



Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

NOTICE OF PREPARATION

FROM LEAD AGENCY: Candice Assadzadeh, Senior Planner
City of Riverside
Community & Economic Development
Department Planning Division
3900 Main Street, 3rd floor
Riverside, California 92522

DATE: December 12, 2024

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Massachusetts Point Project

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed industrial project known as the Massachusetts Point Project (Project). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This Notice of Preparation (NOP) identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this NOP.

Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on December 12, 2024, and is set to close at 5:00 p.m. on January 20, 2025.

Please send written responses to Candice Assadzadeh at the address shown above or via e-mail at cassadzadeh@riversideca.gov. Please include the name and contact person in your agency.

PROJECT TITLE: PR-2024-001666 (Zoning Code Map/Text Amendment, Development Agreement, Design Review, and Environmental Impact Report)

PROJECT APPLICANT: Michael Kang, SCIND Massachusetts Point LLC

PROJECT LOCATION: The Project is located in the northern portion of the City of Riverside at 2626 Kansas Avenue, 2069 and 1989 Massachusetts Avenue. The project site is comprised of the following parcels: 210-130-015, 210-130-016, and 210-130-020.

PROJECT SETTING: The approximately 14.42-acre Project site is currently partially developed. APN 210-130-015 (2626 Kansas Avenue) is currently developed with an industrial business that manufactures concrete, polymer, and fiberglass products. There are two existing structures on APN 210-130-015 that total approximately 99,850 square feet (SF). APN 210-130-016 (2069 Massachusetts Avenue) is currently a vacant lot used for bus parking and storage. APN 210-130-020 (1989 Massachusetts Avenue) currently operates as a school bus storage yard and contains two buildings totaling approximately 11,000 SF.

The property to the north of the Project site, across Roberta Street, is developed with industrial and manufacturing uses and one single family residence. The property to the east consists of the City's Homeless Service Campus and manufacturing uses. The property to the south, across Massachusetts Avenue, is also developed with industrial and manufacturing uses. The property to the west, across Kansas Avenue, is developed with an industrial use.

PROJECT GENERAL PLAN AND ZONING DESIGNATIONS: The project site currently has a General Plan Land Use designation of I - Industrial and is zoned I-ID – General Industrial and Innovation District Overlay Zones. Within the ID Overlay Zone, the Project site is located within the Employment Emphasis (EE) and Housing Emphasis (HE) subdistricts.

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 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, and pavement of parking areas and drive aisles. No development is proposed on APN 210-130-020 (1989 Massachusetts Avenue).

Access to Building 1 would be provided via three proposed driveways: two from Roberta Street and one from Kansas Avenue. The northwestern driveway on Roberta Street would be 26-foot-wide and limited to passenger vehicles while the northeastern driveway would be 37-foot and 6-inches wide and would provide both passenger vehicle and truck access. The driveway on Kansas Avenue would be a shared 50-foot-wide driveway and would provide access to both passenger vehicles and trucks.

Building 1 would include 17 dock doors located along the southern side of the building. Additionally, Building 1 would include 130 passenger vehicle spaces, inclusive of electric vehicle (EV) and accessible (ADA) spaces, for use by employees and visitors in surface lots to the north and east sides of the warehouse.

Access to Building 2 would be provided via three proposed driveways: two from Kansas Avenue and one from Massachusetts Avenue. The northernmost driveway on Kansas Avenue would be the shared 50-foot-wide driveway which would provide access to both passenger

vehicles and trucks. The southernmost driveway on Kansas Avenue would be 26-foot-wide and limited to passenger vehicles. The driveway on Massachusetts Avenue would be 35-foot-wide and would provide both passenger vehicle and truck access.

Building 2 would include 22 dock doors located along the northern side of the building. Additionally, Building 2 would include 131 passenger vehicle spaces, inclusive of EV and ADA spaces for use by employees and visitors in surface lots to the east and west sides of the warehouse.

Approvals required for the Project include a 1) Zoning Code (Map/Text) Amendment to change the Innovation District Overlay Zone subdistrict from EE – Employment Emphasis and HE – Housing Emphasis to IE – Industrial Emphasis subdistrict, to allow for the Warehousing and Distribution Facility use, and modify development standards of the IE – Industrial Emphasis subdistrict; 2) Development Agreement; 3) Design Review of project plans; and 4) Environmental Impact Report.

Project Alternatives: Identification of potential alternatives to the Massachusetts Point Project will be addressed as part of the EIR. Analysis of a “No Project” alternative is required by law. In addition to the “No Project” Alternative, at least two additional alternatives will be evaluated. The evaluation of alternatives will provide a comparative analysis of alternatives to the proposed development.

The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with the development of the Massachusetts Point Project, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City and Applicant’s goals and objectives.

Cumulative Impact Analysis: The EIR will include a discussion of the potentially significant cumulative impacts of the Massachusetts Point Project when considered with other past, present, and reasonably foreseeable future projects in the area.

Other Required Sections: The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to Be Significant; 4) Environmental Impact Analysis; 5) Growth-Inducing Impacts; 6) Significant Unavoidable Environmental Effects; 7) Significant Irreversible Changes; 8) Consistency with Regional Plans; 9) Discussion and Analysis of Energy Conservation based on Appendix F and G of CEQA Guidelines; 10) Mitigation Measures; 11) References; and 12) List of Preparers.

The following topics will be addressed in the forthcoming EIR:

- Aesthetics
- Air Quality
- Agriculture & Forest Resources
- Biological Resources
- Cultural Resources

- Energy
- Geology/ Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use/Planning
- Noise
- Mineral Resources
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/ Service Systems
- Wildfire

Relevant technical reports will be provided as EIR appendices.

SCOPING MEETING: A virtual scoping meeting will be held about this Project.

Meeting Information: Thursday, January 9, 2025
 6:00 – 7:00 p.m. (Pacific Standard Time)
 View the virtual meeting live webcast at:
<https://epdsolutions.zoom.us/j/89489893553?pwd=FaH5rEhkxD9grEr3vExlIZU1BygL3u.1>
 Meeting ID: 894 8989 3553
 Passcode: 016513

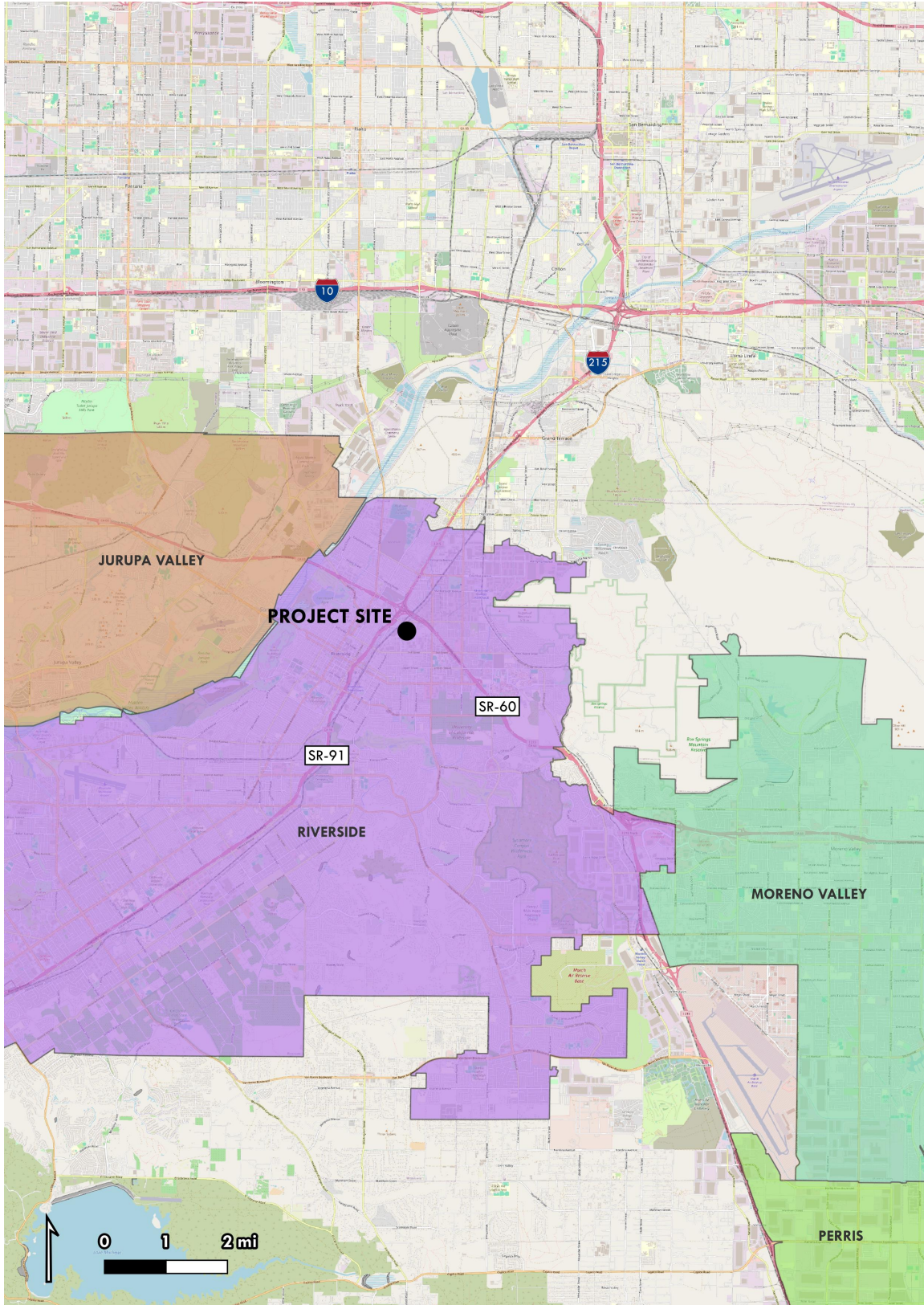
Note: No pre-registration is required. Entering the web address above will directly take you to the broadcast room sign-in. First name and email address are required to enter the broadcast room to keep track of attendees. Questions and comments will be received using the chat feature and addressed by the presenters.

SIGNATURE: Candice Assadzadeh.
TITLE: Candice Assadzadeh, Senior Planner – City of Riverside

TELEPHONE: 951-826-5667

DATE: 12-12-2024

Regional Location



Aerial View



Massachusetts Point Project
City of Riverside

Figure 2