



Community & Economic Development
Department

City of Arts & Innovation

May 21, 2026

Darrin Olson
Iron Lofts LLC
1201 Dove Street, Suite 520
Newport Beach, CA 92660

SUBJECT: PLANNING CASE PR-2023-001469 - GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, SITE PLAN REVIEW, AND TENTATIVE TRACT MAP - 3093, 2993 MISSION INN AVENUE, 3596 COMMERCE STREET, 2993 SIXTH STREET, 2992, 3008 FIFTH STREET, WARD 1

Dear Mr. Olson:

At its meeting of May 21, 2026, the City Planning Commission Approved Planning Case No. PR-2023-001469, subject to the attached conditions.

There is now a ten-day appeal period from the date of the Planning Commission's decision. Appeals must be received in writing along with the required fee by 5:00 p.m. on June 1, 2026 in the Planning Division of the Community & Economic Development Department.

In accordance with established procedure, this matter will now be forwarded to the City Council for public hearing. Approval of the Planning Commission's action shall not be final until City Council has reviewed and approved it.

Should you have any questions concerning this notice please call Judy Egüez, at (951) 826-3969.

Sincerely,

Laurel Reimer
City Planner

cc: Public Works, Chris Scully

PLANNING COMMISSION
RECOMMENDED CONDITIONS

Case No.: PR-2023-001469

PLANNING COMMISSION HEARING DATE: 5/21/2026

PLANNING CASE: PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Zoning Code Amendment, Site Plan Review)

Planning Division

1. All conditions of Planning Case DP-2023-00015 (Certificate of Appropriateness) shall apply
2. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan shall be completed in accordance with approval of this project.
3. All conditions of the Airport Land Use Commission (ALUC), processed under case ZAP1565MA23, shall be satisfied.
4. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
5. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
6. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

7. Prior to the grading permit issuance for the development project, the developer shall remediate the site as described in the Response Plan, prepared by GSI Environmental Inc (November 4, 2024) and in accordance with the Department of Toxic Substances Control (DTSC). A copy of the Certificate of Completion, issued by DTSC, shall be provided to the Planning Division.
8. The General Plan Amendment Resolution shall be finalized and/or adopted.
9. The Specific Plan Amendment Resolution shall be finalized and/or adopted.
10. The Zoning Code Amendment Ordinance shall be finalized and/or adopted.
11. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

12. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
13. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
14. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
15. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
16. To reduce construction related particulate matter air quality impacts of the project, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Trucks and other equipment leaving the site shall be washed off;
 - f. Disturbed/loose soil shall be kept moist at all times;
 - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
17. The applicant shall be responsible for erosion and dust control during construction phases of the project.
18. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
19. **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of

discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k))

Prior to Building Permit Issuance:

20. Tract Map No. 38624 shall be recorded.
21. **Staff Required Landscape and Irrigation Condition:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.
22. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking-lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed fourteen (14) feet in height, including the height of any concrete or other base material.
23. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.
24. Ground mounted equipment shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.
25. Construction plans submitted for Plan Check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

26. Submit plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.

Prior to Occupancy:

27. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditory responsible for the project. Contact the project planner at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Operational Conditions:

28. Outdoor private balconies shall be kept uncovered and shall not be used as storage.
29. Storage of personal belongings shall be prohibited on outdoor patios and in open space or landscaped areas.
30. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
31. The applicant shall be responsible for maintaining the area adjacent to the premises over which they have control and shall keep it free of litter.
32. The applicant shall be responsible for maintenance of all common open space areas and all other privileges and responsibilities of the common ownership.
33. All carports shall remain free and clear for the parking of vehicles.
34. Garages shall remain clear to park vehicles and shall not be used as storage area.

Standard Conditions:

There is a **thirty-six-month time limit** in which to satisfy the conditions and record Vesting Tract Map No. 38624. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division. No time extension may be granted for applications received after the expiration date of the map.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.

35. Any development permit which is issued in conjunction with this tentative subdivision map shall expire no sooner than the approved tentative map or any extension thereof whichever occurs later.
36. There shall be a **thirty-six-month time limit** in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
37. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or

proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

38. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.
39. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
40. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
41. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Fire Department

Prior to Issuance of Building Permits:

42. The proposed project shall fully comply with the 2025 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a building permit application is filed.
43. Where installation is required, a separate plan review and fire permit application shall be submitted directly to the fire department for each of the following improvements:
 - a. Underground piping for private fire water supply (Fire Underground)
 - b. Automatic Fire Sprinkler System (Fire Overhead)
 - c. Fire Alarm System
 - d. Emergency Responder Communication Enhancement System.
44. Fire access roads shall comply with the California Fire Code as adopted and amended by the City of Riverside. All portions of fire access roads shall meet the following specifications:
 - a. **Dimensions:** The road shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire access roads serving buildings greater than 30 feet in height shall have an unobstructed width of no less than 26 feet. Grade shall not exceed 15 percent.
 - b. **Turning Radius:** The road shall provide a minimum inside turning radius of 28 feet and a minimum outside turning radius of 48 feet.
 - c. **Surface & Weight Capacity:** The road surface shall provide all-weather driving capabilities. The surface shall be constructed of asphalt, concrete, pavers and or an equivalent hard surface. The road shall be designed and maintained to provide a minimum weight capacity of 80,000 lbs.
 - d. **Turnaround:** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

45. An approved water supply capable of supplying the required fire flow for fire protection shall be provided lots on which facilities, buildings or portions of buildings are hereafter constructed. Public fire hydrants shall be installed at a maximum spacing of 350 feet.
46. A fire sprinkler system shall be provided for all new buildings pursuant Riverside Municipal Code 16.32.335. Fire sprinkler system(s) shall be installed in existing buildings where required by the California Existing Building Code and or Riverside Municipal Code.
47. A fire sprinkler monitoring system and or building fire alarm system shall be installed where required by the California Existing Building Code and or Riverside Municipal Code .

Parks, Recreation and Community Services

Prior to Map Recordation:

48. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW.

Prior to Building Permit Issuance:

49. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.

Public Utilities – Electric

Prior to Issuance of Building Permits:

50. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
51. The provision of utility easements, water, streetlights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
52. BLANKET PUE required over parcel.
53. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility'
54. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, also stub & cap along property frontage.
55. Plot existing electrical distribution facilities on the original site plan.
56. Show proposed location of switch, PJC's, transformer's and service panel/switchgear locations.

Public Utilities – Water

57. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
58. New domestic, landscape and fire services will be required for the project.
59. An executed master meter agreement is required to permit private sub-metering and billing of individual tenants. Submeters must be installed to measure tenants actual use for a master meter agreement to be executed.
60. Twelve-inch (12") Water main upgrade required in Mission Inn Ave. from Commerce across project frontage.

61. Commercial and retail components of the project are required to have separate water meters from the residential use.
62. Existing public water main within the portion of 6th St. to be vacated requires abandonment and relocation of affected fire hydrants to maintain required spacing.

Public Works – Land Development

Conditions to be fulfilled prior to permit issuance unless otherwise noted:

63. Storm Drain construction will be contingent on engineer's drainage study.
64. Deed for widening Commerce Street along project frontage to 33' minimum from monument centerline to Public Works specifications.
65. Potential right-of-way corner cutback at intersection of Mission Inn Avenue and Commerce Street to Public Works specifications.
66. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Fifth Street to Public Works specifications. Cash in lieu may be supported by city if 3rd street grade separation project is constructed prior to development project.
67. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Commerce Street to Public Works specifications. A cash in lieu payment for the required street improvements will be supported by Public Works and the 3rd street grade separation project will construct developer's share of street improvements.
68. Installation of curb and gutter at 40 feet from monument centerline, sidewalk, and matching paving on Mission Inn Avenue to Public Works specifications.
69. Termination of Sixth Street to Public Works Specifications.
70. Dedication of right of way to accommodate a hammerhead at the terminus of Sixth Street to Public Works and Fire Department Specifications.
71. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
72. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Relocation of existing city sewer main in 6th street through project site to Public Works Specifications. Minimum 12' wide public sewer easement is required.
73. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
74. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
75. Size, number and location of driveways to Public Works specifications.
76. Closure of unused driveway(s) to Public Works specifications.
77. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around will have to be provided to Public Works and Fire Department Specifications.
78. Add the following notes to the site/plot or landscape plans and email PDF to Public Works Street Trees for review and approval:

Protect in place existing Street Trees in public right-of-way along Mission Inn Avenue. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after

fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be removed and replaced with 24-inch box size trees to Tree Inspector's specification. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.

Plant in public right-of-way, 24-inch box size *Celtis sinensis* along Mission Inn Avenue, *Lophostemon confertus* (Brisbane box) along Commerce Street, and *Magnolia grandiflora* 'St Mary' along 5th Street. Typical spacing 25-feet on-center. Prior to any planting, Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.

79. Trash enclosures required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
80. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

81. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
82. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.

83. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
84. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
85. Vacation of Sixth Street to Public Works Specifications.
86. Rehabilitation of existing pavement to a minimum of street centerline along all project frontages to Public Works specifications.

Public Works – Traffic Engineering

87. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of 5 bikes. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
88. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following improvements:
 - a. Intersection of Commerce Street at Mission Inn Avenue as included in the final traffic study report dated 05/30/2025:
 - i. Install a new high visibility crosswalk on the east leg of the intersection with associated pedestrian crossing signs (W11-2 and W16-7p) signs in both approaching directions including solar powered rectangular rapid flashing beacons (RRFB), LED edge-lit advance warning signs, and a new ADA compliant ramp on the northeast corner.
 - ii. Install a new high visibility crosswalk on the north leg of the intersection and a new ADA compliant ramp on the northwest corner. The project shall coordinate with the California Public Utility Commission (CPUC) and Burlington Northern Santa Fe (BNSF) railroad in regards to final placement of the ADA compliant crosswalk ramp at the northwest corner.
 - iii. Install "KEEP CLEAR" pavement markings at the intersection for westbound lanes on Mission Inn Avenue.
 - b. The project shall construct Type III bike lane sharrow pavement markings at the following roadway segments as included in the final traffic study report dated 05/30/2025:
 - i. Commerce Street between 3rd Street & Mission Inn Avenue.
 - ii. 5th Street between Commerce Street and Park Avenue
 - iii. 4th Street between Commerce Street and Park Avenue

- c. Construct a stop sign (R1-1), stop bar, stop legend, at project driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
89. Signing & striping, street improvements and traffic signal modifications shall be shown on separate design plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Works.
90. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) and City of Riverside standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping modification improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the design, procurement and installation of the improvements to the satisfaction of the Director of Public Works.
91. Prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/striping, or traffic signal improvements.
92. Should installation of private gates be proposed in the future, a site plan, showing the proposed improvements, and an empirical Gate Stacking Analysis, consisting of a feasibility study illustrating adequate vehicle turn around area in front of the gates as well as emergency vehicle access, shall be submitted to the Public Works Department and Planning Division for review. Site plan changes shall be subject to consideration by the Development Review Committee (DRC) or Planning Commission, as applicable, and may require a revision to this Planning entitlement.

PROJECT MITIGATION MEASURES

MM-CUL-1: Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant and the City shall contact consulting tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer/applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many cultural resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground disturbing activities.

MM-CUL-2: Archaeological Monitoring: At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer/applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

1. The project archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
 - a. Project grading and development scheduling;
 - b. The development of a rotating or simultaneous schedule in coordination with the developer/applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
 - c. The protocols and stipulations that the Applicant, tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;
 - d. Treatment and final disposition of any cultural resources, sacred sites, and human remains if discovered on the project site; and
 - e. The scheduling and timing of the Cultural Sensitivity Training noted in mitigation measure MM-CUL-4.

MM-CUL-3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. **Consulting Tribes Notified:** within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to consulting tribes. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
2. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the

project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and

3. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:
 - a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
 - b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Museum of Riverside by default; and
 - d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and consulting tribes

MM-CUL-4: Cultural Sensitivity Training: The Secretary of Interior Standards County certified archaeologist and Native American monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

MM-GEO-1: Prior issuance of a building permit, undocumented fill and compressible soils shall be removed and replaced with engineered fill compacted to geotechnical specifications.

MM-GEO-2: Prior to issuance of a grading permit, the Applicant shall demonstrate that a qualified geotechnical engineer will be on site to observe and test all grading, subgrade preparation, and fill placement to verify compliance with compaction and moisture standards.

MM-GEO-3: Prior to issuance of a grading permit, the plans shall demonstrate that stormwater infiltration systems shall be located a minimum of 30 feet from building foundations and 10 feet from drilled pier foundations to reduce the risk of settlement.

MM-GEO-4: Prior to issuance of a grading permit, the plans shall demonstrate that landscaping adjacent to buildings shall be designed to minimize irrigation and infiltration. Where irrigation is necessary, impermeable liners shall be installed beneath planting areas within 10 feet of structures.

MM-GEO-5: Prior to issuance of a grading permit, the Applicant shall provide documentation of training completion of a Paleontological Worker Environmental Awareness Program (WEAP). This training, administered by a qualified paleontologist, will educate construction personnel on the types of paleontological resources that may be encountered.

MM-GEO-6: Prior to issuance of a grading permit, the Applicant shall retain a qualified paleontologist to monitor all excavation activities that extend deeper than four feet into native sediments. The paleontologist shall have the authority to temporarily halt or redirect construction if paleontological resources are encountered.

MM-GEO-7: Ongoing during grading, if paleontological resources are exposed during excavation, ground-disturbing activities in the vicinity within a 25-foot radius shall be redirected. A qualified paleontological resources specialist shall evaluate the find. If deemed significant, appropriate measures such as avoidance, recovery, evaluation, and curation shall be implemented in accordance with the standards of the City of Riverside and the Society of Vertebrate Paleontology.

MM-NOI-1: To ensure interior noise levels in habitable rooms comply with applicable standards, the Project Applicant shall incorporate exterior building-envelope sound insulation into final building plans. Specifically, windows and exterior glazed doors serving dwelling units shall be constructed to achieve, at a minimum, the Sound Transmission Class (STC) ratings identified in Table NOI-1 (below) for the corresponding building façades/locations shown by the representative receptor points on the project's transportation noise contour figure (Noise Impact Analysis - Figure 6). Where no enhanced STC rating is specified for a given façade/location, standard windows and glazed doors that meet California Building Code requirements shall be sufficient.

Prior to issuance of building permits, the Applicant shall demonstrate plan compliance by including window/door schedule notes (or acoustical cut sheets) showing the specified STC ratings for each applicable façade and floor level.

MM-NOI-2: Prior to issuance of grading permits, the applicant shall include a note on grading and construction plans prohibiting the use of vibratory rollers, large bulldozers, or pile drivers within 26 feet of residential structures surrounding the Project Site. The City of Riverside shall verify compliance through review of grading plans and specifications prior to permit issuance.

Table NOI-1. Required STC Ratings by Building Location (Representative Receptors)

Representative receptor locations correspond to the building/façade locations shown on Figure 6 (Transportation Noise Levels) and Table 13 (Required STC for Windows and Glass Doors) and Figure 6 (Receptor Locations).

Representative receptor (building location per Figure 6)	Floor level	Exterior Noise Level	Required minimum STC (window & exterior glazed doors)
Receptor 1	1	73	31
	2	74	32
	3	74	32
	4	75	33
Receptor 2	1	67	25
	2	69	27
Receptor 3	1	79	37
	2	79	37
	3	80	38
	4	81	39
Receptor 4	1	78	36
	2	79	37
	3	80	38
	4	80	38
Receptor 5	1	78	36
Receptor 6	1	78	36
	2	79	37
	3	79	37
	4	80	38
Receptor 7	1	74	32
	2	74	32
	3	75	33
	4	76	34
Receptor 8	1	56	14
	2	56	14
	3	56	14
	4	57	15
Receptor 9	1	68	26
	2	69	27
	3	71	29
	4	74	32



STC Requirements by Floor and Receptor (Windows & Glazed Doors)

Floor	R1	R2	R3	R4	R5	R6	R7	R8	R9
1	31	25	37	36	36	36	32	14	26
2	32	27	37	37	—	37	32	14	27
3	32	—	38	38	—	37	33	14	29
4	33	—	39	38	—	38	34	15	32