with the provisions of Chapter 19.710 of the City of Riverside Zoning Code.

9.3.2 Conditional Use Permits

Shall be processed in accordance with the provisions of Chapter 19.760 of the Zoning Code – Conditional Use Permit.

9.3.3 Review by Other Agencies

Prior to the construction and operation of a healthcare campus, review and approval may be required from other agencies including, but not limited to, the Federal Aviation Administration (FAA), Office of State Health Planning and Development (OSHPD), Department of Health Services (DHS), Caltrans, Riverside County Airport Land Use Commission, City of Moreno Valley, and other federal, state and local agencies, as required by applicable law. This is part of the approval and licensing process for the hospital and certain clinic uses and is outside of the purview of the City of Riverside.

9.4 APPEALS

An appeal from any determination, decision, or requirement of the City Community & Economic Development Director or his/her designee or the Planning Commission shall be made in accordance with the appeal procedures established by the City of Riverside Zoning Code, Chapter 19.680 – Appeals.

9.5 PHASING

The CSHC land use plan, as shown in Figure 4-1, Land Use Plan, provides the framework for development of the Plan Area over a 10-year period. Development within the CSHC Specific Plan is expected to occur in five phases, as outlined in Section 4.2 “Land Use Plan.” Phasing as outlined in Section 4.2 is conceptual and may occur in any order and phases may overlap.

9.6 FINANCING

Improvements identified within this Specific Plan are private in nature and will be financed by the project applicant and/or developers within the boundaries of the CSHC Specific Plan Area. No public financing is assumed.

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