



**PLANNING COMMISSION HEARING DATE: MAY 21, 2026  
AGENDA ITEM NO.: 2**

<b>Case Number</b>	<b>PR-2023-001469</b> (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, Tentative Tract Map, and Site Plan Review)	
<b>Request</b>	<p>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:</p> <p>1) General Plan Amendment to amend the General Plan Land Use designation from B/OP – Business/Office Park to MU-U -Mixed Use – Urban;</p> <p>2) A Specific Plan Amendment to amend the Riverside Marketplace Specific Plan to expand the Mixed Use Marketplace Sub Area to include the subject properties;</p> <p>3) 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);</p> <p>4) A Tentative Tract Map to combine 12 parcels into one parcel, dedicate right-of-way, vacate an alley, and vacate a portion of 6th Street; and</p> <p>5) A Site Plan Review for the proposed Mixed Use development.</p>	
<b>Applicant</b>	Darrin Olson of Iron Lofts, LLC	
<b>Project Location</b>	3093, 2993 Mission Inn Avenue, 3596 Commerce Street, 2993 Sixth Street, 2992, 3008 Fifth Street, situated on the east side of Commerce Street, between Mission Inn Avenue and 5 <sup>th</sup> Street.	
<b>APN</b>	211-072-002, 211-072-001, 211-071-002, 211-071-001, 211-072-021, 211-072-020, 211-072-004, 211-071-024, 211-071-005, 211-071-004, 211-071-023, 211-072-022	
<b>Project Area</b>	7.03 Acres	
<b>Ward</b>	1	
<b>Neighborhood</b>	Eastside	

<b>Specific Plan</b>	Riverside Marketplace Specific Plan
<b>General Plan Designation</b>	B/OP – Business/Office Park
<b>Zoning Designation</b>	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 (Structure of Merit and Seventh Street East Historic District)
<b>Staff Planner</b>	Judy Egüez, Senior Planner 951-826-3969 jeguez@riversideca.gov

## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND** that the City Council determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND** that the City Council approve Planning Case PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, Tentative Tract Map and Site Plan Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

## SITE BACKGROUND

The 7.03-acre project site, bisected by 6<sup>th</sup> Street, consists of twelve parcels, partially developed with an appliance store and the historic Barley Mills Building.

The project site is the location of the former Riverside Scrap Iron & Metal which operated a scrap metal yard for over 45 years consisting of a machine shop with aboveground and underground fuel and oil storage tanks. The United States Department of Toxic Substances Control (DTSC) identified the project site as a contaminated Brownfield. In 2024, a Response Plan to remediate the site was approved by DTSC for the excavation and off-site disposal of 30,000 cubic yards of contaminated soil.

Surrounding land uses include undeveloped land and industrial uses to the north, single family residences to the east, multifamily residential to the south across Mission Inn Avenue, and the BNSF Railroad to the west (Exhibit 5). The site is currently accessed from Mission Inn Avenue, Commerce Street and Fifth Street.

As a matter of information, the proposed mixed use project was reviewed by the Cultural Heritage Board on May 20, 2026 to make a recommendation to City Council for the historic rehabilitation and adaptive re-use of the historic Barley Mills Building as well as compatibility of the elevations of the proposed mixed-use buildings.

## PROPOSAL

The applicant is requesting approval of the following entitlements to facilitate the construction of a mixed-use development consisting of 291 residential dwelling units and 9 live/work units:

- General Plan Amendment: to amend the land use designation from B/OP – Business/Office Park to MU-U -Mixed Use – Urban;
- Specific Plan Amendment: to amend the Riverside Marketplace Specific Plan to expand the Mixed Use Marketplace Sub Area to include the subject properties;
- Zoning Code Map Amendment: to rezone the project site 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);
- Tentative Tract Map: to combine 12 parcels into one parcel, dedicate right-of-way, vacate an alley, and vacate a portion of 6th Street; and
- Site Plan Review: for site design for a mixed use development.

The proposed project consists of a 4-story building (Building A) consisting of 295 multi-family residential units and a 2-story building (Building C) comprising of 5 townhome units. A total of 51 studio units, 147 one-bedroom units, 93 two-bedroom units, and 9 live/work units are proposed. Units range in size from 447 square feet to 1,186 square feet. The live/work units are situated along the Mission Inn Avenue frontage. Four of the live/work units will be located on the ground floor of the 4-story building and 5 live/work units are proposed in the townhome building.

Private balconies or patios, ranging in size from 60 square feet to 175 square feet, are proposed for 83 percent of the units (249 units). The project proposes 19,650 square feet of common open space consisting of two courtyards, two terraces and a dog park. The primary courtyard (Courtyard A) will re-use the historic Barley Mills Building as a fitness room and club house with direct access to a pool area featuring shaded lounge areas, BBQ grills, cabanas, and a spa. Courtyard B features BBQ grill, a fire pit and shaded lounge areas. The third-floor terrace consists of a lounge area, and the fourth-floor terrace will feature a BBQ grill, fire pits and lounge areas.

The project provides a total of 388 parking spaces. Building B is served by 378 parking spaces located on an ungated surface parking lot to the east. Building C will have attached garages to accommodate 2 vehicles for each townhome unit.

The project proposes to vacate an alley and a portion of 6<sup>th</sup> Street which will be incorporated into the project. Sixth Street is proposed to terminate at the east side of the proposed project with a hammerhead. Vehicular access to the project site is provided from driveways on Mission Inn Avenue and 5<sup>th</sup> Street.

## PROJECT ANALYSIS

	Consistent	Inconsistent
<p><b>General Plan 2025</b></p> <p>The project proposes to amend the land use designation from B/OP – Business/Office Park to MU-U -Mixed Use – Urban. The proposed project is consistent with the MU-U – Mixed-Use Urban General Plan Land Use designation. The project will further the intent of the General Plan and Land Use Policies by facilitating, transit-oriented, mixed-use, in-fill development as a means of revitalizing underutilized urban parcels and directly addressing the City’s housing needs (Exhibit 6).</p> <p>The proposal to amend the General Plan Land Use designation will be consistent with the following Policies and Objectives, and further the intent of the General Plan 2025:</p> <p><u>Objective LU-8:</u> Emphasize smart growth principles through all steps of the land development process (mix land uses; take advantage of compact building design; create a range of housing opportunities and choices; create walkable neighborhoods; foster distinctive, attractive communities with a strong sense of place)</p> <p><u>Policy LU-8.3:</u> Allow for mixed-use development of varying intensities at selected areas as a means of revitalizing underutilized urban parcels.</p> <p><u>Objective LU-9:</u> Provide continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community’s objectives.</p> <p><u>Policy LU-9.4:</u> Promote future patterns of urban development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities when considering amendments to the Land Use Policy Map.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><b><i>Riverside Marketplace Specific Plan Consistency</i></b></p> <p>The proposed project is located in the Riverside Marketplace Specific Plan and within the Business Park, Central Marketplace and Neighborhood Market District (Exhibit 7).</p> <p>The project proposes a Specific Plan Amendment to amend the Specific Plan by removing the projects 7.3 acres out of the Business Park, Central Marketplace and Neighborhood Market District and placing it into the Marketplace Mixed Use District. The proposal will continue the Marketplace Mixed Use District that exists to the south across Mission Inn Avenue and will facilitate the development of a mixed-use project. The amendment also includes revising the text of the Marketplace Specific Plan under section 4.2.10 to simplify the Mixed Use – Urban development standards by referring to the development standards in the Zoning Code (Title 19) Section 19.120.050.</p> <p>The proposed project was analyzed for compliance with the development standards of the Mixed Use Marketplace District and was found to be consistent with the standards established in the Specific Plan and the Zoning Code. It is also consistent with Specific Plan Land Use Goals, in that it provides a mixture of land uses to economically revitalize the area, provides a land use that economically, aesthetically and socially benefits the surrounding neighborhood, and respects and complements the historic industrial buildings within the Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><b>Compliance with Zoning Code (Title 19)</b></p> <p>The project proposes to rezone the site 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 – Specific Plan (Marketplace Specific Plan) Overlay Zones and MU-U-SP-CR – Mixed-Use – Specific Plan (Marketplace Specific Plan) – Cultural Resources (Structure of Merit and Seventh Street East Historic District) (Exhibit 8).</p> <p>The project is consistent with the proposed zones and is consistent with the proposed MU-U – Mixed-Use Urban General Plan Land Use designation.</p> <p>The MU-U Zone provides for high-density residential development with commercial, office, institutional, and business uses emphasizing retail, entertainment, and student-oriented activities. It is intended to facilitate the grouping of innovative housing options with employment uses, entertainment activities, public gathering spaces, transit stations and other community amenities, such as art in public spaces.</p> <p>The project has been designed to be consistent with the purpose of the MU-U Zone. The project strengthens the public realm while ensuring the overall design and proposed uses are compatible with uses in the surrounding neighborhoods by placing the taller building further from existing single-family residential to the east. As proposed the project is consistent with the purpose and all applicable development standards of the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Grading Code Consistency (Title 17)</b></p> <p>The proposed project has been reviewed against the standards of the Grading Code. The proposed project complies with the standards and provisions of Title 17 of the Riverside Municipal Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Subdivision Code (Title 18)</b></p> <p>The project includes a Tentative Tract Map that proposes combining 12 parcels into one parcel, dedicating right-of-way, vacate an alley, and vacate a portion of 6<sup>th</sup> Street.</p> <p>The alley and portion of 6<sup>th</sup> Street proposed to be vacated is not needed for street purposes or for access to other parcels. It is unnecessary for present or future public use and vacating the alley and street will not impact access to any other parcels. The alley and the portion of 6<sup>th</sup> Street will be completely incorporated into the project boundaries. The applicant proposes to terminate 6<sup>th</sup> Street at the property with a hammerhead to ensure vehicles can safely turn around.</p> <p>The proposed Tract Map complies with the development standards of the Subdivision Code (Title 18).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><b>Compliance with Marketplace Specific Plan Design Standards and Guidelines</b></p> <p>The architectural design of the project utilizes, preserves and highlights the underlying urban character of the Specific Plan, by providing design elements that respect the historical nature of the packinghouses and rail corridors.</p> <p>The project proposes to incorporate the historic Barley Mill Building into the project by re-using it as the clubhouse and gym. Also, a portion of the site is within the Seventh Street East Historic District; thus the Cultural Heritage Board has purview over building design and elevations. The Cultural Heritage Board held its meeting on Wednesday, May 20, 2026.</p> <p>The conceptual landscape plan shows multiple species of trees, shrubs and groundcovers to complement and accent the architecture and provide sufficient screening of the surface parking lot from Mission Inn Avenue and Fifth Street. The proposed landscaping complies with the Specific Plan and enhances the aesthetic of the surrounding area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Compliance with Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base</b></p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base. Zone E does not restrict residential density. Appendix D (Compatibility Guidelines for Specific Land Uses) of the LUCP lists Residential as a Generally Compatible use in Zone E. The ALUC Director determined that the proposed project is consistent with the RCALUCP for the March Air Reserve Base subject to conditions (Exhibit 10).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<b>Chapter 19.120 – MU-U – Mixed-Use Urban Zone Development Standards</b>				
	<b>Standard</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Minimum Lot Area</b>	20,000 square feet	306,227 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Width</b>	80 feet	415 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Depth</b>	100 feet	755 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Floor Area Ratio</b>	4.0	0.95	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Maximum Density</b>	60 dwelling units/acre <sup>1</sup>	42.7 dwelling units/acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Maximum Building Height</b>	60 feet	49 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Minimum Building Setbacks</b>	Front Yard (Mission Inn Avenue and Commerce Street) – 0 feet	12 feet, 11 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard (5 <sup>th</sup> Street)	14 feet, 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (East) – 25 feet	70 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Common Open Space</b>	50 square feet/unit = 15,000 square feet	19,650 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Private Open Space</b>	50 square feet/unit for at least 50 percent of the units	83 percent of units contain a minimum 50 square feet of private open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum lineal frontage of leasable ground floor</b>	80 percent (203.73 feet)	81 percent (206.58 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Proposed projects within one-half of a mile of a transit station may have a residential density of up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0 (Table 19.120.050, Note 4)

<b>Chapter 19.580 – Parking and Loading Development Standards</b>					
	<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Minimum Parking</b>	<b>Residential</b>				
	1.5 spaces per unit with 1 bedroom (147 units) = 221 spaces	*Exempt	388 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2 spaces per unit > 2 bedrooms (93 units) = 186 spaces				
1 space per Studio and Live/Work units (51 studio units, 9 live/work units) = 60 spaces					
<b>Covered Parking</b>	At least 75% of total required spaces	291 covered spaces	301 covered spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\* The project meets the criteria defined in the State of California Assembly Bill 2097 and is exempt from minimum parking requirements in the Riverside Municipal Code (RMC).

## FINDINGS SUMMARY

### Site Plan Review

The site has been designed to create an urban-scale, transit-oriented project consistent with the purpose of the Marketplace Specific Plan and the Mixed Use Marketplace Sub Area. The proposed project is consistent with the objectives, policies and development standards of the General Pan, the Market Place Specific Plan, and the Zoning Code.

The proposed project has been designed as an integrated development compatible with the character of the surrounding area, specifically with the existing multi-family development to the south (Mission Lofts) and with the existing residential properties to the east. Buildings with large ground level patios are oriented towards the Mission Inn Avenue and Commerce Street to provide a strong interface with the streets while the two-story townhome building has been designed to be in scale and for compatibility with existing residences to the east.

The proposed mixed-use development is appropriate for the site and neighborhood, as it is located proximate to major job hubs (Riverside Community Hospital, California Air Resources Board facility, UCR, and Downtown Riverside), educational facilities (Riverside Community College, University of California, Riverside [UCR]), local commercial, recreational opportunities, and community services, contributing to a synergistic relationship between uses in the area.

### **Zoning Code Map Amendment**

The proposal to apply the Mixed Use – Urban Zone to the project site will facilitate the development of 300 multi-family residential units, which will help the City's ability to meet the required 21,643 units identified in the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA). The proposed project is consistent with applicable goals, policies and objectives of the General Plan. The proposed project has been designed to be compatible with the surrounding uses and will not adversely affect surrounding properties. The proposed project will not be detrimental to the health, safety, or general welfare of the public or surrounding area.

## **ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration (MND) has been prepared for the proposed project in accordance with section 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines. The CEQA document states that the proposed project will not have a significant effect on the environment, subject to implementation of the Mitigation, Monitoring and Reporting Program (MMRP) (Exhibit 12).

## **PUBLIC NOTICE AND COMMENTS**

Public hearing notices were mailed to property owners within 300 feet of the site.

A comment letter, dated April 27, 2026, was received from the Rail Crossings Engineering Branch (RCEB) of the California Public Utilities Commission regarding pedestrian and vehicular activity at the Commerce Street and Mission Inn Avenue intersection (Exhibit 13). The letter suggested including mitigation measures for the signalization of the intersection of Mission Inn Avenue and Commerce Street with railroad preemption, installation of automatic pedestrian gates and channelization and installation of lighting at all quadrantes of the crossing.

The Traffic Division of the Public Works Department reviewed a Traffic Study that included a Traffic Signal Warrant Analysis which determined that the intersection does not meet the traffic signal warrants. The project includes conditions of approval to install Rectangular Rapid Flashing Beacon (RRFB) at this intersection. Additionally, the Traffic Division will continue to pursue grant funding opportunities to analyze and consider installation of automative pedestrian gates.

## **APPEAL INFORMATION**

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Community & Economic Development Department, Public Information Section, 3<sup>rd</sup> Floor, City Hall.

## EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Project Mitigation Measures
4. Existing Site Photos
5. Location Map
6. Existing and Proposed General Plan Map
7. Existing and Proposed Specific Plan Map
8. Existing and Proposed Zoning Maps
- 9a. Proposed Riverside Marketplace Specific Plan Text Amendments – Redline
- 9b. Proposed Riverside Marketplace Specific Plan Text Amendments – Clean
10. Riverside County Airport Land Use Commission (ALUC) Determination
11. Project Plans (Site Plan, Floor Plans, Open Space Exhibit, Building Elevations, Material Board, Preliminary Grading Plan, Tentative Tract Map, Conceptual Landscape Plans, Fence and Wall Plan)
12. Mitigated Negative Declaration and Appendices – City's Website <https://riversideca.gov/cedd/planning/development-projects-and-cega-documents>
13. Comment Letter, dated April 27, 2026, from the Rail Crossings Engineering Branch (RCEB) of the California Public Utilities Commission

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Prepared by: Judy Egüez, Senior Planner  
Reviewed by: Brian Norton, Principal Planner  
Approved by: Edgardo Caldera, Acting City Planner



**EXHIBIT 1 – STAFF RECOMMENDED FINDINGS**

**PLANNING CASE:** PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, Tentative Tract Map, and Site Plan Review)

- **Site Plan Review Findings pursuant to Chapter 19.120.030**
  - a) The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed-use zones (Section 19.120.010 - Purpose);
  - b) The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
  - c) The proposed project fosters a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses; and
  - d) The proposed development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).
- **Zoning Code Map Amendment Findings pursuant to Chapter 19.810.040**
  - a) The proposed Zoning Code map amendment is generally consistent with the goals, policies, and objectives of the General Plan;
  - b) The proposed Zoning Code map amendment will not adversely affect surrounding properties; and
  - c) The proposed Zoning Code map amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



**EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL**

**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 6<sup>th</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 6<sup>th</sup> 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 5<sup>th</sup> 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 3<sup>rd</sup> Street & Mission Inn Avenue.
      - ii. 5<sup>th</sup> Street between Commerce Street and Park Avenue
      - iii. 4<sup>th</sup> 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.



## EXHIBIT 3 – 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 cataloging 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 (windows & exterior glazed doors)
<b>Receptor 1</b>	1	73	31
	2	74	32
	3	74	32
	4	75	33
<b>Receptor 2</b>	1	67	25
	2	69	27
<b>Receptor 3</b>	1	79	37
	2	79	37
	3	80	38
	4	81	39
<b>Receptor 4</b>	1	78	36
	2	79	37
	3	80	38
	4	80	38
<b>Receptor 5</b>	1	78	36
<b>Receptor 6</b>	1	78	36
	2	79	37
	3	79	37
	4	80	38
<b>Receptor 7</b>	1	74	32
	2	74	32
	3	75	33
	4	76	34
<b>Receptor 8</b>	1	56	14
	2	56	14
	3	56	14
	4	57	15
<b>Receptor 9</b>	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



View of the site looking northwest from Mission Inn Avenue



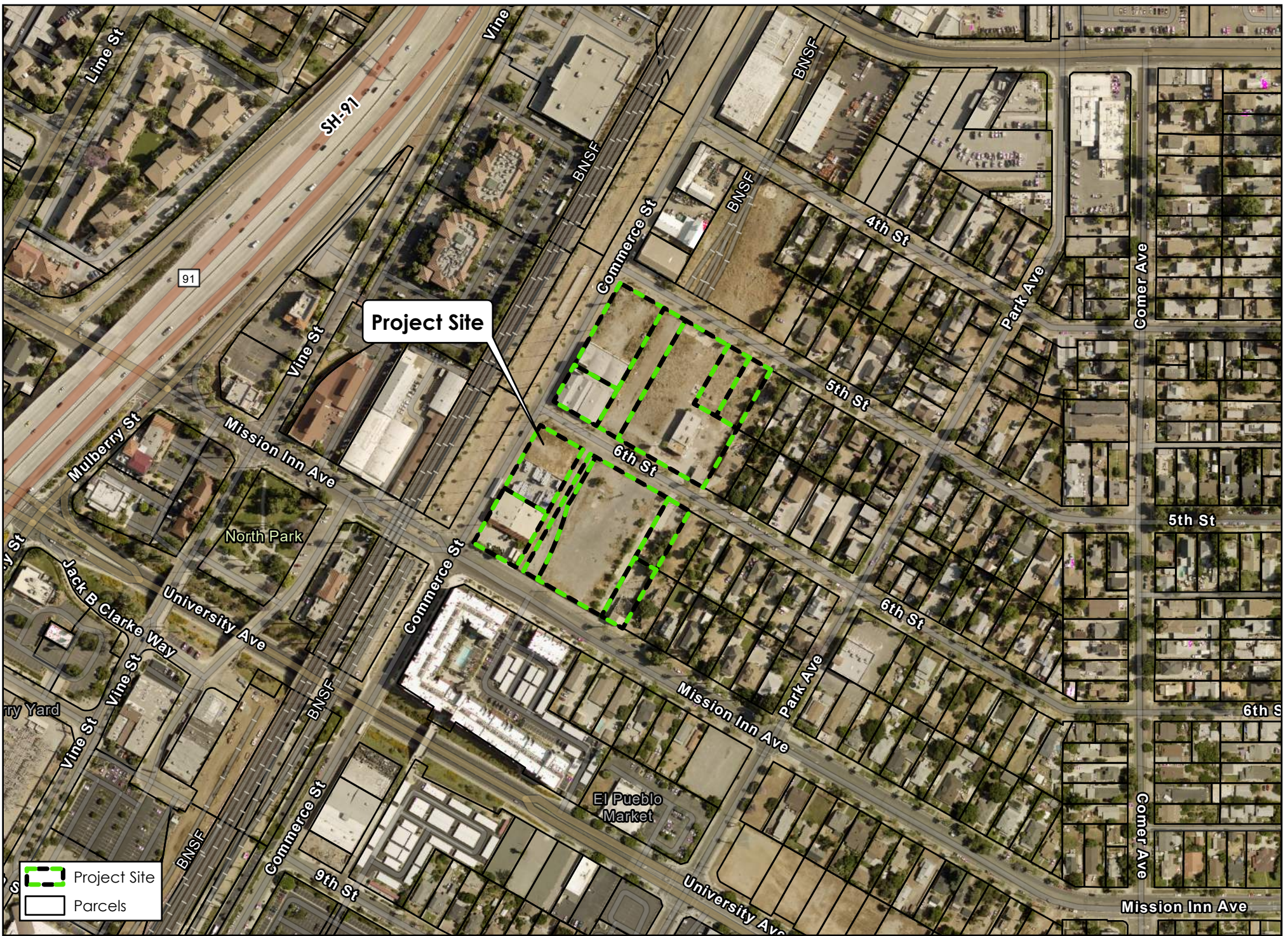
View of the site looking west on Sixth Street



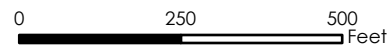
View of the site looking north on Commerce Street



View of the site looking south from Fifth Street

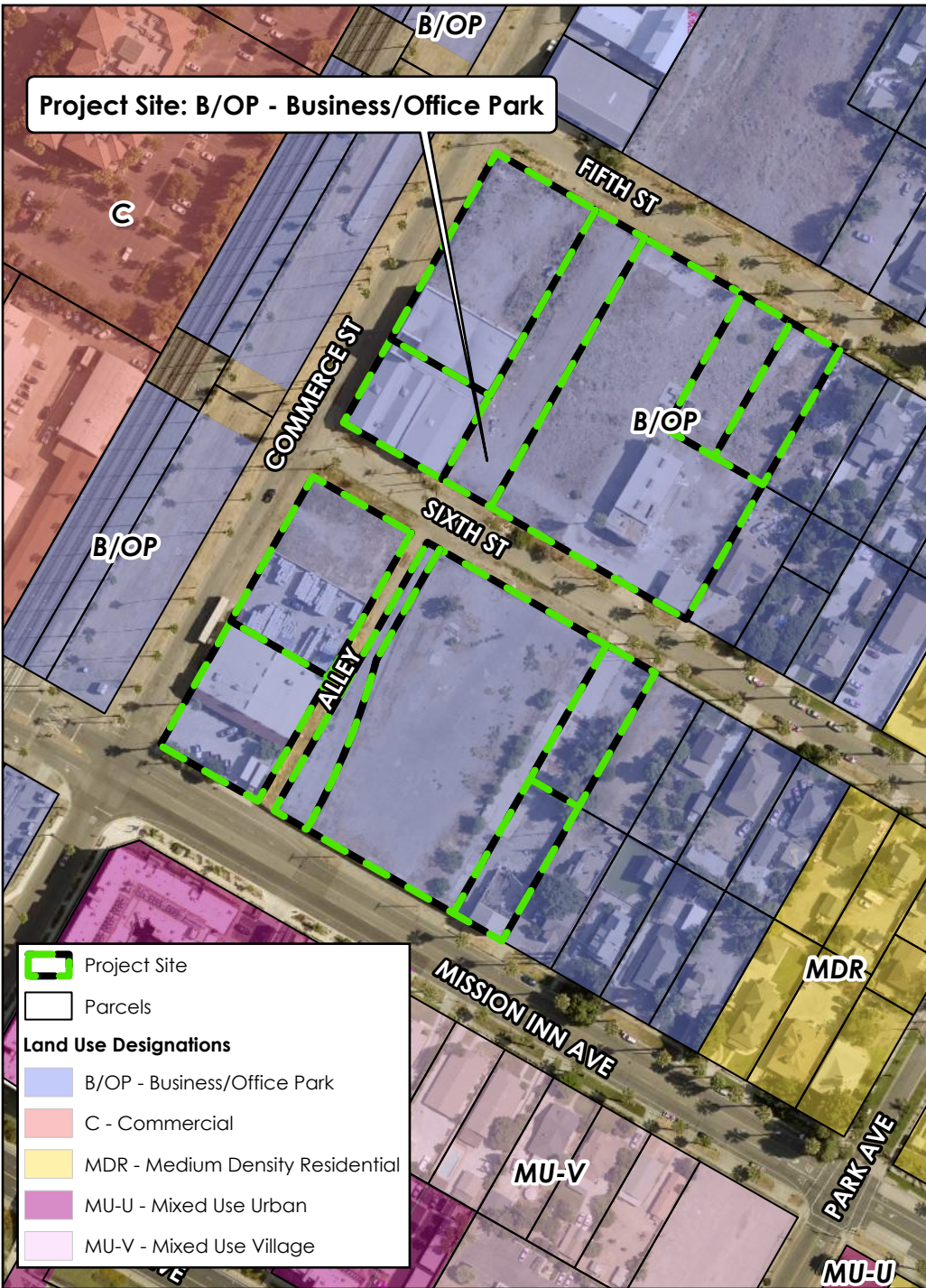


PR-2023-001469 (GPA, RZ, SPA, PPE, TM)  
 Exhibit 5 - Location Map

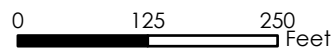


**EXISTING**

**PROPOSED**

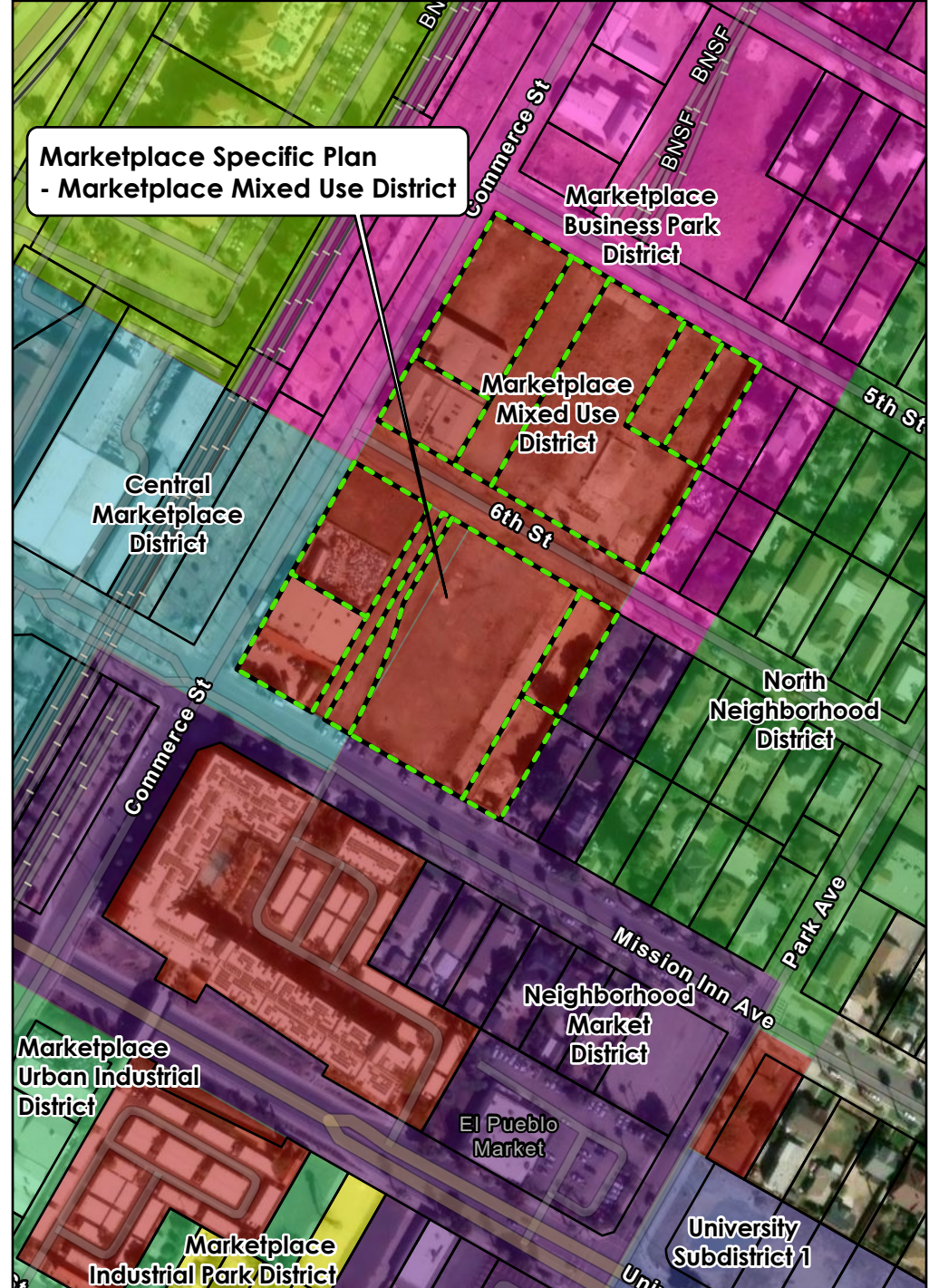
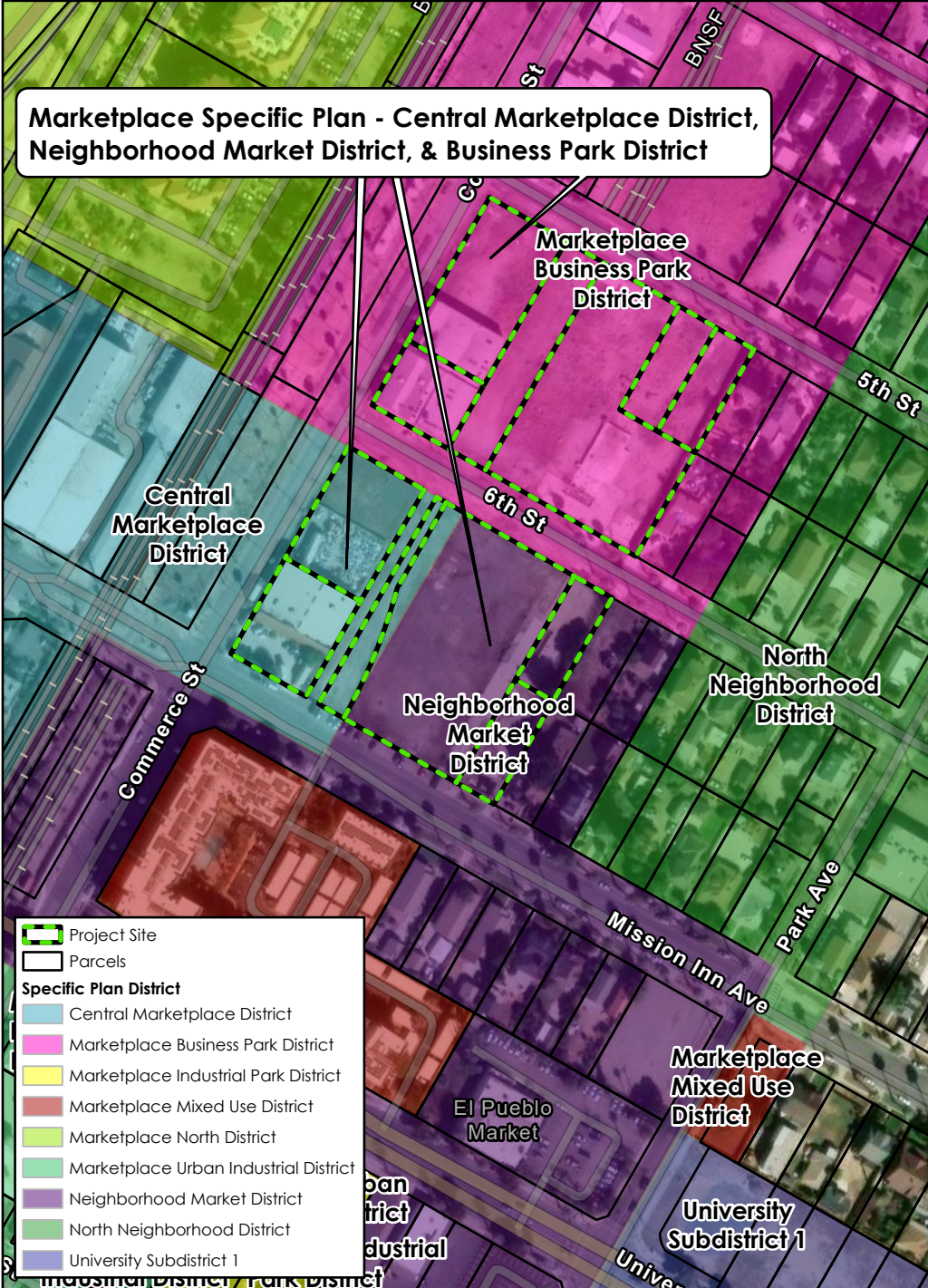


PR-2023-001469 (GPA, RZ, SPA, PPE, TM)  
 Exhibit 6 - Existing and Proposed General Plan Map



# EXISTING

# PROPOSED





## **Mixed Use Marketplace Sub-Area**

### **4.2.10 Mixed Use Marketplace Sub-Area**

The Mixed Use Marketplace portion of the Riverside Marketplace Specific Plan generally utilizes the development standards established within the City of Riverside’s Municipal Code section pertaining to Mixed Use Zones (Title 19, § 19.120).

All development within this area designated as Mixed Use Marketplace shall conform to the Mixed Use – Urban (MU-U) provisions establishing development standards (Title 19, §19.120.050), unless noted otherwise within this Specific Plan document.

#### **4.2.10.1 Land Uses**

All proposed uses within this area designated as the Mixed Use Marketplace shall conform to the established land use regulations within the City of Riverside’s Municipal Code section pertaining to Mixed Use – Urban uses (Title 19, §19.150).

#### **4.2.10.2 Development Standards**

~~The following section identifies development standards which are applicable to development within the Mixed Use Marketplace Sub Area. Development Standards for the Mixed Use Marketplace Sub Area correspond with those listed within the Mixed Use – Urban (MU-U) Zone found within the City of Riverside Municipal Code (Title 19, §19.120.060, Table 19.120.050), unless otherwise noted within this Specific Plan.~~

#### **Floor Area Ratio**

~~FAR 4.0~~

~~The maximum floor area ratio (FAR) applies to all development on site, excluding parking structures.~~

#### **Density**

~~40 dwelling units/acre~~

~~Residential densities may be increased in the MU-U Zones for those developments that serve as transit-oriented developments. Proposed projects within one-half of a mile from; 1) a transit stop along Magnolia or University Avenues; or 2) any transit station; may have a residential density of up to 60 dwelling units/acre.~~

#### **Lot Standards**

~~Minimum Parcel Size: 20,000 square feet~~

~~**Lot Depth—Minimum: 100 feet**~~

~~**Lot Width—Minimum: 80 feet**~~

~~**Building Height**~~

~~60 feet~~

~~Uninhabited architectural design features such as towers, spires, steeples, domes, and cupolas may exceed the specified height limit by a maximum of 10%, subject to approval by the appropriate Approving or Appeal Authority.~~

~~**Building Setbacks**~~

~~**Minimum Front Yard: 0 feet**~~

~~Where a lot or parcel of land at the junction of two streets has a frontage on each street over 130 feet in length, front yard setbacks of the depth required in the appropriate zone shall be required on those frontages.~~

~~**Minimum Interior Side Yard: 0 feet**~~

~~When adjacent to a residential zone or the project contains a residential component, the minimum side yard setback shall be 15 feet.~~

~~**Minimum Street Side Yard: 0 feet**~~

~~**Minimum Rear Yard: 15 feet**~~

~~When adjacent to a residential zone or the project contains a residential component, the minimum rear yard setback shall be 25 feet.~~

~~**Open Space Requirements**~~

~~**Private Open Space: 50 square feet per dwelling unit for at least 50% of the units.**~~

~~**Common Open Space: 50 square feet per dwelling unit.**~~

~~**Minimum Landscape Coverage**~~

~~All areas on site which are not occupied by a structure, accessory use, sidewalk or parking area shall be landscaped.~~

~~**Screen Wall**~~

~~A six foot decorative masonry wall shall be constructed along all property lines abutting a residential zone.~~

~~**Vehicle Parking**~~

~~Proposed parking within the area designated as the Mixed Use Marketplace shall conform to the established land use regulations within the City of Riverside’s Municipal Code section pertaining to Parking and Loading (Title 19, §19.580), unless otherwise noted within this specific plan.~~

**Required Number of Parking Spaces:** See Table 19.580.060 (Required Spaces) for parking in mixed-use zones. A reduction in the number of required parking spaces may be permitted for mixed-use development and/or standalone uses in mixed-use zones subject to the approval of a shared parking arrangement.

**Covered Parking:** Multi-family and Mixed-Use developments with surface parking lots, shall provide at least one covered or enclosed parking space per unit.

**Distribution of Covered Parking:** Mixed-Use developments with freestanding garages and carports are to be distributed evenly throughout the project in groupings of no greater than 6 covered spaces, with a minimum of one uncovered space between groupings.

**Security:** Vehicle entrances are not required to provide security fences or vehicle gates.

**Lighting:** Lighting shall conform to the established standards within the City of Riverside's Municipal Code section pertaining to Lighting (Title 19, §19.556).

**Parking Lot Landscape Setback:**

1. ~~Surface Parking Lots;~~

a. ~~For 20 or fewer parking spaces: A minimum 10-foot wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas.~~

b. ~~For 21 or greater parking spaces: A minimum 15-foot wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.~~

e. ~~For surface parking lots, adjacent to residentially zoned property, a minimum 5-foot landscape setback is required.~~

2. ~~Parking Structures;~~

a. ~~Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages and interior side yards when adjacent to residentially zoned property.~~

## **Mixed Use Marketplace Sub-Area**

### **4.2.10 Mixed Use Marketplace Sub-Area**

The Mixed Use Marketplace portion of the Riverside Marketplace Specific Plan generally utilizes the development standards established within the City of Riverside’s Municipal Code section pertaining to Mixed Use Zones (Title 19, § 19.120).

All development within this area designated as Mixed Use Marketplace shall conform to the Mixed Use – Urban (MU-U) provisions establishing development standards (Title 19, §19.120.050), unless noted otherwise within this Specific Plan document.

#### **4.2.10.1 Land Uses**

All proposed uses within this area designated as the Mixed Use Marketplace shall conform to the established land use regulations within the City of Riverside’s Municipal Code section pertaining to Mixed Use – Urban uses (Title 19, §19.150).

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



April 14, 2023

Judy Equez, Project Planner  
City of Riverside Planning Department  
3900 Main Street, Third Floor  
Riverside CA 92522

**CHAIR**

Steve Manos  
Lake Elsinore

**VICE CHAIR**

Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

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Palm Springs

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**STAFF**

Director  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION**

File No.: ZAP1565MA23  
Related File No.: PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Plot Plan, Tentative Tract Map)  
APN: 211-022-026, 211-022-027, 211-071-001, 211-072-002, 211-071-004, 211-071-005, 211-071-023, 211-071-024  
Airport Zone: Zone E

Dear Ms. Equez:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution No. 2015-01 (as extended by Resolution No. 2020-01) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Plot Plan, Tentative Tract Map), a proposal to construct a mixed-use development consisting of 363 apartment units and a 2,000 square foot retail building on 8.48 acres located southerly of 4<sup>th</sup> street, easterly of Commerce Street, westerly of Park Avenue, and northerly of Mission Inn Avenue. The applicant also proposes amending the site’s General Plan land use designation from Business/Office Park to Mixed-Use Urban, and change its zoning 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 resource overlay zone to MU-U Mixed Use-Urban and Specific Plan (Riverside Marketplace) overlay zone. The applicant also proposes amending the Riverside Marketplace Specific Plan to expand the Mixed-Use Marketplace Sub Area to include the subject property. The applicant also proposes to combine 13 parcels into 2 parcels.

The project is located within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area (March AIA), where Zone E does not restrict residential density or non-residential intensity.

Although the project is located within the March AIA, the nearest runway is Flabob Airport, which its easterly runway elevation is 768 feet above mean sea level (AMSL). Due to the runway length (3,200 feet), the relevant slope for notice purpose is a 50:1 surface. At a distance of approximately 12,300 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,014 feet AMSL. The project’s site elevation is 874 feet AMSL with a proposed building height of 49 feet, resulting in a top point elevation of 923 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT**, with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
  - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard

biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Iron Lofts, LLC (applicant/property owner)  
Todd Cadwell (representative)  
Gary Gosliga, March Inland Port Airport Authority  
Major. David Shaw, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1565MA23\ZAP1565MA23.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# NOTICE

THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS

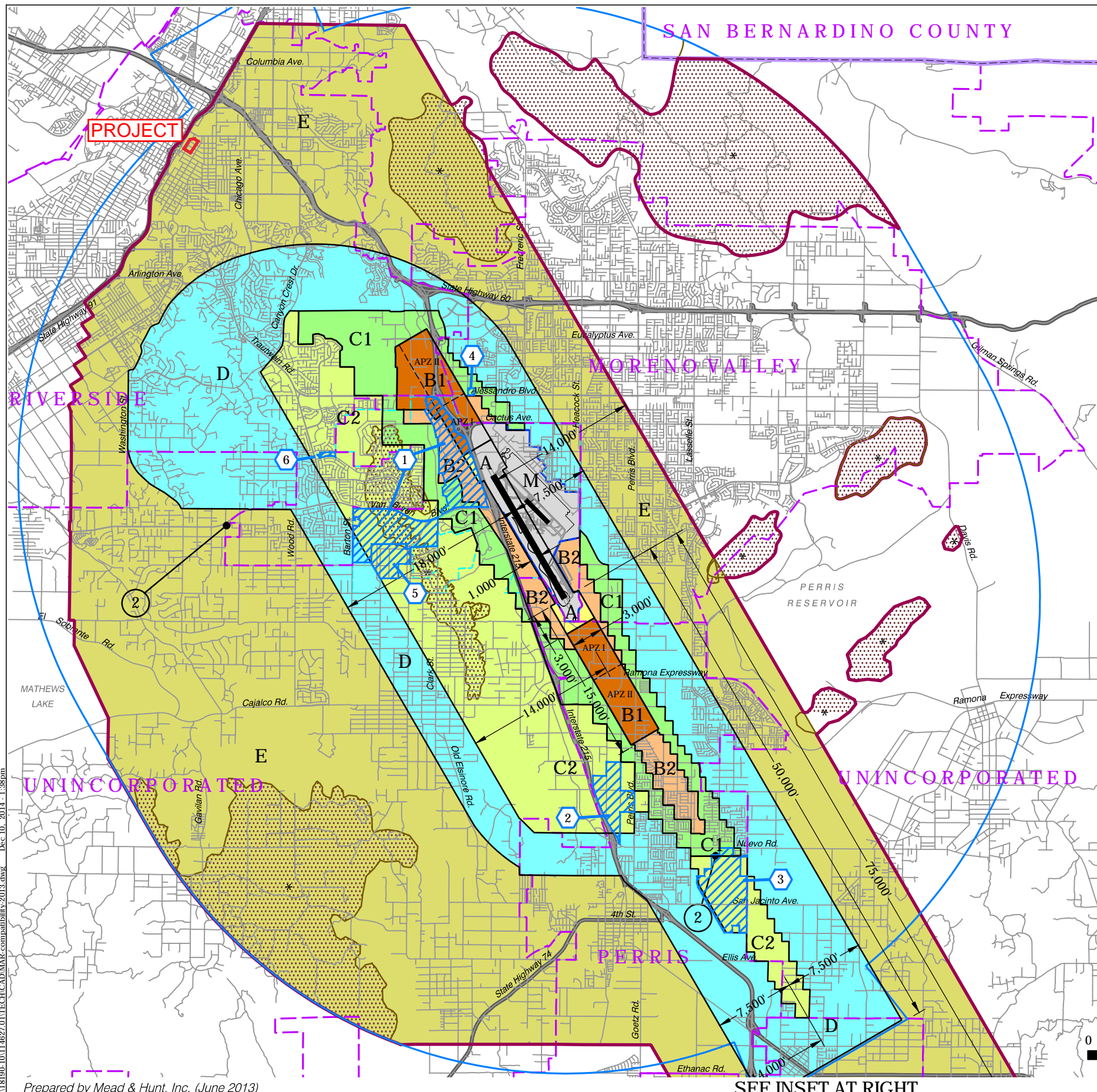
PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**LEGEND**

**Compatibility Zones**

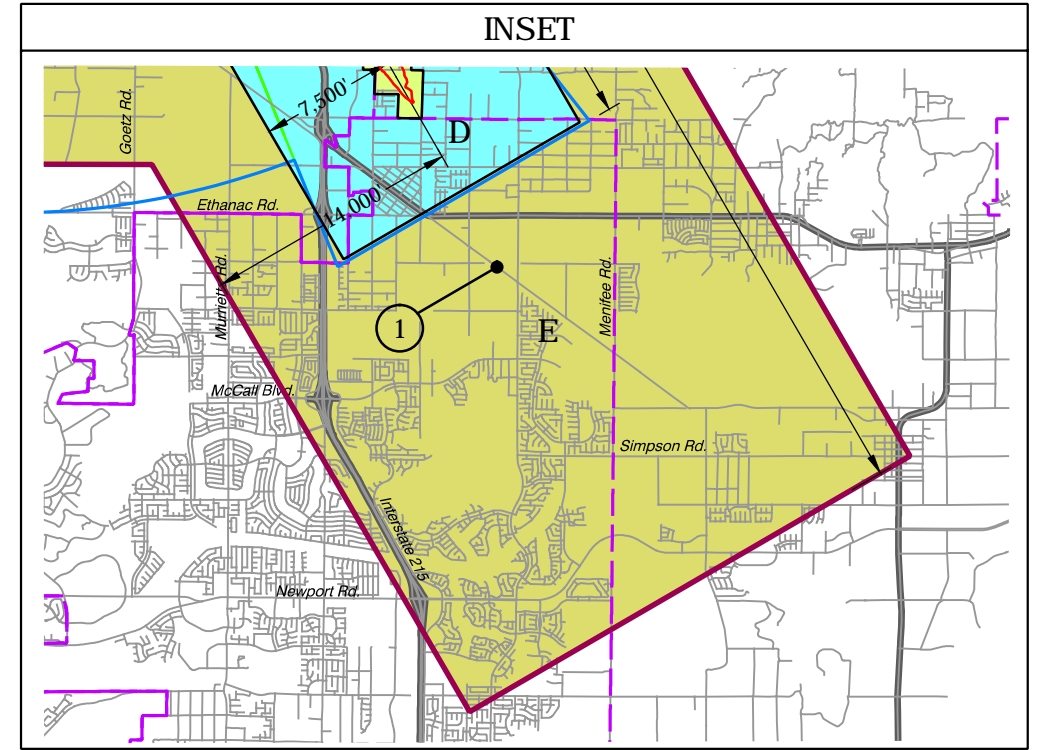
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

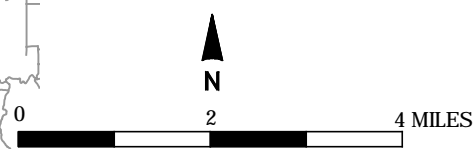
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



**Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)**

Note:  
All dimensions are measured from runway ends and centerlines.

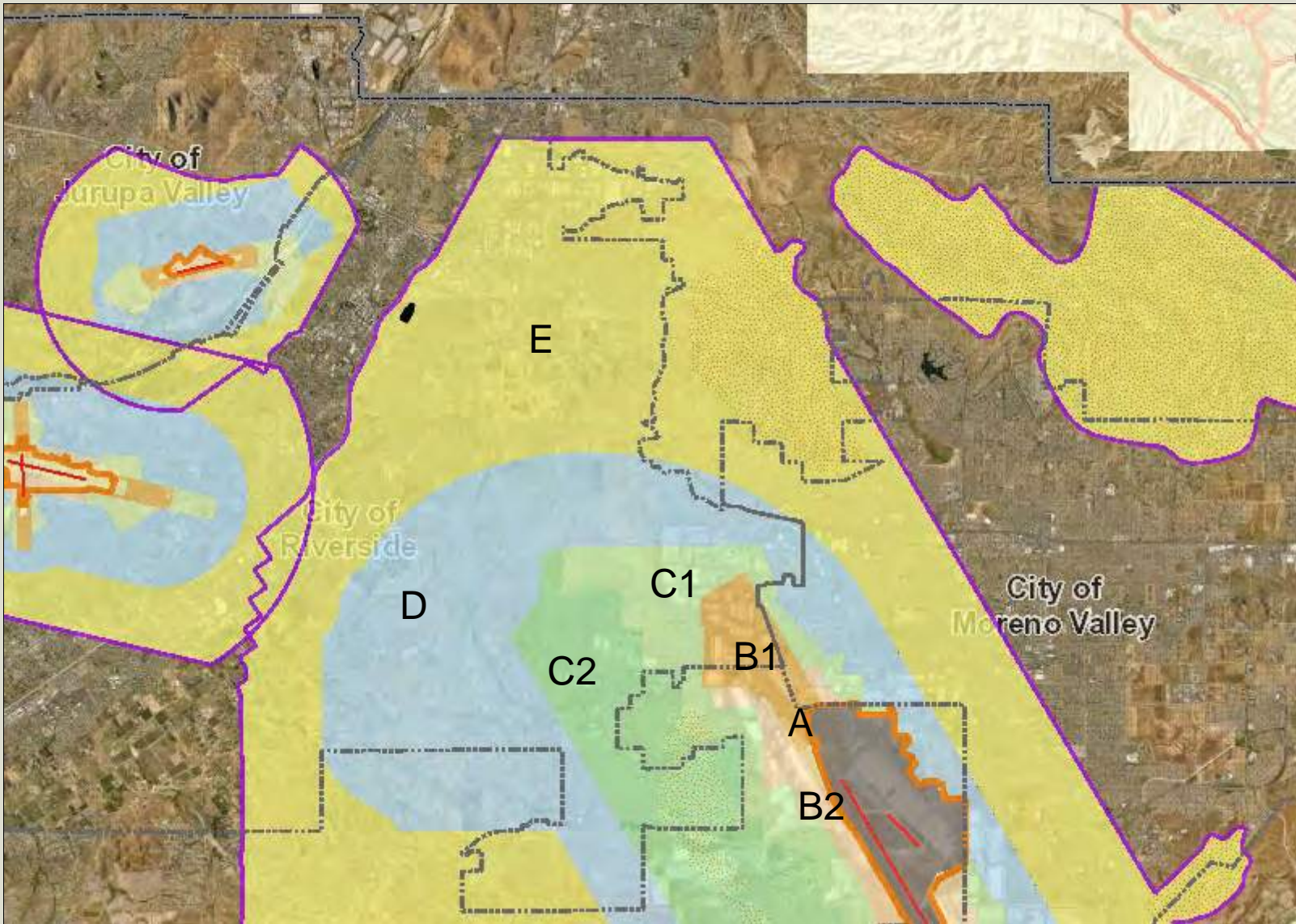


Base map source: County of Riverside 2013

SEE INSET AT RIGHT

X:\18190-10\114627\0\TECH\CAD\MAR-compatibility-2013.dwg Dec 10, 2014 - 1:38pm Prepared by Mead & Hunt, Inc. (June 2013)

# Map My County Map



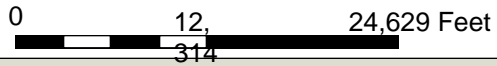
### Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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### Notes



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# Map My County Map



### Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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### Notes

# Map My County Map



- Legend**
- County Centerline Names
  - County Centerlines
  - Blueline Streams
  - City Areas
  - World Street Map



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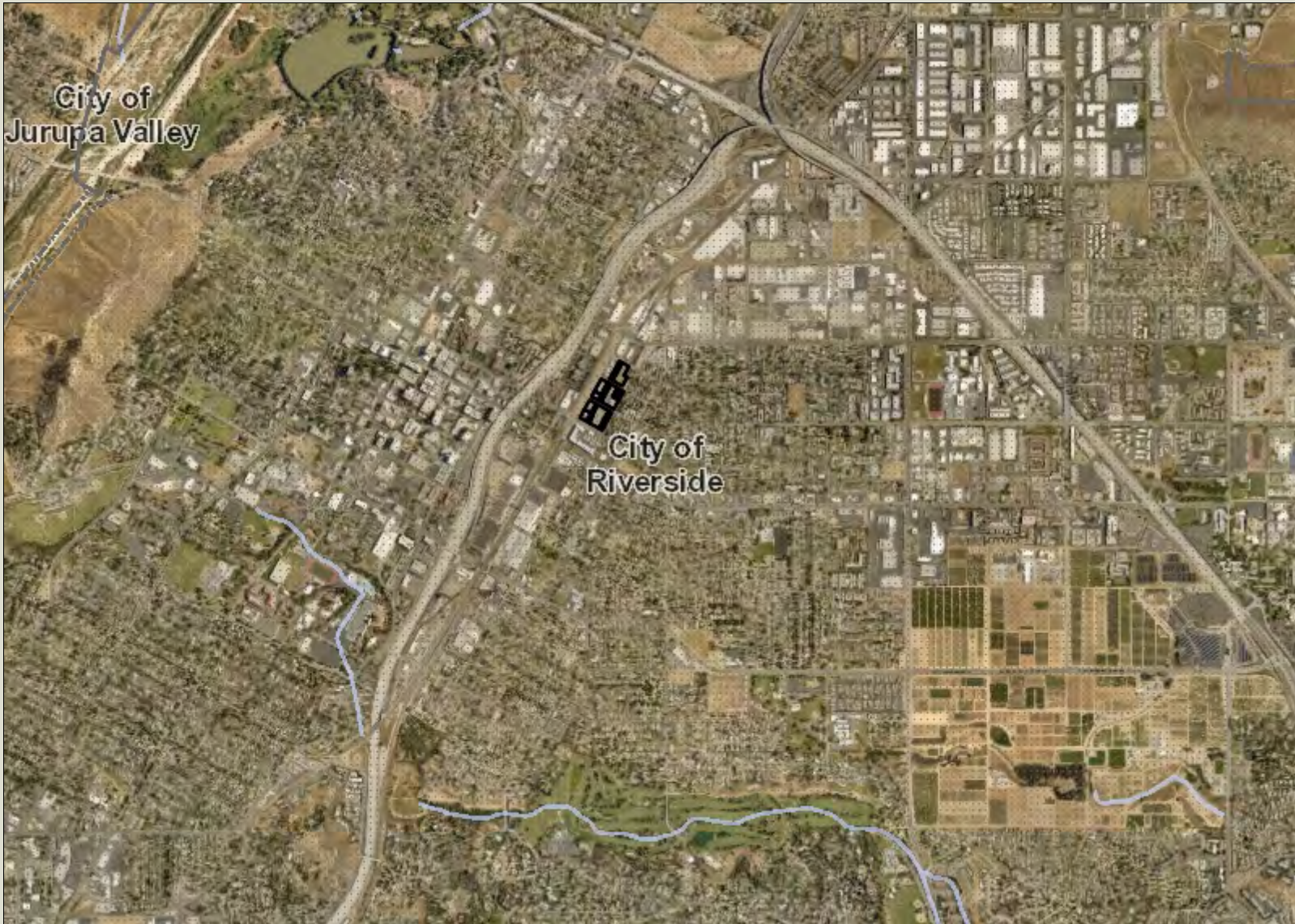


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**Notes**

# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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## Notes

# Map My County Map



## Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



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## Notes