Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Independence at Canyon Springs

Lead Agency: City of Riverside | Contact Person: Candice Assadzadeh
Mailing Address: 3900 Main Street, 3rd Floor | Phone: (951) 826-5667
City: Riverside | Zip: 92522 | County: Riverside County

Project Location: County: Riverside County | City/Nearest Community: City of Riverside
Cross Streets: Northwest corner of Gateway Drive and Canyon Park Drive | Zip Code: 92507
Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ′ 9.16 ″ N / -117 ° 16 ′ 58.56 ″ W | Total Acres: 9.13
Assessor's Parcel No.: 291-440-003, -005, -006, and -007 | Section: 3 | Twp.: 3S | Range: 4W | Base: San Bern
Within 2 Miles: State Hwy #: I-215, SR-60 | Waterways: None
Airports: None | Railways: BNSF | Schools: See attachment

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 156 Acres 9.13
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW
☐ Waste Treatment: Type ____ MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other: Energy, GHG Emissions

Present Land Use/Zoning/General Plan Designation:

Vacant land/O-SP- Office and Specific Plan (Canyon Springs Business Park) Overlay Zones/C - Commercial

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # 8	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	_____	Regional WQCB # 8
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 6	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 6, 2026 Ending Date November 25, 2026

Lead Agency (Complete if applicable):

Consulting Firm: T&B Planning, Inc.
Address: 3200 El Camino Real, Suite 100
City/State/Zip: Irvine, CA 92602
Contact: Tina Andersen
Phone: 714.505.6360 ext.106

Applicant: LS BTR Development, LLC
Address: 1156 N. Mountain Avenue
City/State/Zip: Upland, CA 91786
Phone: (909) 579-1244

Signature of Lead Agency Representative: Candice Assadzadeh Digitally signed by Candice Assadzadeh Date: 2026.11.04 13:11:22 -08'00' **Date:** 11/3/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.