CITY OF RIVERSIDE

Community & Economic Development Department **Planning Division**
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Massachusetts Point Project

State Clearinghouse No. 2024120391

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2024120391, for the project as described below.

PROJECT TITLE: Massachusetts Point Project

CASE NUMBER: PR-2024-001666

PROJECT APPLICANT: Steven Christie of SCIND Massachusetts Point LLC

PROJECT LOCATION: The 14.42-acre Project site is situated in the northern portion of the City of Riverside and bordered by Kansas Avenue to the west, Massachusetts Avenue to the south, and Roberta Street to the north. The Project site is comprised of the following three parcels - APNs: 210-130-015, -16, and -20.

PROJECT DESCRIPTION: The proposed Project would demolish the existing 99,850 SF of structures on 2626 Kansas Avenue and redevelop 2626 Kansas Avenue and 2069 Massachusetts Avenue with two Class A light industrial buildings on approximately 10.21 acres. Building 1 is proposed to consist of 99,900 SF, inclusive of 93,900 SF of warehouse space and 6,000 SF of ground floor office space. Building 1 would have a footprint of 99,900 SF, resulting in a floor area ratio (FAR) of 0.45. Building 2 is proposed to consist of 99,950 SF, inclusive of 91,700 SF of warehouse space, 6,000 SF of ground floor office space, and 2,250 of mezzanine space to be used as office space. Building 2 would have a footprint of 97,700 SF, resulting in a FAR of 0.45. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, construction of a cul-de-sac driveway, and pavement of parking areas and drive aisles. No development is proposed on APN 210-130-020 (1989 Massachusetts Avenue).

Implementation of the proposed Project will require the following discretionary approvals (City of Riverside Planning Case PR-2024-001666):

- **Zoning Code (Map/Text) Amendment** – To amend the Innovation District Overlay Zone subdistrict from EE – Employment Emphasis and HE – Housing Emphasis subdistricts to IE – Industrial Emphasis subdistrict, to allow for the warehousing and distribution facility use, and modify development standards of the IE-Industrial Emphasis subdistrict;

- **Tentative Parcel Map –** For a two lot subdivision for condominium purposes;

- **Design Review** – For the proposed site design and building elevations;

- **Development Agreement**; and

- **Environmental Impact Report** – For the preparation of an Environmental Impact Report for the proposed project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Draft EIR determined that the following issue areas have potentially significant environmental impacts that will be mitigated to a level below significance: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources.

PUBLIC REVIEW PERIOD: As mandated by State Law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning Thursday, June 26th, and ending Monday, August 11th, 2025. An electronic copy of the Draft EIR is available for public review on the City's website: https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents. If unable to access the electronic copy, please contact Candice Assadzadeh, Senior Planner, at (951) 826-5667 or cassadzadeh@riversideca.gov.

Copies of the Draft EIR will be made available for public viewing at the following City facilities during normal hours of operation: (1) Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Third Floor, Riverside, CA 92522; (2) the Riverside Main Public Library, 3911 University Avenue, Riverside, CA 92501; and (3) Community Center at Lincoln Park, 4261 Park Avenue, Riverside, CA 92507. Questions related to Draft EIR availability should be directed to the project contact.

Responses to this Draft EIR should be sent in writing to Candice Assadzadeh, Senior Planner, no later than 5:00 p.m. on Monday, August 11th, 2025 at the following address:

LEAD AGENCY:

City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522
Attn: Candice Assadzadeh, Senior Planner
(951) 826-5667
cassadzadeh@riversideca.gov

PUBLIC HEARING: Notification of the date, time and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

HAZARDOUS MATERIALS STATEMENT: The applicant has certified that the project site is not a listed toxic site pursuant to Government Code Section 65962.5.

NOTES: It should be noted that this project has been found to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the Flabob Airport. In addition, Tribal Consultations have been conducted.