Community & Economic
Development Department
Planning Division

3900 Main Street, 3rd Floor • Riverside, CA 92522
951.826.5371 • fax 951.826.5981
RiversideCA.gov/Planning

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE CITY OF RIVERSIDE, CALIFORNIA

PLANNING CASE PC-2025-00541 (GPA, SPA, RZ, TTM, DR): Proposal by James Kim of Lewis Management Corp. to consider the following entitlements for the construction of a 156 unit residential development (Independence at Canyon Springs): 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 Planning Division of the Community & Economic Development Department determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) be adopted.

NOTES: *It should be noted that Tribal Consultations have been conducted pursuant to S.B. 18 and A.B. 52.*

PROJECT LOCATION: 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.

HAZARDOUS WASTE SITES: Pursuant to Section 15087.c.6 of the Guidelines for California Environmental Quality Act the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration.

PROJECT CONTACT: Candice Assadzadeh, Senior Planner **PHONE:** (951) 826-5667
cassadzadeh@riversideca.gov

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on **Friday, November 6, 2026** and will close on **Wednesday, November 25, 2026** at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact by e-mail or phone as indicated above.

Comments should be addressed to: Candice Assadzadeh, Senior Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available at the City Planning Division, located at the address above, and may also be viewed on the City's

website at https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents as well as the Office of Planning & Research's website at https://ceqanet.opr.ca.gov.

PUBLIC HEARING: Public comments can be submitted by e-comment at www.engageriverside.com until two hours before the meeting. Or call 951-826-8688 at 9:00 a.m. on meeting day for Telephone Public Comment. To participate via Zoom, use the following link: https://zoom.us/j/92696991265. Comments may be sent electronically to the Contact Planner listed above or via regular mail at City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Para información en español llame al 951-826-5371.

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days following the respective meeting date. Appeal procedures are available from the Planning Division. If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Copies of the staff report are available 12 days preceding the hearing at https://riversideca.legistar.com/Calendar.aspx

Please refer to the meeting agenda at https://riversideca.legistar.com/Calendar.aspx for up-to-date information regarding the in-person or virtual Planning Commission meeting.

DATE: November 6, 2026

Laurel Reimer, City Planner