



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

**Receipt: 26-105151**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	3
	Document #	E-202600286
	Filing Type	5
	State Fee Prev Charged	true
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (Prompt Pay)		\$50.00
Paid By First and Last Name / Company	Clara Eddy	
Approval/Transaction ID	28885710	
Phone Number	1949 244-3817	



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-105151
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 04/09/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202600286	

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 MIKE@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:

- Environmental Impact Report (EIR)     \$4,227.50     \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND)     \$3,043.75     \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW     \$1,437.25     \$ \_\_\_\_\_

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only)     \$850.00     \$ \_\_\_\_\_  
 County documentary handling fee     \$ \_\_\_\_\_     \$50.00  
 Other     \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash      Credit      Check      Other     TOTAL RECEIVED     \$ \_\_\_\_\_     \$50.00

SIGNATURE <i>X C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Cassandra Sandoval</b>
-----------------------------------	---

RECEIPT ATTACHED TO SHOW STATE FEE WAS PREVIOUSLY CHARGED.  
C. SANDOVAL



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

**Receipt: 26-87954**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
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
<b>Total</b>		<b>\$4,277.50</b>
<b>Tender (Tyler Payments Charge)</b>		<b>\$4,277.50</b>
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



Lead Agency: CITY OF RIVERSIDE PLANNING DIVISION  
ATTN: Andre Assadzadar  
Address: 3900 MAIN STREET 3RD FLOOR  
RIVERSIDE, CA, 92522

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202600286  
04/09/2026 10:48 AM Fee: \$ 50.00  
Page 1 of 3

Removed: By: Deputy  


Project Title

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

Filing Type

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

Notes

SCH 2024120391



**NOTICE OF DETERMINATION**

<p>To:</p> <p><input checked="" type="checkbox"/> County of Riverside County Clerk &amp; Recorder P.O. Box 751 2724 Gateway Drive Riverside, Ca 92507-0751 (951) 486-7405 Office of Planning &amp; Research</p> <p><input checked="" type="checkbox"/> P.O. Box 3044, 1400 Tenth Street, Room 222 Sacramento, Ca 95812-3044</p>	<p>From: City of Riverside Community &amp; Economic Development Department - Planning Division 3900 Main Street, 3<sup>rd</sup> floor Riverside, CA 92522 (951) 826-5625</p>
---	--

**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 second reading of the Zoning Code Map/Text

Amendment and Development Agreement Ordinances described above on April 7, 2026. The remainder of the above-described entitlements and above-described project were approved by the Riverside City Council 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 Assadpadeh. Title: Senior Planner

Date: 4/7/2026 Date Received for filing at OPR: \_\_\_\_\_