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 DETERMINATION

To:
☒ County of Riverside
County Clerk & Recorder
P.O. Box 751
2724 Gateway Drive
Riverside, Ca 92507-0751
(951) 486-7405

☐ Office of Planning & Research
P.O. Box 3044,
1400 Tenth Street, Room 222
Sacramento, Ca 95812-3044

From: City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd floor
Riverside, CA 92522
(951) 826-5625

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2026040916

Project Title: Iron Lofts

Project Applicant: Darrin Olson of Iron Lofts, LLC

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, in the County or Riverside.

Project Description: PLANNING CASE PR-2023-001469 (GPA, RZ, SPA, TM, PPE, COA) -Proposal by Darrin Olson of Iron Lofts, LLC for 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.

This is to advise that the Riverside City Council has approved the above-described project on July 14, 2026 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not]adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature: Judy Egusz Title: Senior Planner

Date: July 14, 2026 Date Received for filing at OPR: _____