

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024120391

Project Title: Massachusetts Point Project

Lead Agency: City of Riverside Contact Person: Candice Assadzadeh
 Mailing Address: 3900 Main Street, 3rd Floor Phone: 951-826-5667
 City: Riverside Zip: 92522 County: Riverside

Project Location: County: Riverside City/Nearest Community: Riverside
 Cross Streets: Kansas Avenue and Massachusetts Avenue Zip Code: 92507

Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 14.68 " N / 117 ° 21 ' 17.10 " W Total Acres: 14.42

Assessor's Parcel No.: 210-130-015,-016,-020 Section: 24 Twp.: 2S Range: 4W Base: _____

Within 2 Miles: State Hwy #: I-215, 91 Waterways: Santa Ana River
 Airports: N/A Railways: Santa Fe/Union Pacific Railroad Schools: Springs Charter Schools, Carlys School, Learn4Life, John

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Development Agreement

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 199,850 Acres 14.42 Employees 194 Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: I - Industrial; Zoning: I-ID – General Industrial and Innovation District Overlay Zones; ID Overlay Zone: Employment Emphasis (EE) and Housing Emphasis (HE)

Project Description: (please use a separate page if necessary)

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).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> S Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 26, 2025 Ending Date August 11, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Steven Christie, SCIND Massachusetts Point LLC</u>
Address: <u>3333 Michelson Drive, Suite 550</u>	Address: <u>11150 Santa Monica Blvd., Suite 700</u>
City/State/Zip: <u>Irvine, CA 92612</u>	City/State/Zip: <u>Los Angeles, CA 90025</u>
Contact: <u>Tatiana Torres</u>	Phone: <u>(310) 929-8097</u>
Phone: <u>(949) 629-5374</u>	

Signature of Lead Agency Representative: Candice Assadzadeh Digitally signed by Candice Assadzadeh
Date: 2025.06.20 15:52:19 -0700 Date: 6/20/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.