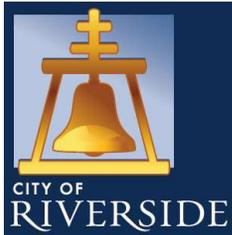


Massachusetts Point Project

PR-2024-001666

(Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report)

Community & Economic Development Department



City Council
March 24, 2026



LOCATION MAP



EXISTING SITE PHOTOS



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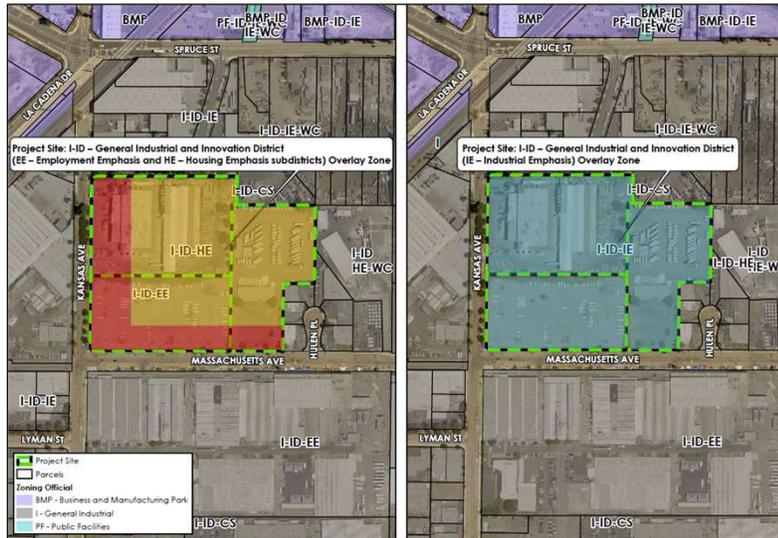
EXISTING SITE PHOTOS



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EXISTING AND PROPOSED ZONING MAP



Subdistricts:
 Housing Emphasis
 Employee Emphasis
 Industrial Emphasis

Existing

Proposed

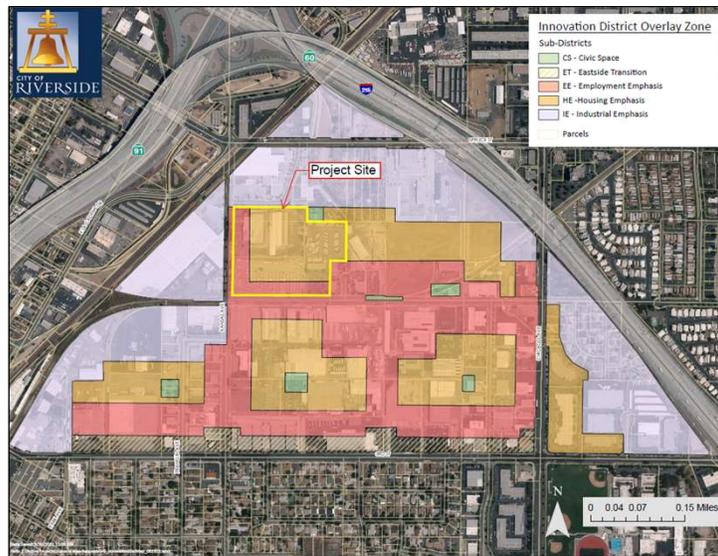


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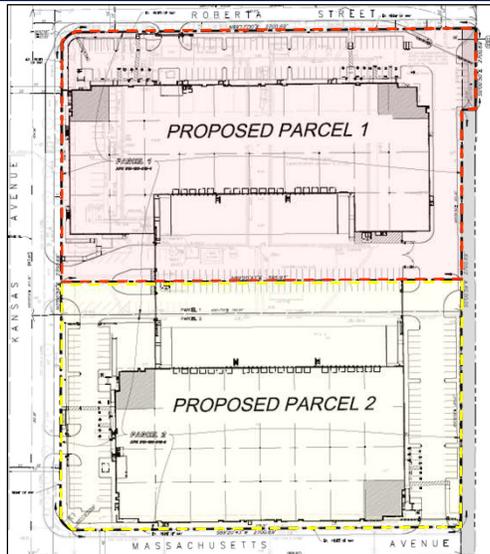
INNOVATION DISTRICT MAP



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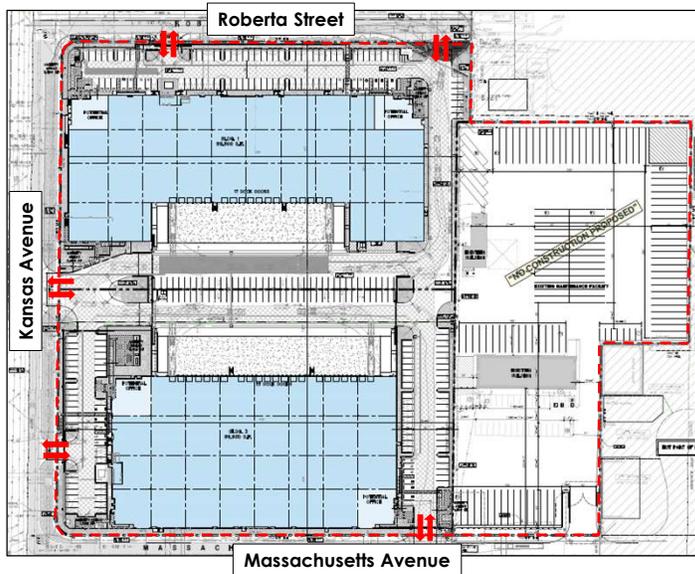
TENTATIVE PARCEL MAP (TPM 39268)



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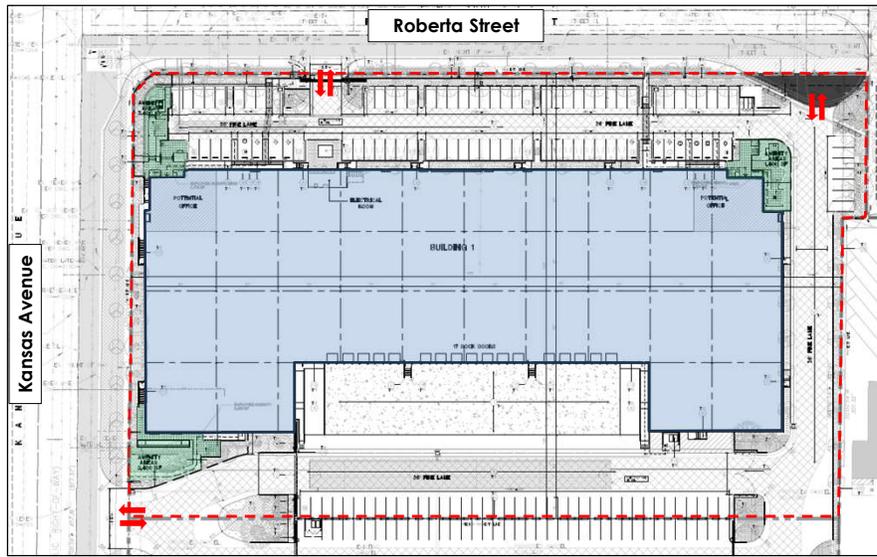
SITE PLAN



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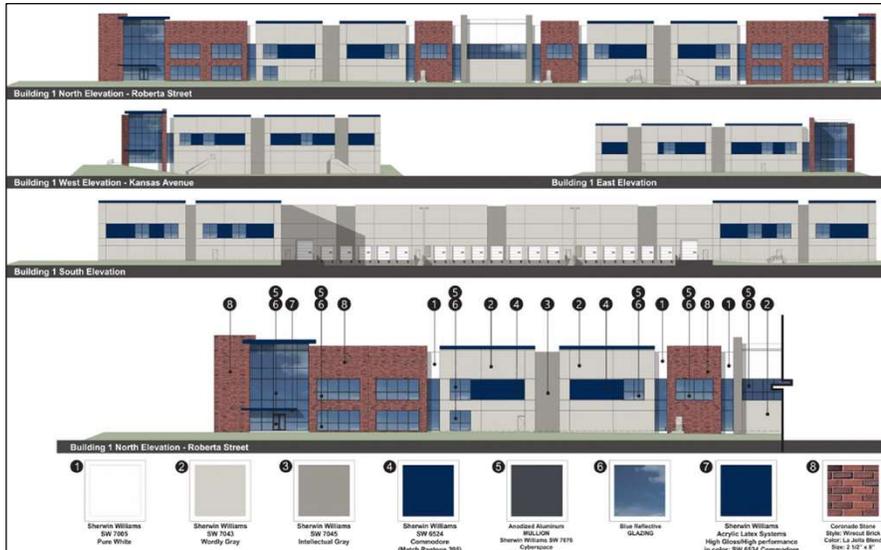
BUILDING 1 – SITE PLAN



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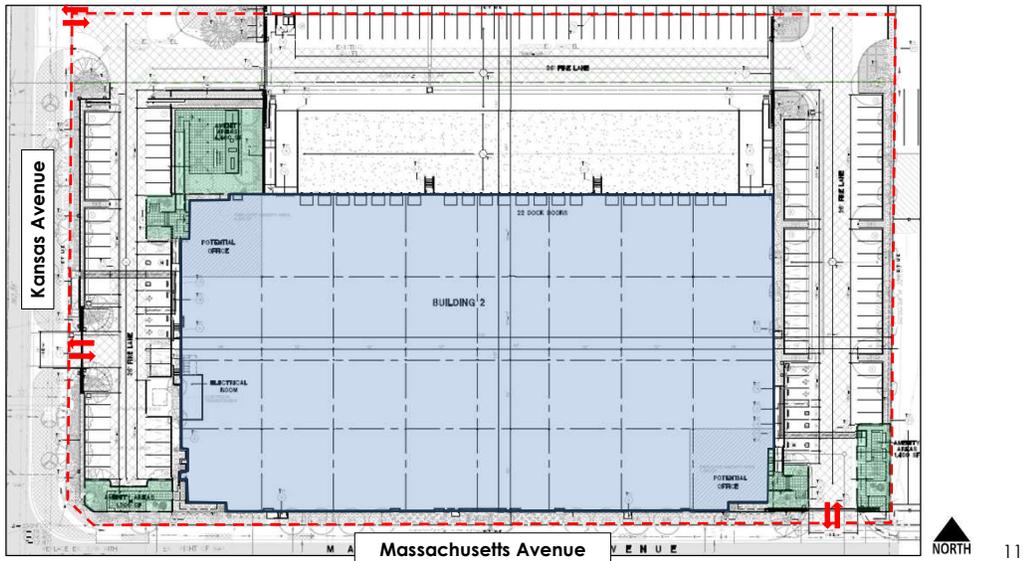
BUILDING 1 - ELEVATIONS



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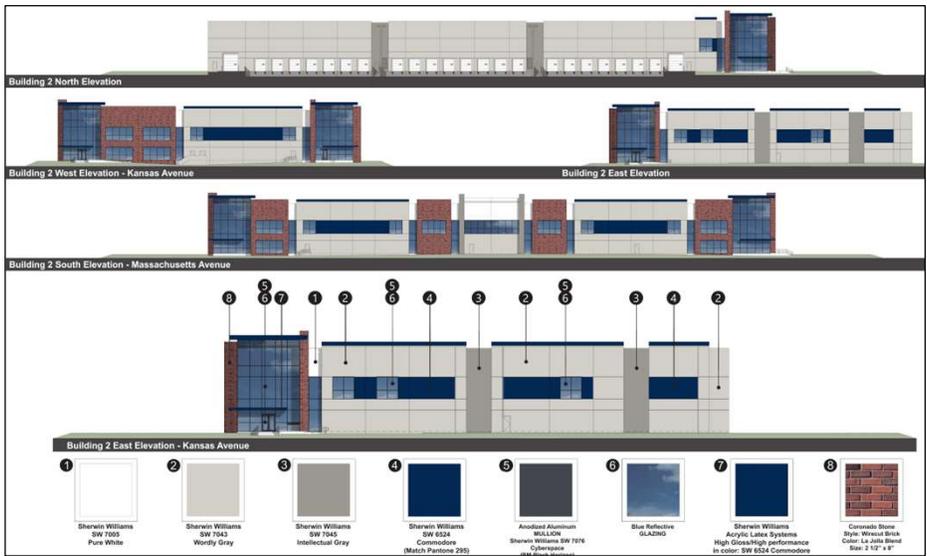
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BUILDING 2 – SITE PLAN

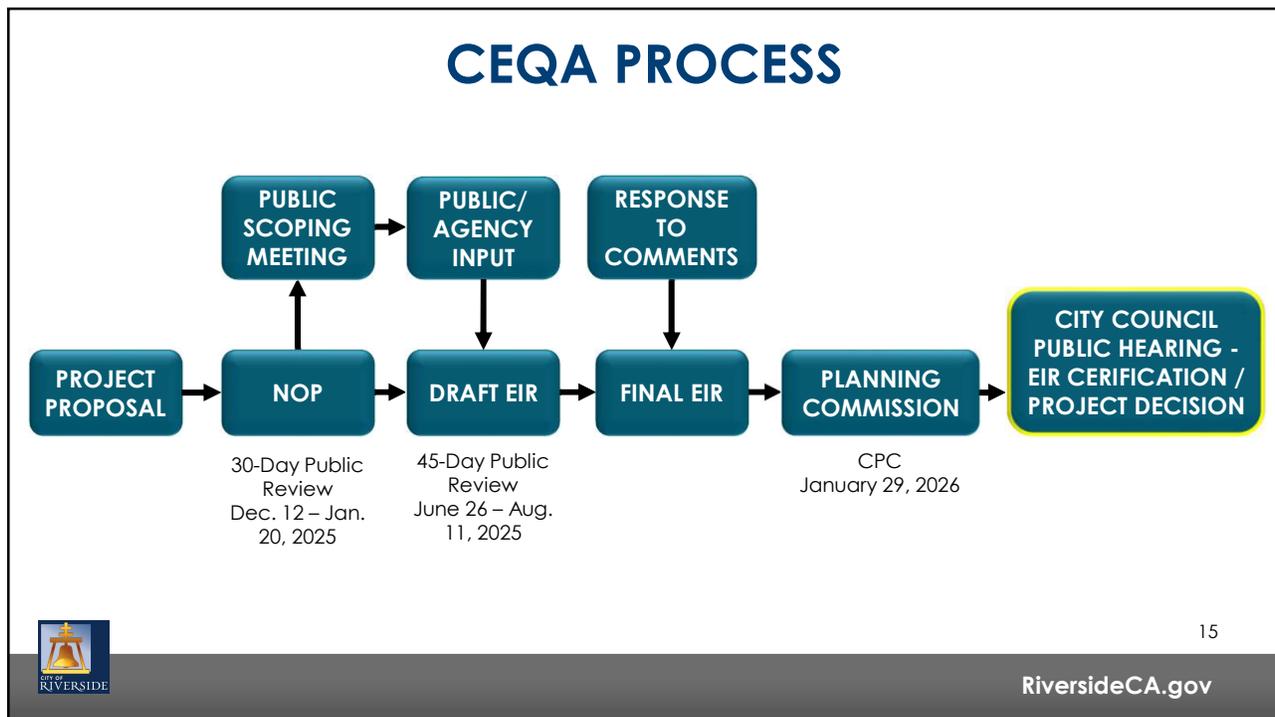


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BUILDING 2 - ELEVATIONS



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ENVIRONMENTAL IMPACT REPORT

Analysis addressed in the EIR includes:

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

All impacts related to the proposed project have been identified as less than significant or have been reduced to below the level of significance with mitigation.

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RECOMMENDATIONS

That the City Council:

1. Adopt the attached Resolution certifying the Final Environmental Impact Report for the Massachusetts Point Project and finding that the Final Environmental Impact Report:
 - a) Has been completed in compliance with the California Environmental Quality Act;
 - b) Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; and
 - c) Reflects the City's independent judgment and analysis, and making certain findings of fact.
2. Concur with the findings contained in the Final Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution;



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RECOMMENDATIONS

3. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;
4. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the environmental effects as set forth in the Final Environmental Impact Report;
5. Reject all late comments as untimely;
6. Approve Planning Case PR-2024-001666 (Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report) based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report;
7. Introduce and subsequently adopt the attached Ordinance to amending the Zoning Map of the Riverside Municipal Code;



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RECOMMENDATIONS

8. Introduce and subsequently adopt the attached Ordinance to amending Title 19 (Zoning) of the Riverside Municipal Code;
9. Introduce and subsequently adopt the attached Ordinance approving the Development Agreement; and
10. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record an increase in revenues and equal amounts appropriated to support city expenditures associated with the Development Agreement to be paid for by developer deposits, as follows:
 - a) Record an increase in revenue in the amount of \$200,000 and a supplemental appropriation in an equal amount in the General Fund, Massachusetts Point Public Art Program revenue and expenditure accounts; and



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RECOMMENDATIONS

- b) Record an increase in revenue in the amount of \$100,000 and a supplemental appropriation in an equal amount in the Grants and Restricted Programs Fund, Massachusetts Point Innovation District Marketing Program revenue and expenditure accounts.



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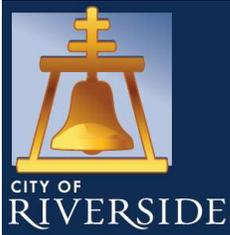
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Massachusetts Point Project

PR-2024-001666

(Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report)

Community & Economic Development Department



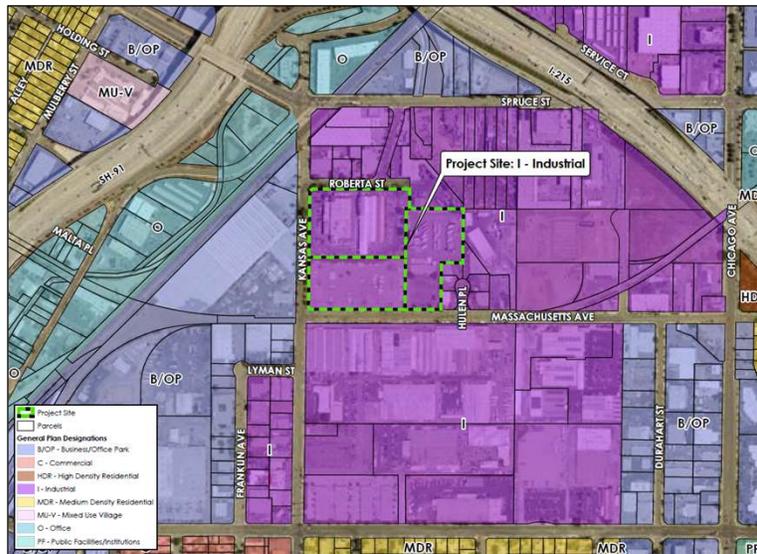
City Council
March 24, 2026



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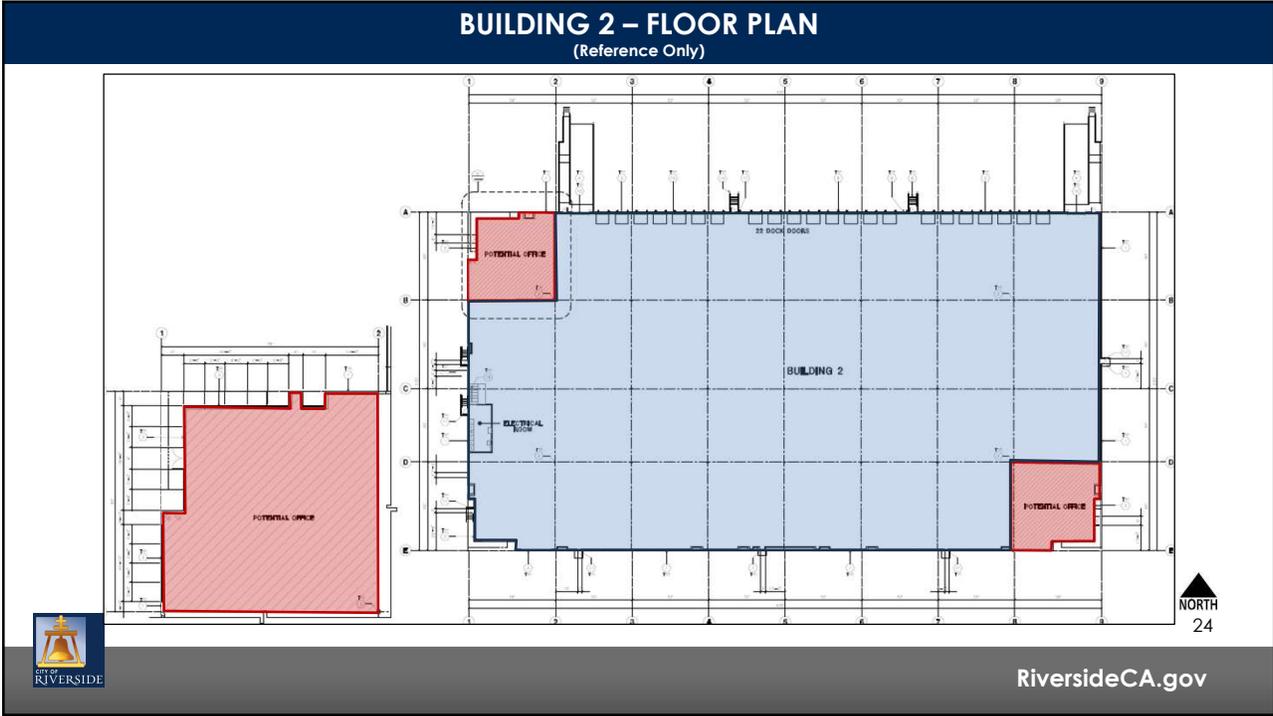
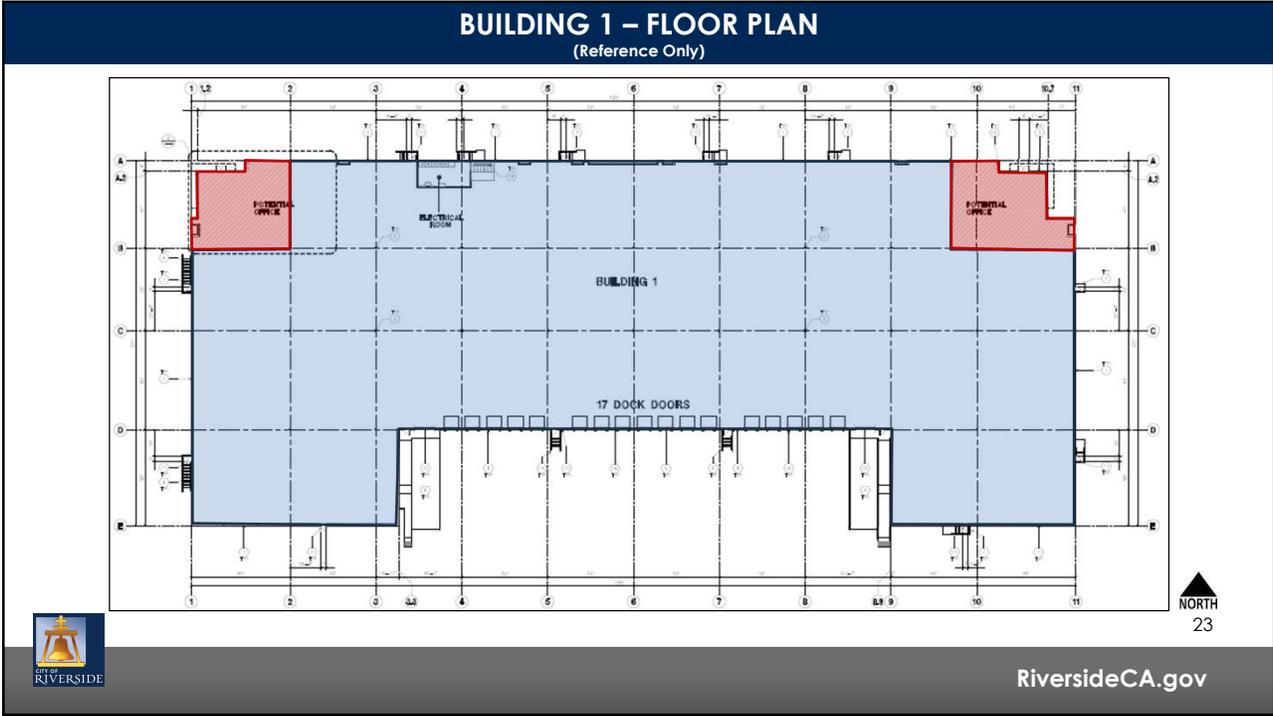
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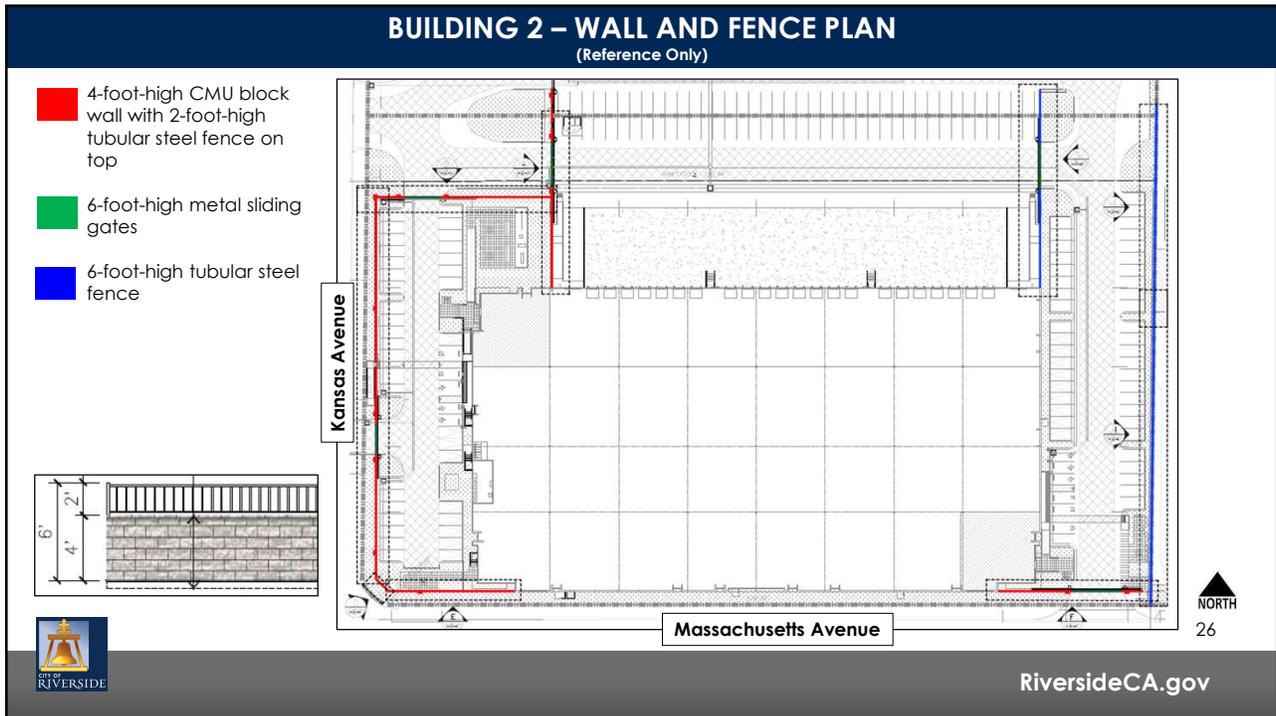
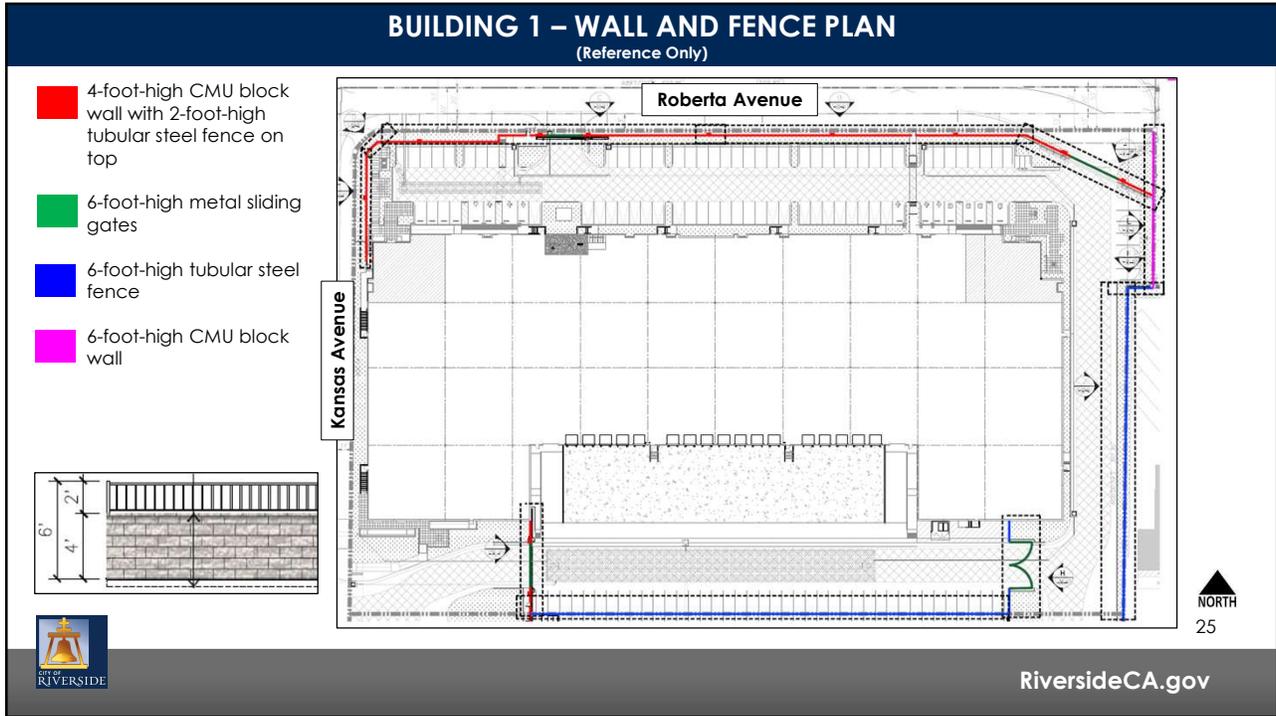
GENERAL PLAN MAP (Reference Only)



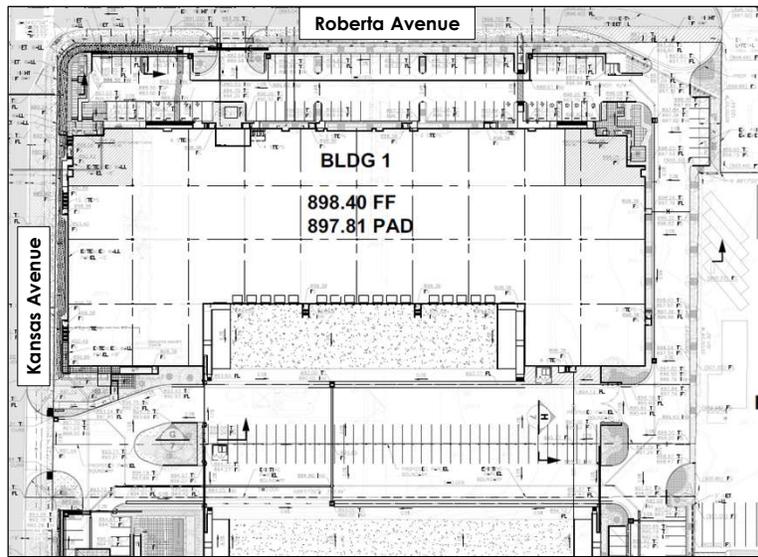
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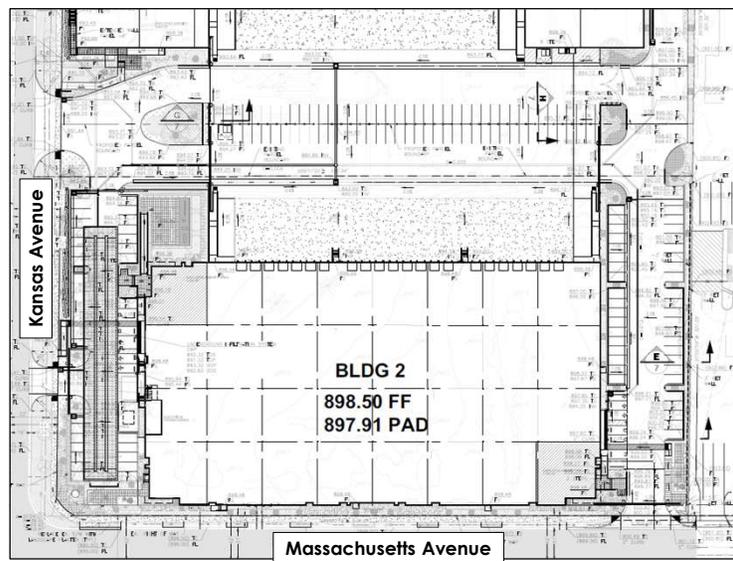
BUILDING 1 - GRADING PLAN (REFERENCE ONLY)



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BUILDING 2 - GRADING PLAN (REFERENCE ONLY)

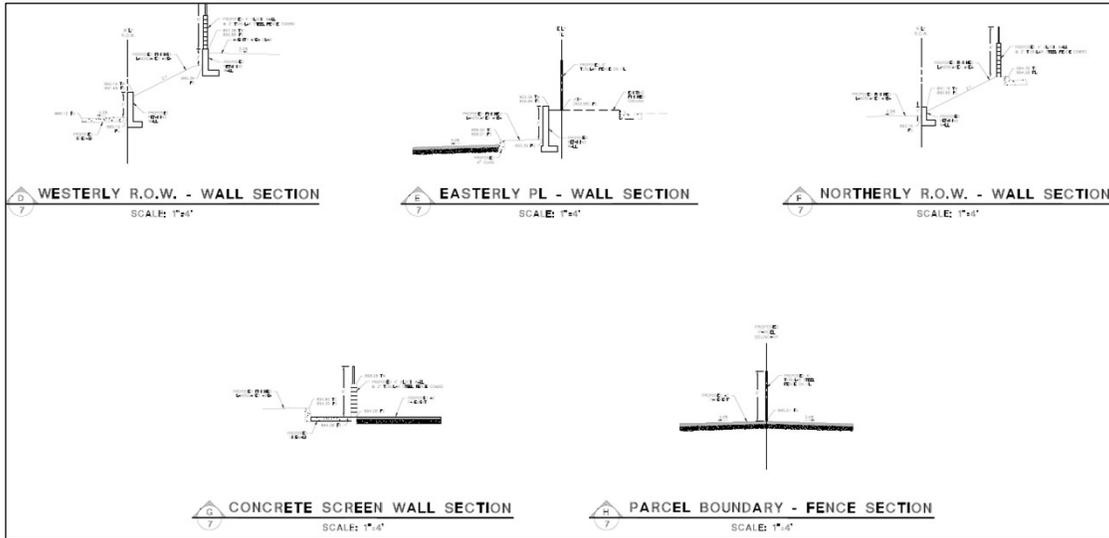


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WALL AND FENCE CROSS SECTIONS

(REFERENCE ONLY)



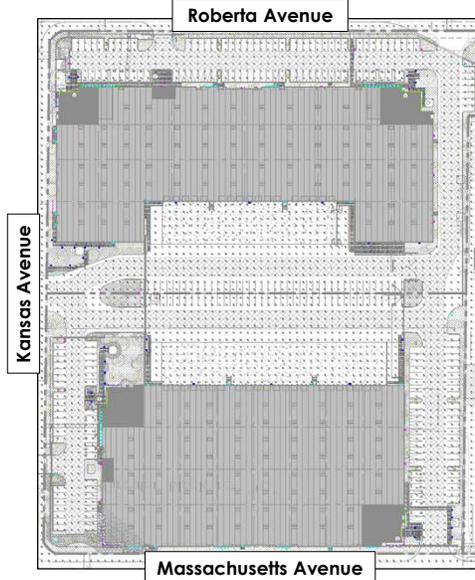
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PHOTOMETRIC PLAN

(REFERENCE ONLY)



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