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 PR-2023-001469 (GPA, RZ, SPA, TM, PPE, COA) - Proposal by Darrin Olson of Iron Lofts, LLC to consider the following entitlements to facilitate the construction of a Mixed Use development consisting of 291 residential dwelling units and 9 live/work units: 1) General Plan Amendment to amend the General Plan Land Use designation from B/OP – Business/Office Park to MU-U -Mixed Use – Urban, 2) A Zoning Code Amendment to rezone the property from BMP-SP – Business and Manufacturing Park and Specific Plan (Riverside Marketplace) Overlay Zones and BMP-SP-CR – Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones to MU-U-SP – Mixed Use-Urban and Specific Plan (Riverside Marketplace) Overlay Zones and MU-U-SP-CR – Mixed Use-Urban and Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones (Structure of Merit and Seventh Street East Historic District); 3) A Specific Plan Amendment to amend the Riverside Marketplace Specific Plan to expand the Mixed Use Marketplace Sub Area to include the subject properties; 4) a Tentative Tract (TM-38624) Map to combine 12 parcels into one parcel, dedicate right-of-way, vacate an alley, and vacate a portion of 6th Street; 5) A Site Plan Review for the proposed Mixed Use development; and 6) A Certificate of Appropriateness for infill development within a historic district and the integration of a Structure of Merit into the overall development. The Planning Division of the Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

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

PROJECT LOCATION: The 7.03-acre project site is located at 3596 Commerce Street and consists of 12 parcels, a 0.63-acre portion of 6th Street, and 0.15-acre portion of an alley and is partially developed with industrial buildings. The project site is located on the east side of Commerce Street between Mission Inn Avenue and 5th Street, in BMP-SP – Business and Manufacturing Park and Specific Plan (Riverside Marketplace) Overlay Zones and in the BMP-SP-CR – Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones, in Ward 1.

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

PUBLIC MEETING (CHB): The City of Riverside will hold a public meeting with the Cultural Heritage Board to consider the Certificate of Appropriateness and the Cultural Resources section of the Mitigated Negative Declaration on Wednesday, May 20, 2026 at 3:30 p.m. This item will not be heard before the time indicated, but possibly later.

Copies of the staff report are available 3 business days preceding the hearing at

https://riversideca.legistar.com/Calendar.aspx

BOARD AUTHORIZATION: The City Cultural Heritage Board is authorized to review and approve or recommend to City Council applications and actions to alter, relocate, or demolish cultural resources and issue Certificates of Appropriateness pursuant to the provisions of Title 20.

PUBLIC HEARING (CPC): The City of Riverside will hold a public hearing with the City Planning Commission to make recommendation on the General Plan Amendment, Zoning Code Amendment, Specific Plan Amendment, Tentative Tract Map, Site Plan Review and the Mitigated Negative Declaration on Thursday, May 21, 2026 at 9:00 a.m.

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

COMMISSION AUTHORIZATION: The Commission is authorized to make recommendations on this project involving a General Plan Amendment, Zoning Code Amendment, Specific Plan Amendment, Tentative Tract Map and Site Plan Review to the City Council.

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, April 17, 2026** and will close on **Monday, May 18, 2026** at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact Judy Egüez, Senior Planner, 951-826-3969 or jeguez@riversideca.gov

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

For questions regarding the Certificate of Appropriateness, contact Scott Watson, Historic Preservation Officer, 951-826-5507 or swatson@riversideca.gov

Comments should be addressed to: Scott Watson, Historic Preservation Officer
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 Cultural Heritage Board and City Planning Commission are appealable to the City Council within ten calendar days following their respective meeting dates. 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.

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: April 17, 2026

Edgardo Caldera, Acting City Planner