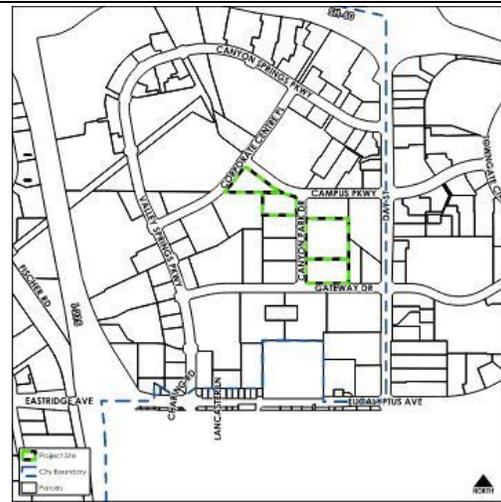




**PLANNING COMMISSION HEARING DATE: MARCH 12, 2026
AGENDA ITEM NO.: 5**

PROPOSED PROJECT

<p>Case Number</p>	<p>PC-2025-00439 (General Plan Amendment, Specific Plan Amendment, and Zoning Code Map Amendment)</p>	
<p>Request</p>	<p>To consider the following entitlements to facilitate a land swap of 3.9 acres of land within the Canyon Springs Healthcare Campus Specific Plan (CSHC-SP) with 3.9 acres of land within the Canyon Springs Business Park Specific Plan (CSBP-SP):</p> <ol style="list-style-type: none"> 1) General Plan Amendment to amend the land use designation of two parcels (APN#: 291-440-042 and 291-440-043) from CSHC-SP – Canyon Springs Healthcare Campus Specific Plan to C – Commercial, and to amend the land use designation of two parcels (APN #: 291-440-008 and 291-440-004) from C – Commercial to CSHC-SP – Canyon Springs Healthcare Campus Specific Plan; 2) Specific Plan Amendment to amend the CSHC-SP to incorporate two parcels (APN #: 291-440-008 and 291-440-004) into the Specific Plan boundaries and to remove them from the CSBP-SP boundaries, and to amend the CSBP-SP to incorporate two parcels (APN #: 291-440-042 and 291-440-043) into the Specific Plan boundaries and to remove them from the CSHC-SP boundaries; and 3) Zoning Code Map Amendment to rezone two parcels (APN #: 291-440-042 and 291-440-043) from CSHC-SP – Canyon Springs Healthcare Campus Specific Plan to O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones, and to rezone two parcels (APN #: 291-440-008 and 291-440-004) from O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHC-SP – Canyon Springs Healthcare Campus Specific Plan. 	
<p>Applicant</p>	<p>Matt Reid for TDA Investment Group</p>	
<p>Project Location</p>	<p>Two contiguous parcels situated on the northwest corner of Canyon Park Drive and Campus Parkway, and two contiguous parcels situated on the east side of Canyon Park Drive, south of Campus Parkway.</p>	
<p>APN</p>	<p>291-440-004, 291-440-008, 291-440-042, and 291-440-043</p>	



Project Area	3.9 acres
Ward	2
Neighborhood	Sycamore Canyon/Canyon Springs
Specific Plans	Canyon Springs Healthcare Campus Specific Plan and Canyon Springs Business Park Specific Plan
General Plan Designations	CSHC-SP - Canyon Springs Healthcare Campus Specific Plan and C – Commercial
Zoning Designations	CSHC-SP – Canyon Springs Healthcare Campus Specific Plan and O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones
Staff Planner	Veronica Hernandez, Senior Planner 951-826-3965 vhernandez@riversideca.gov

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the project information provided in the Addendum will not result in significant effects on the environment, and therefore the project is consistent with the adopted Mitigation and Monitoring Reporting Program prepared for Planning Case P14-0294 Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan Final Environmental Impact Report (“FEIR” or “Certified FEIR”) (State Clearinghouse No. 2016031001); and
2. **RECOMMEND that the City Council APPROVE** PC-2025-00439 (General Plan Amendment, Specific Plan Amendment, and Zoning Code Map Amendment) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The project site consists of four parcels:

- Two contiguous parcels totaling 3.9 acres on the northwest corner of Canyon Park Drive and Campus Parkway (Project Site A (PS-A)); and
- Two contiguous parcels totaling 3.9 acres, situated on the east side of Canyon Park Drive, south of Campus Parkway (Project Site B (PS-B)).

All four parcels are vacant (Exhibit 3). Adjacent uses include office and commercial uses to the east, west, and north (across Campus Parkway), and vacant land to the south (Exhibit 4). PS-A is located within the Canyon Springs Business Park Specific Plan (CSBP-SP), while PS-B is located within the Canyon Springs Healthcare Campus Specific Plan (CSHC-SP).

On November 14, 2017, the City Council approved Planning Case P14-0294 (SPA) to establish the CSHC-SP, to modify the CSBP-SP, and to certify the associated Environmental Impact Report (State Clearinghouse No. 2016031001). The CSHC Specific Plan outlined a long-range Master Plan for the construction of a new healthcare campus to include a hospital, medical office buildings, assisted living facility, and senior housing.

PROPOSAL

The applicant is requesting approval of the proposed amendments to facilitate potential future expansion of the Altura Credit Union headquarters, which is located to the north of PS-B. The proposed amendments will swap 3.9 acres of land from the CSHC-SP (Site B) with 3.9 acres of land from the CSBP-SP (PS-A). No new development is proposed at this time.

The CSHC-SP campus was originally split into three sites: Site A, to be developed with senior housing, Site B, to be developed with a skilled nursing facility, assisted living facility, and independent living facility, and Site C, to be developed with a hospital and medical office buildings. The proposed land swap will place PS-A within Site A of the CSHC-SP. The allowed uses and anticipated development of PS-A are consistent with the CSHC-SP.

The CSBP-SP was split into 10 planning areas; PS-B will be located within Planning Area 9 – Professional Office, which is intended for office development. Future development of the Altura Credit Union headquarters expansion will be consistent with the envisioned development of Planning Area 9 of the CSBP-SP.

All future development will be subject to applicable development standards and entitlement requirements for each respective Specific Plan.

The proposed Specific Plan Amendment includes text modifications to tables, graphics, and descriptions for each Specific Plan.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The project proposes to amend the General Plan Land Use designation of two parcels (APN #: 291-440-042 and 291-440-043) from CSHC-SP – Canyon Springs Healthcare Campus Specific Plan to C – Commercial, and to amend the land use designation of two parcels (APN #: 291-440-008 and 291-440-004) from C – Commercial to CSHC-SP – Canyon Springs Healthcare Specific Plan. The acreage of each proposed General Plan Land Use amendment is roughly equivalent at 3.9 acres, resulting in no net change in area for either land use. The proposed Land Use Designations allow for the logical expansion of both the Canyon Springs Healthcare Campus and Canyon Springs Business Park (Exhibit 5).</p> <p>The proposed project is also consistent with General Plan 2025 Land Use and Urban Design Element Objectives, Goals and Policies of the Sycamore Canyon/Canyon Springs Neighborhood and will further the intent of the General Plan 2025 through consistency with the following objective:</p> <ul style="list-style-type: none"> • <u>Objective LU-80</u>: Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Canyon Springs Healthcare Campus Specific Plan</p> <p>The project proposes a Specific Plan Amendment to revise the CSHC-SP to incorporate two parcels totaling 3.9 acres (APN #: 291-440-008 and 291-440-004) into the Specific Plan boundaries. The two</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>parcels are contiguous to the existing Specific Plan boundaries and will facilitate the future development of the healthcare campus (Exhibits 6, 8, and 9).</p> <p>The proposed Specific Plan Amendment also includes updated exhibits incorporating the two parcels, minor text modifications to clarify phasing, and a general cleanup of inconsistent development standards within the document. The proposed Specific Plan Amendment is consistent with the proposed General Plan Amendment.</p>		
<p>Canyon Springs Business Park Specific Plan</p> <p>The project proposes a Specific Plan Amendment to revise the CSBP-SP to incorporate two parcels totaling 3.9 acres (APN #: 291-440-042 and 291-440-043) into the Specific Plan boundaries. The two parcels are contiguous to the existing Specific Plan boundaries and will facilitate the future development of the business park (Exhibits 6, 10, and 11).</p> <p>The proposed Specific Plan Amendment also includes updated exhibits incorporating the two parcels, minor text modifications to clarify phasing, and a general cleanup of inconsistent development standards within the document. The proposed Specific Plan Amendment is consistent with the proposed General Plan Amendment.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project proposes to rezone two parcels (APN #: 291-440-008 and 291-440-004) from CSHC-SP – Canyon Springs Healthcare Campus Specific Plan to O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones, and to rezone two parcels (APN #: 291-440-042 and 291-440-043) from O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHC-SP – Canyon Springs Healthcare Campus Specific Plan. These zoning code map amendments are required for consistency with the proposed General Plan Land Use Designations and the Specific Plans (Exhibit 7).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Zoning Code Map Amendment

The proposal to apply the CSHC-SP – Canyon Springs Healthcare Campus Specific Plan and O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones to the respective parcels is consistent with applicable goals, policies, and objectives of the General Plan, as it will allow for the orderly and logical expansion of the Canyon Springs Healthcare Campus and Canyon Springs Business Park. The proposed Zoning Code Map amendment will not adversely affect surrounding properties as they are located within the CSHC-SP campus area and CSBP-SP area. Since the proposal will facilitate the future growth of the area, including a region-serving medical campus and business park, the proposed Zoning Code Map amendment would promote public health, safety and general welfare and serves the goals and purposes of the Zoning Code.

ENVIRONMENTAL REVIEW

An Addendum to an adopted Mitigation and Monitoring Reporting Program [(Planning Case P14-0294: *Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan Final Environmental Impact Report ("FEIR" or "Certified FEIR")* (State Clearinghouse No. 2016031001)] was prepared for this proposed project in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines (Exhibit 12).

The Addendum demonstrated that there are no substantial changes to the circumstances under which the project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the Certified FEIR, nor had any new information been identified regarding the potential for new or more severe significant environmental impacts. Therefore, no further evaluation of environmental impacts is required. No Subsequent or Supplemental EIR is necessary pursuant to CEQA Guidelines Sections 15162 and 15164, and the Addendum is the appropriate level of environmental analysis and documentation for the Proposed Project in accordance with CEQA Guidelines Section 15164. Furthermore, no new information of substantial importance exists that indicates that there are mitigation measures or alternatives that are considerably different from those analyzed in the Certified FEIR that will substantially reduce one or more significant effects on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. Existing and Proposed General Plan Map
6. Existing and Proposed Specific Plan Map
7. Existing and Proposed Zoning Map
8. CSHC Specific Plan Text Amendment – Redline
9. CSHC Specific Plan Text Amendment – Clean
10. CSBP Specific Plan Amendment – Redline
11. CSBP Specific Plan Amendment – Clean
12. Addendum to Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan Final Environmental Impact Report ("FEIR" or "Certified FEIR") (State Clearinghouse No. 2016031001)

Prepared by: Veronica Hernandez, Senior Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Matthew Taylor, Acting City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: **PC-2025-00439** (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment)

A. Zoning Code Amendment Findings Pursuant to Chapter 19.810.040 and as outlined in the Staff Report

1. The proposed Zoning Code Map Amendment is consistent with the applicable goals, policies, and objectives of the General Plan;
2. The proposed Zoning Code Map Amendment will not adversely affect surrounding properties; and
3. The proposed Zoning Code Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



EXHIBIT 2 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment)

Planning Division

1. The project shall continue to comply with the Mitigation and Monitoring Reporting Program (MMRP) adopted with Planning Case P14-0294.
2. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The Applicant is advised that additional development applications and fees may be required.
3. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Issuance of Grading Permit:

4. The Zoning Code Map Amendment shall be finalized and/or adopted.
5. Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the developer and the City shall contact Consulting Tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer, the Consulting Tribes to discuss any proposed changes and review any new potential impacts to tribal cultural resources and/or potential avoidance/preservation of the tribal cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many tribal cultural resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of tribal cultural resources, work shall temporarily halt until agreements are executed with Consulting Tribe, to provide tribal monitoring for ground disturbing activities.
6. **Archaeological Monitoring:** At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
 - A. The project archaeologist, in consultation with Consulting Tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and Tribal Cultural Resources activities that will occur on the project site. Details in the plan shall include:
 - i. Project grading and development scheduling;
 - ii. The development of schedule in coordination with the developer and the project archaeologist for designated Tribal Monitors from the Consulting Tribes during

- grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Tribal Monitors' authority to stop and redirect grading activities in coordination with project archaeologist;
- iii. The protocols and stipulations that the developer, Consulting Tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered archeological resources and tribal cultural resource deposits that shall be subject to a resources evaluation, including identification, significance, avoidance and treatment;
 - iv. Avoidance, treatment and final disposition of any tribal cultural resources, sacred sites, and Native American human remains if discovered on the project site; and
 - v. The scheduling and timing of the Cultural Sensitivity Training noted in Condition of Approval Number 9.
7. Native American Monitor: Prior to issuance of grading permit, the developer shall engage each of the consulting tribe(s) regarding Native American Monitoring. The developer shall provide evidence to the City that they have reached an agreement with each of the consulting tribe(s) regarding the following:
- a. The treatment of known tribal cultural resources;
 - b. The treatment and final disposition of any tribal cultural resources, sacred sites, archaeological and cultural resources inadvertently discovered on the Project site;
 - c. Project grading, ground disturbance (including but not limited to excavation, trenching, cleaning, grubbing, tree removals, grading and trenching) and development scheduling; and
 - d. The designation, responsibilities, and participation of professional Tribal Monitor(s) designated by the consulting tribe(s) during tree removal, grading, excavation and all ground disturbing activities, including any archaeological work.
 - e. The developer/permit applicant shall provide sufficient evidence that they have made a reasonable good faith efforts to reach an agreement with the consulting tribes regards to items a-d, as listed above.
8. **Treatment and Disposition of Tribal Cultural Resources:** In the event that Tribal Cultural Resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:
- A. **Redirection of Work:** All work shall be halted in the area of the discovery and may be redirected to an alternate area of the project site, based on the direction of the project archaeologist and Tribal Monitors. Work may recommence once culturally appropriate treatment has been agreed upon by the City, developer, and Consulting Tribes;
 - B. **Consulting Tribes Notified:** within 24 hours of discovery, the Consulting Tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to Consulting Tribes. Consulting Tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
 - C. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily stored in a secure location on site.
 - D. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all archaeological and tribal cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required conditions of approval for impacts to cultural resources. The landowner shall relinquish the artifacts and tribal cultural resources through one or more of the following methods

and provide the City of Riverside Community and Economic Development Department with evidence of same:

- i. Accommodate the process for avoidance, preservation in place and/or on-site reburial of the discovered items with the consulting tribes or bands. This shall include measures and provisions to protect the future reburial area from any future disturbance and impacts in perpetuity. Reburial shall not occur until all cataloguing and basic recordation, that has been approved by consulting tribes, has been completed;
 - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - iii. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known archaeological and tribal cultural resources on the property; describe how the conditions of approval was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and Consulting Tribes.
9. **Cultural Sensitivity Training:** The Secretary of Interior Standards County certified archaeologist and Tribal monitors shall attend the pre-grading meeting with the developer and its construction contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Consulting Tribes shall provide information and training on tribal cultural resources. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report
10. **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the Project site during grading, earthmoving, or other ground disturbing activities, the construction contractors, Project Archaeologist, and/or Tribal Monitor(s) shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make

recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) (MLD) to determine the most appropriate means of treating the human remains and any associated grave artifacts in a culturally appropriate manner, including avoidance and preservation in place.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.

According to California Health and Safety Code disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation between the landowner and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply, including Public Resources Code Section 5097.98 with the NAHC.

Standard Conditions:

11. There is a two-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
12. The General Plan Amendment, Specific Plan Amendment, and Zoning Code Amendment may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Please be advised that the applicant will not be notified by the planning division about the pending expiration of the subject entitlements.

13. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
14. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
15. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the Staff Report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.
16. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

17. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
18. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.