

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024120391

Project Title: Massachusetts Point Project

Lead Agency: Clty of Riverside

Contact Name: Candice Assadzadeh

Email: cassadzadeh@riversideca.gov Phone Number: 951-826-5667

Project Location: Riverside Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed Project would demolish the existing 99,850 square feet (SF) of structures on 2626 Kansas Avenue and redevelop 2626 Kansas Avenue and 2069 Massachusetts Avenue with two Class A Light Industrial buildings at 99,900 SF and 99,950 SF 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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-Biological Resources: Nesting bird surveys within the Project site would be required by Mitigation Measure BIO-1 to ensure all nesting birds are protected through the implementation of the proposed Project.

-Cultural Resources and Tribal Cultural Resources: Mitigation Measure CUL-1, TC-1, TCR-2, TCR-3, and TCR-4 would be implemented to reduce impacts related to archaeological and historic resources and disturbance of human remains, mitigation shall include stopping construction upon encountering historical or archaeological materials or when encountering human remains.

-Geology and Soils: Mitigation Measure GEO-1 would be implemented to reduce impacts related to paleontological resources. Mitigation includes stopping construction upon encountering paleontological resources until a qualified paleontologist has evaluated the find and made a recommendation.

-Hazards and Hazardous Materials: Mitigation Measure HAZ-1, HAZ-2, HAZ-3, HAZ-4, HAZ-5, HAZ-6, and HAZ-7 would be included to remove existing contamination and prevent furthered contamination on the Project site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Industrial development related issues may be raised by agencies and the public for the proposed Project.

Provide a list of the responsible or trustee agencies for the project.

Riverside Airport Land Use Commission (ALUC)

Santa Ana Regional Water Quality Control Board