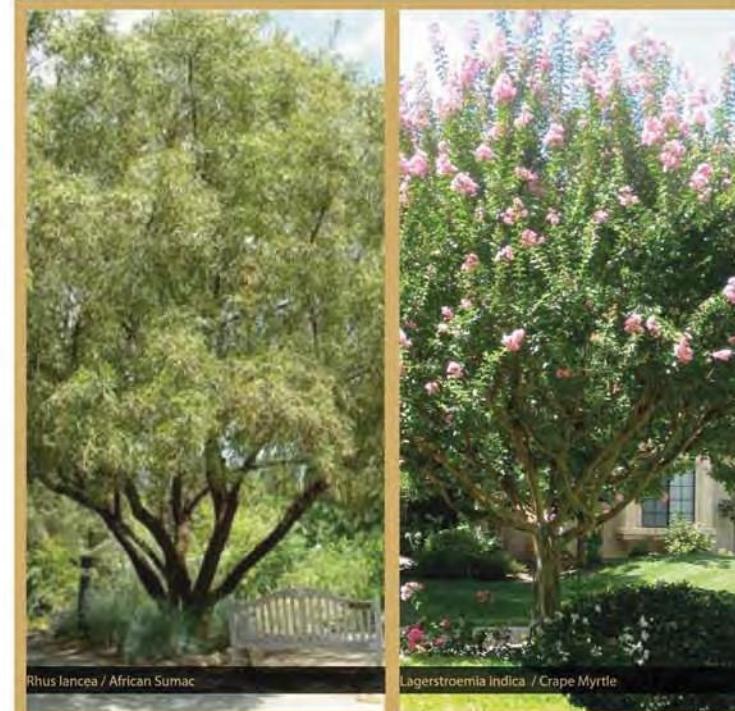


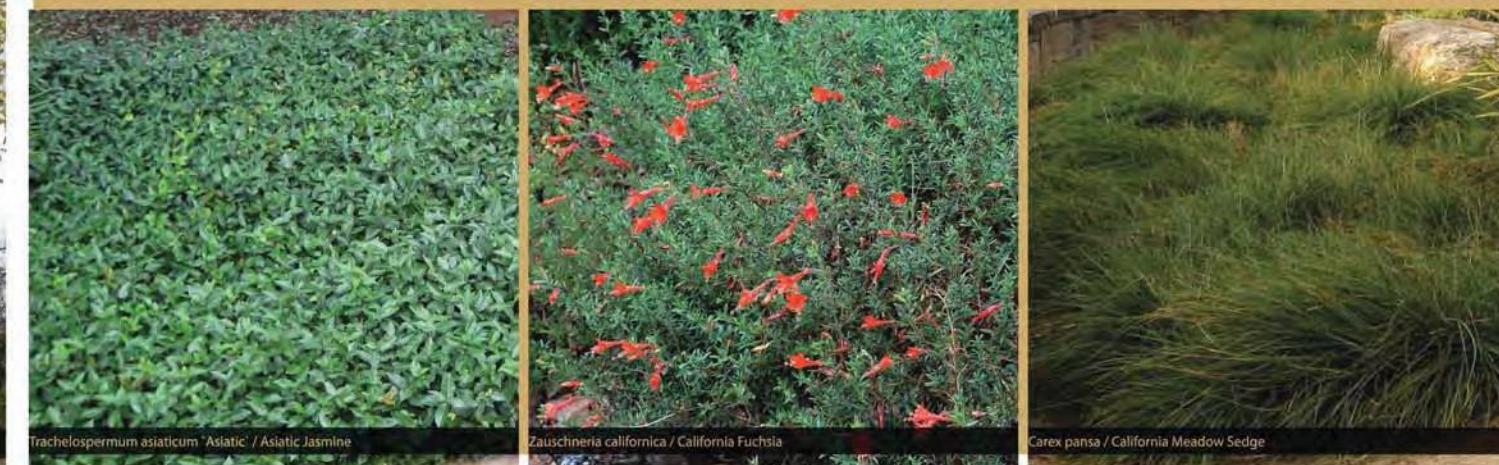
TREES



SHRUBS



GROUNDCOVER



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TREES



Platanus x acerifolia / London Plane Tree



Lagerstroemia indica 'Watermelon Red' / Watermelon Red Crapemyrtle



Lagerstroemia indica 'Catawba'

GROUNDCOVER



Fragaria chiloensis / Beach Strawberry



Trachelospermum asiaticum 'Asiaticum' / Asiatic Jasmine

SHRUBS



Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn



Agapanthus africanus / Lily of the Nile



Phormium tenax 'Maori Queen' / New Zealand Flax



Nandina domestica 'Harbor Dwarf' / Harbor Dwarf Heavenly Bamboo

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9.0 IMPLEMENTATION

This section includes mechanisms to implement the objectives and recommendations presented in the RCH Specific Plan

9.1 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

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

9.1.1 Substantial Conformance and Minor Modifications

Minor modifications to the RCH Specific Plan shall not require a Specific Plan Amendment, and shall be subject to a “substantial conformance” determination, an administrative mechanism by which minor modifications to the Specific Plan which do not result in significant impacts and are consistent with the intent of the Specific Plan shall be permitted without a formal amendment process. The City of Riverside shall make determinations of substantial conformance.

Minor modifications that meet the above “substantial conformance” determination may include, but are not limited to, modifications necessary to comply with final Conditions of Approval or modifications affecting infrastructure, public services and facilities, landscape, and other issues except those affecting project development standards. The following minor modifications to the RCH Specific Plan shall not require a Specific Plan Amendment, and shall be subject to the substantial conformance determination procedure set forth above:

- 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;
- A bed count transfer, as long as the number of licensed beds as identified in the land use plan is not exceeded;
- Minor changes to landscape or entry design which are consistent with the design criteria set forth in Chapter 7.0, Development Standards, and Chapter 8.0, 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.

The Minor Modifications described and listed above are not comprehensive. Any Minor Modification that is deemed by the Community Development Director to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted.

9.1.2 Amendments

Development proposals that do not meet the above Specific Plan consistency requirements, 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 will require review and approval by the City of Riverside Planning Commission and City Council using the same procedures under which it was adopted as specified in 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 RCH Specific Plan has been prepared in conjunction with an Environmental Impact Report (EIR) (State Clearinghouse No. 2013071102), 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 RCH Specific Plan and all future development undertaken within the RCH 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 plan.

9.3 SUBSEQUENT ENTITLEMENTS

9.3.1 Design Review

The land use plans within this Specific Plan identify at a conceptual level the intended location and footprint of the uses proposed within the RCH Specific Plan Area. Prior to issuance of a building permit for any structure or improvement within the RCH Specific Plan Area, a site plan must be submitted for administrative Design Review by the City in accordance with Chapter 19.710 of the Zoning Code except as noted herein. An Administrative Design Review for each phase is required.

The purpose of the Design Review procedure is to enable the Zoning Administrator to check future development projects for conformity with the provisions of the Specific Plan and Zoning Code and to allow the Zoning Administrator to impose conditions on the development projects as necessary to bring it into conformity with the General Plan, surrounding development, and City policies and regulations with respect to on-site and off- site dedications and improvements.

Design Review shall be conducted by comparing the project to applicable Specific Plan development standards, design guidelines, and other applicable City ordinances. A Design Review application shall be submitted in accordance with Chapter 19.710 of the City of Riverside Zoning Code. Typical items associated with the submittal of a Design Review application consist of the following:

- Plot Plan;
- Landscape and Irrigation Plan;
- Grading plans (new construction only);
- Architectural drawings, renderings or sketches; and
- Scale drawings of all signs.

These items may be subject to change and should be confirmed with City of Riverside Planning Staff prior to document preparation and application submittal. Upon submittal of the above-listed items, the Design Review application shall be reviewed and approved, with or without conditions.

9.3.2 Minor Conditional Use Permits

Minor Conditional Use Permits (Minor CUPs) shall be required for uses typically having unusual site development features or operating characteristics requiring special consideration so that they

may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area. Minor CUPs shall be required for such uses specified in Chapter 7.0, Development Standards, of this Specific Plan as requiring a Minor CUP and shall be processed as specified under Chapter 19.730 of the Zoning Code – Minor Conditional Use Permit. The conditions attached to Minor CUPs may include such provisions concerning use, height, area, yards, open spaces, setbacks, parking, loading, signs, improvements, general character, appearance, time limits, revocation dates, and other conditions necessary to comply with the findings listed in Chapter 19.730.040 of the Zoning Code – Required Findings, and all applicable site location, operation, and development standards..

9.3.3 State Review

Prior to the construction and operation of a hospital facility, review and approval is required at the state level from the Office of State Health Planning and Development (OSHPD) and Department of Health Services (DHS). This is part of the approval and licensing process for hospitals and is outside of the purview of the City of Riverside. Buildings requiring OSHPD review include the existing hospital building when it is reconfigured and the two planned hospital/patient care buildings.

9.4 APPEALS

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

9.5 REQUIRED DISCRETIONARY APPLICATIONS FOR SPECIFIC PLAN IMPLEMENTATION

Implementation of the RCH Specific Plan will require permits or other forms of approval from public agencies or other entities prior to construction, as follows.

1. City of Riverside

- Adoption of General Plan Amendment (P13-0208), Rezone (P13-0209), Site Plan Review (P13-0210), Specific Plan Amendment (P13-0211), and EIR (P13-0207), and other discretionary actions shall be reviewed and/or approved by planning staff, the City Planning Commission, and/or the City Council.

2. Regional Water Quality Control Board (RWQCB)

- National Pollutant Discharge Elimination System general construction permits will be required since the grading activities are larger than 1 acre.
- Approval of the Stormwater Pollution Prevention Plan (SWPPP) for any applicable requirements related to fill materials.
- A report of waste discharge shall be submitted to the RWQCB to obtain either a waste discharge requirement or a waiver for any impacts to waters of the state.

3. South Coast Air Quality Management District (SCAQMD)

- A fugitive dust control plan submitted to the SCAQMD for approval will be required prior to issuance of grading permits pursuant to SCAQMD Rule 403.
- Permits to construct from the SCAQMD for stationary sources, such as those proposed to be installed in the Central Plant (e.g., boilers, emergency generators).

9.6 PHASING

RCH is anticipated to be built in multiple phases with sub-phasing. Changes to phasing shall not require an amendment to the Specific Plan. Ultimate project design will vary as individual projects are proposed, reviewed and constructed over a period of years. Development within the RCH Specific Plan Area is expected to occur in two primary phases as outlined in Section 4 and depicted in below; see also Figure 4-1, Land Use Plan-Phase I and Figure 4-2, Land Use Plan-Phase II. Phase II consists of Phase IIa, IIb, and IIc. Additional subphases may be required for construction sequencing. A construction management plan will be prepared as part of the site plan submittal to outline construction staging, as well as provisions for employee parking and parking management during construction.

Phase I – 2014 to 2017

- ~~Demolish existing Medical Office Building N;~~
- ~~Eliminate 69 parking spaces; and~~
- ~~Construct a new 251,500 square foot, 7 story hospital bed tower addition (105 new licensed beds, 35 intensive care patient rooms, and 70 medical and surgical patient rooms).~~

Phase II – 2017 to 2043

During Phase II, it is anticipated that several new structures would be constructed within the RCH Specific Plan over a 30 year period. Phase II would be divided into Phase IIa, Phase IIb, and Phase IIc.

Phase IIa – 2017 to 2024

Phase IIa is intended to occur between 2017 and 2024 and would consist of:

- Demolition of existing Building A;
- A new 100,000 square foot mixed use building on the Building A site;
- Buildout of the shell space (84 additional licensed beds) in the Phase I tower (if not already completed in Phase I); and
- Installation of new surface of structure parking.

Phase IIb – 2024 to 2029

Phase IIb is projected to occur between 2024 and 2029 and would consist of:

- Demolition of existing parking structures (identified as I and J on Figure 2-3, Existing Site Plan);
- A new 9-story, 600,000 square foot replacement bed tower, totaling 339 licensed beds (273 beds relocated from Building B and 66 beds relocated from Building D to the proposed replacement bed tower after the seismic upgrades are complete under Phase I);
- Once the beds are relocated to the new second hospital bed tower, Building B and Building D will be used for outpatient, skilled nursing, support, and education (e.g., University of California, Riverside, program space); and
- Additional parking, as needed.

Phase IIc – 2030 to 2043

Phase IIc is intended to occur between 2030 and 2043 and is expected to include the following:

- Addition of 38 licensed beds, for a total of 600 licensed beds. (This could occur in Phase IIb if need is demonstrated prior to 2030.)
- Construction of ancillary services as necessary.
- Construction of surface or structured parking as needed to support growth.

Long-range development as part of Phase IIc could include future acute care expansions, parking structures, or other ancillary uses, including, but not limited to, the following:

- Acute care services
- Central utility plants
- Medical office buildings and clinics
- Outpatient service buildings
- Education centers
- Dental clinics
- Imaging centers
- Pharmacies
- Wellness centers
- Physical therapy or rehabilitation centers
- Community centers
- Optometry services
- Medical retail (medical supplies)
- Off-site street parking, parking structures, or surface parking lots
- Hotel facilities (requires a Minor CUP).

9.7 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 RCH Specific Plan Area. No public financing is assumed.

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