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ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE DEVELOPMENT AGREEMENT WITH SCIND MASSACHUSETTS, LLC FOR THE PROJECT TO BE CONSTRUCTED ON THE REAL PROPERTY LOCATED AT 2626 KANSAS AVENUE, 2069 MASSACHUSETTS AVENUE AND 1989 MASSACHUSETTS AVENUE IN THE CITY OF RIVERSIDE, CALIFORNIA

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: SCIND Massachusetts, LLC is the owner of real property located at 2626 Kansas Avenue, 2069 Massachusetts Avenue and 1989 Massachusetts Avenue in Riverside, California 92507, consisting of approximately 14.42-acres and is partially developed with two industrial buildings totaling 99,850 square feet, two accessory buildings totaling approximately 11,000 square feet, and bus parking and storage (“Property”), to be developed with two warehouse buildings consisting of 99,900 square feet and 99,950 square feet (“Project”);

Section 2: The City Council hereby finds that the Development Agreement with SCIND Massachusetts, LLC, for the Project, a draft of which is attached hereto as Exhibit “A” and incorporated herein by this reference:

(a) Is consistent with the objectives, policies, land uses and programs specified in the General Plan and any applicable specific plan; and

(b) Will not be detrimental to the health, safety and general welfare of persons residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole; and

(c) Will not adversely affect the orderly development of property or the preservation of property values; and

(d) Will facilitate the implementation of any applicable specific plan for this area of the City; and

(e) Will provide an effective plan to assure that all necessary public facilities will be provided in coordination with development of a high-quality development that will provide certain benefits to the community as set forth and described in the Development Agreement; and

(f) Is consistent with Government Code sections 65864 through 65869.5.

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Section 3: The City Council hereby approves the Development Agreement and directs the City Manager of the City of Riverside, or his designee, to execute the Development Agreement on behalf of the City of Riverside following the second reading of this ordinance.

Section 4: The City Clerk shall cause the Development Agreement to be recorded with the County Recorder no later than ten (10) days after its execution.

Section 5: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this _____ day of _____, 2026.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

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1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2026, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2026, by the
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10
11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
12 City of Riverside, California, this ____ day of _____, 2026.

13
14 _____
15 DONESIA GAUSE
16 City Clerk of the City of Riverside
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