



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-87954

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$4,277.50
	# Pages	1
	Document #	E-202600250
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$4,227.50
F&G Clerk Handling Fee		\$50.00
Total		\$4,277.50
Tender (Tyler Payments Charge)		\$4,277.50
Tyler Payments Item Id	SST3702S3536	
Tyler Payments Confirmation Number	25240298	
Tyler Payments Id	3ed4535e-635c-4a18-b8e4-ce5cac941556	

3/25/26, 12:14 PM PST
Gateway Clerk



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-87954
STATE CLEARINGHOUSE NUMBER (If applicable) 2024120391

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF RIVERSIDE	LEAD AGENCY EMAIL CASSADZADEH@RIVERSIDECA.GOV	DATE 03/25/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600250

PROJECT TITLE

MASSACHUSETTS POINT PROJECT – PLANNING CASE PR-2024-001666 (RZ, PM, DR, DA, EIR)

PROJECT APPLICANT NAME SCIND MASSACHUSETTS POINT, LLC	PROJECT APPLICANT EMAIL STEVEN@STALEYPOINT.COM	PHONE NUMBER (310) 929-8097
PROJECT APPLICANT ADDRESS 11150 SANTA MONICA BLVD., SUITE 700,	CITY LOS ANGELES	STATE CA
		ZIP CODE 90025

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-----------------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ | <u>4,227.50</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | <u> </u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | <u> </u> |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u> </u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 4,277.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Adrienne Ribac
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Lead Agency: City of Riverside
ATTN:
Address: 3900 Main Street, 3rd Floor
Riverside CA 92522

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600250
03/25/2026 12:14 PM Fee: \$ 4277.50
Page 1 of 3

Removed: By: Deputy



(SPACE FOR CLERK'S USE)

Project Title

Massachusetts Point Project- Planning Case PR-2024-001666 (RX, PM, DR, DA, EIR)

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes

SCH 2024120391



**Community & Economic
Development Department
Planning Division**

**3900 Main Street, 3rd Floor • Riverside, CA 92522
951.826.5371 • fax 951.826.5981
RiversideCA.gov/Planning**



NOTICE OF DETERMINATION

<p>To:</p> <p><input checked="" type="checkbox"/> County of Riverside County Clerk & Recorder P.O. Box 751 2724 Gateway Drive Riverside, Ca 92507-0751 (951) 486-7405</p> <p><input checked="" type="checkbox"/> Office of Planning & Research P.O. Box 3044, 1400 Tenth Street, Room 222 Sacramento, Ca 95812-3044</p>	<p>From: City of Riverside Community & Economic Development Department - Planning Division 3900 Main Street, 3rd floor Riverside, CA 92522 (951) 826-5625</p>
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SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2024120391

Project Title: Massachusetts Point Project – Planning Case PR-2024-001666 (RZ, PM, DR, DA, EIR)

Project Applicant: SCIND Massachusetts Point, LLC

Project Location: The project site is comprised of three parcels, located at 2626 Kansas Avenue, 2069 Massachusetts Avenue, and 1989 Massachusetts Avenue, situated on the north side of Massachusetts Avenue, east of Kansas Avenue and south of Roberta Street, in the city of Riverside.

Project Description: The development of 14.42 acres with two warehouse buildings consisting of 99,900 square feet and 99,950 square feet.

Implementation of the proposed Project requires the following discretionary approvals:

- Zoning Code Map/Text Amendment to change the Innovation District Overlay Zone subdistrict from the EE – Employment Emphasis and HE – Housing Emphasis subdistricts to the IE – Industrial Emphasis subdistrict, , and modify development standards of the Innovation District, IE – Industrial Emphasis subdistrict;
- Tentative Parcel Map for a two-lot subdivision for condominium purposes;
- Design Review of project plans;
- Development Agreement; and
- Environmental Impact Report.

The Draft EIR determined that the Project will not have a significant effect on the environment

This is to advise that the Riverside City Council held the first reading of the Zoning Code Map/Text

Amendment and Development Agreement Ordinances described above, and has approved the remainder of the above-described entitlements and above-described project on March 24, 2026 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature: Candice Assadpour Title: Senior Planner

Date: 3/24/2026 Date Received for filing at OPR: _____