

# ALTURA LAND SWAP

PC-2025-00439

(General Plan Amendment, Specific Plan Amendment,  
Zoning Code Amendment)

Community & Economic Development Department

Planning Commission

Agenda Item: 5

March 12, 2026

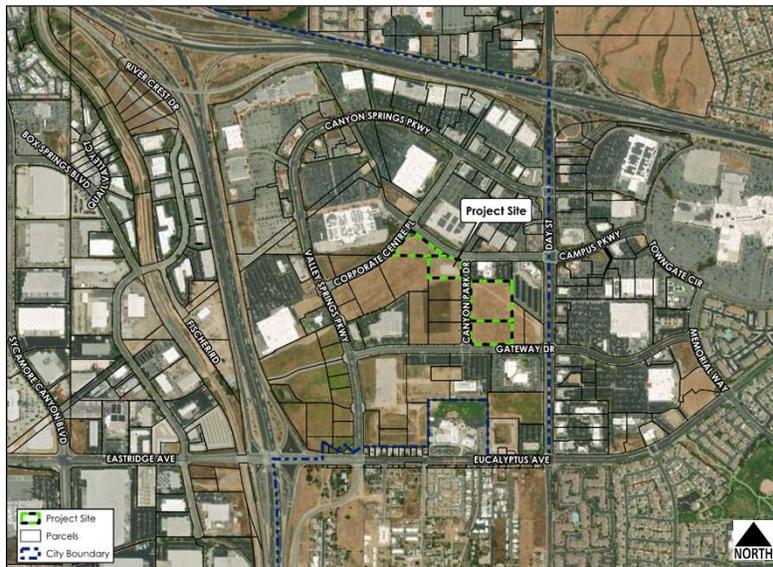


1

RiversideCA.gov

1

## LOCATION MAP



2

RiversideCA.gov

2

# EXISTING SITE PHOTOS

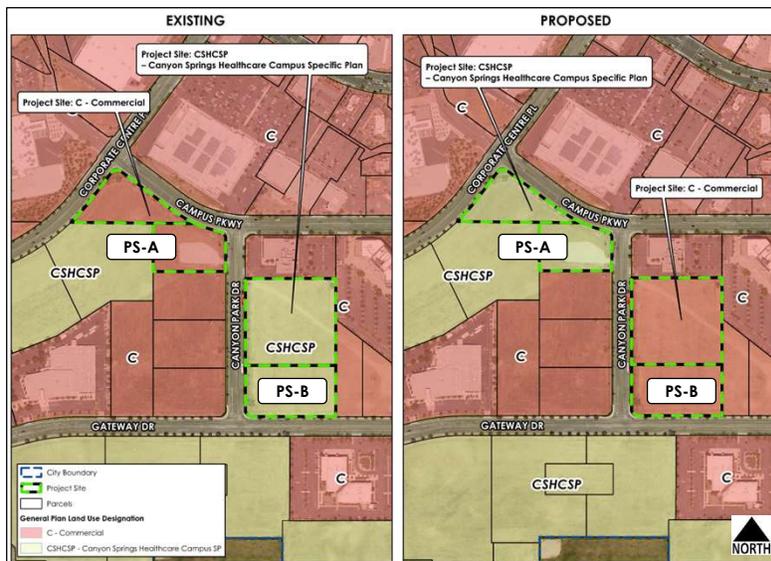


3

RiversideCA.gov

3

# EXISTING AND PROPOSED GENERAL PLAN MAP

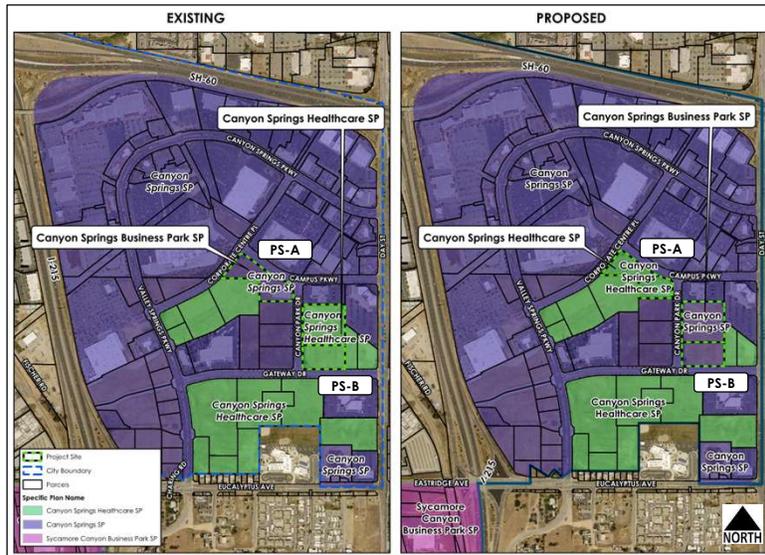


4

RiversideCA.gov

4

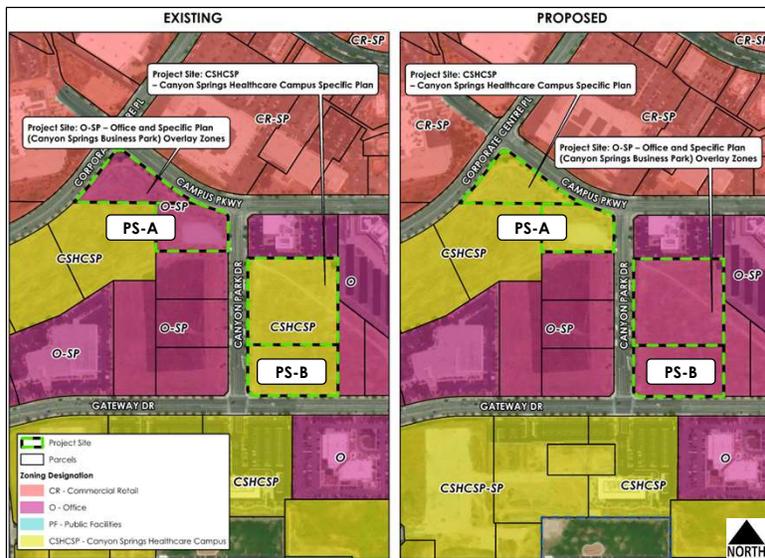
# EXISTING AND PROPOSED SPECIFIC PLAN MAP



RiversideCA.gov

5

# EXISTING AND PROPOSED ZONING MAP



RiversideCA.gov

6

## 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 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.



7

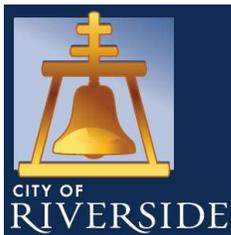
RiversideCA.gov

7

## ALTURA LAND SWAP

PC-2025-00439

(General Plan Amendment, Specific Plan Amendment,  
Zoning Code Amendment)



**Community & Economic Development Department**

**Planning Commission**

**Agenda Item: 5**

**March 12, 2026**



8

RiversideCA.gov

8