

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: Iron Lofts Mixed-Use Residential Development

Lead Agency: City of Riverside Community & Economic Development

Contact Person: Judy Egúez, Senior Planner

Mailing Address: 3900 Main Street, 3rd Floor

Phone: (951) 826-3969

City: Riverside, CA

Zip: 92502

County: Riverside

Project Location: County: Riverside City/Nearest Community: Riverside

Cross Streets: Commerce Street between 5th Street and Mission Inn Avenue Zip Code: 92507

Longitude/Latitude (degrees, minutes and seconds): 38 ° 58 ' 50.18 " N / -117 ° 21 ' 55.52 " W Total Acres: 7.03

Assessor's Parcel No.: 211-071-001, -002, 004, -005, -023, -024
211-072-001, -002, -004, -020, -021, -022

Section: 24 Twp.: 2 S Range: 5 W Base: SBB

Within 2 Miles: State Hwy #: SR-91

Waterways: N/A

Airports: None

Railways: BNSF

Schools: Longfellow Elementary School

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) _____
 Early Cons Neg Dec Mit Neg Dec
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 300 Acres 7.03
 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 Biological Resources Cultural Resources Energy Geology/Soils/Seismic Greenhouse Gas
 Hazards/Hazardous Mat. Hydrology/Water Quality Land Use/Planning Mineral Resources Noise Population/Housing Public Services/Facilities Recreation
 Transportation/Traffic Tribal Cultural Resources Utilities/Service Systems Wildfire
 Population/Housing Balance Coastal Zone Wild/Scenic Rivers Forest Lands/Fire Hazard
 Floodplain/Flooding Economic/Jobs/Fiscal Historic/Archaeological Endangered Species Toxic/Hazardous Growth Inducement Cumulative Effects Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Business Office Park (B/OP); Zoning: BMP-SP

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

See Separate Page.

PROJECT DESCRIPTION

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).

Reviewing Agencies Checklist

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

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

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

Starting Date Friday, April 17, 2026 Ending Date Monday, May 18, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Christine Saunders Associates</u>	Applicant: <u>Iron Lofts LLC Attn: Darrin Olson</u>
Address: <u>11317 Streamhurst Drive</u>	Address: <u>1201 Dove Street, Suite 520</u>
City/State/Zip: <u>Riverside, CA 92505</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Christine Saunders</u>	Phone: <u>949-370-9937</u>
Phone: <u>714-488-1529</u>	

Signature of Lead Agency Representative: Judy Eguez Digitally signed by Judy Eguez
Date: 2026.04.15 11:41:43 -0700 Date: 4/15/26

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