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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Independence at Canyon Springs

Lead Agency: City of Riverside

Contact Name: Candice Assadzadeh

Email: CAssadzadeh@riversideca.gov Phone Number: (951) 826-5667

Project Location: City of Riverside, Riverside County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project Applicant is requesting consideration of the following entitlements for the construction of a 156-unit multi-family residential development: 1) General Plan Amendment to amend the General Plan Land Use Designation from C – Commercial to MU-U – Mixed-Use – Urban; 2) Zoning Code Map Amendment to rezone the property from O – Office Zone to MU-U – Mixed-Use – Urban Zone; 3) Specific Plan Amendment to amend the Canyon Springs Business Park Specific Plan to create Planning Area 8B: Mixed-Use – Urban to allow residential development within the Specific Plan boundaries; 4) Tentative Tract Map to create a single lot for condominium purposes; and 5) Design Review of project plans. The 9.13-acre vacant project site consists of four contiguous parcels, located on the northwest corner of Gateway Drive and Canyon Park Drive (APNs 291-440-003, -005, -006, -007), in the O-SP – Office and Specific Plan (Canyon Springs Business Park) Overlay Zones, in Ward 2.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The analysis determined that all environmental impacts would be less than significant or reduced to less than significant levels through the implementation of mitigation measures. Environmental topics where mitigation is required include: Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), and Tribal Cultural Resources. Refer to the Initial Study for the mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Riverside County ALUC reviewed the proposed Project on October 9, 2025, and determined that the proposed Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP), subject to the identified conditions, which are discussed in the Hazards/Hazardous Materials section of the Initial Study. No areas of controversy are known to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board
Eastern Municipal Water District
Riverside County Airport Land Use Commission*

*The Riverside County ALUC reviewed the proposed Project on October 9, 2025, and determined that the proposed Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP), subject to the identified conditions, which are discussed in the Hazards/Hazardous Materials section of the Initial Study.