



**PLANNING COMMISSION HEARING DATE: JANUARY 29, 2026
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Number	PR-2024-001666 (Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report)	
Request	<p>To consider the following entitlements to facilitate development of two warehouse buildings consisting of 99,900 square feet and 99,950 square feet:</p> <ol style="list-style-type: none"> 1. Zoning Code Map/Text Amendment to change the Innovation District Overlay Zone subdistrict from EE – Employment Emphasis and HE – Housing Emphasis subdistricts to IE – Industrial Emphasis subdistrict, to allow for the Warehousing and Distribution Facility use, and modify development standards of the Innovation District, IE – Industrial Emphasis subdistrict; 2. Tentative Parcel Map for a two-lot subdivision for condominium purposes; 3. Design Review of project plans; 4. Development Agreement; and 5. Environmental Impact Report. 	
Applicant	Steven Christie of SCIND Massachusetts Point, LLC	
Project Location	<p>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</p>	
APN	210-130-015, 210-130-016, and 210-130-020	
Project Area	14.42-acres	
Ward	2	
Neighborhood	Hunter Industrial Park	
General Plan Designation	I - Industrial	

Zoning Designation	I-ID – General Industrial and Innovation District (EE – Employment Emphasis and HE – Housing Emphasis subdistricts) Overlay Zone	
Staff Planner	Candice Assadzadeh, Senior Planner 951-826-5667 cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND** that the City Council find:
 - a. The Draft Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The proposed project will not have a significant effect on the environment; and
2. **RECOMMEND** that the City Council: Approve Planning Case PR-2024-001666 (Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures (Exhibits 1 and 2).

SITE BACKGROUND

The project site consists of three contiguous parcels 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.

Development in the surrounding area consists of industrial uses to the north (across Roberta Street), industrial uses to the south (across Massachusetts Avenue), a homeless shelter and services building and industrial use to the east, and a recycling center to the west (across Kansas Avenue) (Exhibits 3 and 4).

PROPOSAL

The applicant requests approval of the following entitlements to facilitate development of two warehouse buildings consisting of 99,900 square feet and 99,950 square feet:

- 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.

Development Summary

The proposal is to demolish the existing industrial buildings and construct two new industrial buildings on a 10.21-acre portion of the site (2626 Kansas Avenue and 2069 Massachusetts Avenue). No development is proposed on 1989 Massachusetts Avenue.

Building 1

Building 1 is proposed to consist of 99,900 square feet and include 93,900 square feet of warehouse area and 6,000 square feet of ground floor office space. Building 1 will include 17 dock doors located along the southern side of the building. The truck dock doors are interior to the site, and not visible from the right-of-way. Building 1 is proposed to be oriented to the north, with frontages along Roberta Street to the north and Kansas Avenue to the west.

Building 1 development will include a 6-foot-high perimeter fence (consisting of a 4-foot-high block wall with 2 feet of tubular steel on top) installed along the northern property line (adjacent to Roberta Street) and a portion of the northwest property line (along Kansas Avenue). A 6-foot-high tubular steel fence is proposed along the southern property line, where the truck trailer parking is located. Additionally, 6-foot-high metal sliding gates are proposed at the two driveways on Roberta Street and at the east and west entrances to the truck court to provide controlled access. A combination of a 6-foot-high block wall and a 6-foot-high tubular steel fence are proposed along the eastern property line.

Building 2

Building 2 is proposed to consist of 99,950 square feet and include 91,700 square feet of warehouse area, 6,000 square feet of ground floor office space, and 2,250 of mezzanine office space. Building 2 will include 22 dock doors located along the northern side of the building. The truck dock doors are interior to the site, and not visible from the right-of-way. Building 2 is proposed to be oriented to the south, with frontages along Kansas Avenue to the west and Massachusetts Avenue to the south.

Building 2 development will include a 6-foot-high fence (consisting of a 4-foot-high block wall with 2 feet of tubular steel on top) installed along the western property line (adjacent to Kansas Avenue) and along the southwest and southeast portions of the southern property line (adjacent to Massachusetts Avenue). Additionally, 6-foot-high metal sliding gates are proposed at the driveway on Massachusetts Avenue, at the northwest entrance to the passenger vehicle parking, and along the eastern entrance to the truck court to provide controlled access. A 6-foot-high tubular steel fence is proposed along eastern property line.

Circulation and Parking

The project will construct five new driveways:

- Driveway 1 will be a cul-de-sac driveway located at the northeast portion of the project site, along Roberta Street.
- Driveway 2 will be located at the northwest portion of the project site, along Roberta Street. This driveway is restricted to only passenger vehicles.
- Driveway 3 will be centrally located along Kansas Avenue and will provide access to both passenger vehicles and trucks.
- Driveway 4 will be located at the southwest portion of the project site, along Kansas Avenue, and will be restricted to only passenger vehicles.
- Driveway 5 will be located along Massachusetts Avenue and will provide both passenger and truck access.

Access to Building 1 would be provided via driveways 1, 2, and 3. Access to Building 2 would be provided via driveways 3, 4, and 5. Trucks are expected to primarily utilize Kansas Avenue, Massachusetts Avenue, and 3rd Street.

Landscaping

The project includes approximately 22,240 square feet (0.51 acres) of ornamental landscaping around the perimeter of the site and within parking areas. Landscaping would include 24-inch and 36-inch-box trees, 5-gallon shrubs, accents, and groundcover to screen the proposed building, parking, and loading areas.

Zoning Code Map/Text Amendment

The applicant proposes a Zoning Code Map/Text Amendment to change the Innovation District Overlay Zone subdistrict of the project site from EE – Employment Emphasis and HE – Housing Emphasis subdistricts to IE – Industrial Emphasis subdistrict, to allow for the Warehousing and Distribution Facility use, and modify development standards of the Innovation District, IE – Industrial Emphasis subdistrict (Exhibits 6 and 8). The Zoning Code Text Amendments modifications include, but are not limited to, the following development standards: Floor Area Ratio, Building Height, Setback, Architectural Feature Projections, Off-Street Parking, Common Ground Open Space, Outdoor Storage, and Edge Conditions.

Development Agreement

As part of this application, the Developer has agreed to provide the following community benefits and enhanced project features (Exhibit 10):

Community Benefits:

- Project Building Facades – The facades of the Project buildings facing Massachusetts Avenue will include brick.
- Public Art – Developer will provide one sculpture at a cost of \$250,000 at the corner of Massachusetts Avenue and Kansas Avenue. Developer will also pay a \$200,000 public art fee to the City to be used at the City's discretion. Developer will also donate the sum of \$50,000 to the University of Riverside on the condition that it be used to support its student art program.
- Hulen Place Funding – At the City's direction, Developer shall work with the Hulen Place Board to identify key issues to which Developer will contribute a total of \$250,000.
- Job Training – Developer will contribute the sum of \$250,000 to the Riverside Community College workforce training program connecting workers to high-paying jobs in quality technical careers.
- City and Innovation District Signage – Developer will work with City to place signage worth \$250,000 at strategic locations in the City and in the Innovation District to attract affordable housing developers, cutting-edge green businesses, and enriching entertainment options.
- Innovation District Marketing – Developer will provide \$100,000 to the City's Community & Economic Development Department - Economic Development Division to promote the Innovation District and attract clean and green uses to the City.

Enhanced Project Features:

- Commitment to Pursue Union Labor – Developer will pursue using Union Labor on all key trades (60% of the project, 210 jobs) including , steel (Local 433), Electrical (Local 440) and Plumbing (Local 398).
- Commitment to Pursue Highest LEED Certification Achievable – Developer commits to pursuing the highest LEED certification achievable for the Project by including, for

example, on-site renewable energy production, locally sourced/recycled materials, lower carbon emissions and alternative transportation features.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The General Plan 2025 Land Use Designation for the site is I – Industrial, which provides for uses such as largescale building materials sales, light manufacturing, distribution, warehousing and wholesaling that would generally not be appropriate in more restrictive designations because of potential nuisance factors (Exhibit 5). The proposed project is consistent with the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Objective LU-25:</u> Add to the City's industrial land base where logically and physically possible to do so.</p> <p><u>Policy LU-25.4:</u> Identify opportunities to redevelop older, underutilized properties.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project proposes to rezone the project site to change the Innovation District Overlay Zone subdistrict from EE – Employment Emphasis and HE – Housing Emphasis subdistricts to IE – Industrial Emphasis subdistrict, to allow for the Warehousing and Distribution Facility use (Exhibit 6).</p> <p>The project also proposes to modify development standards of the Innovation District Overlay Zone, specifically the IE – Industrial Emphasis subdistrict (Exhibit 8).</p> <p>The project as designed is consistent with the proposed I-ID – General Industrial and Innovation District (IE – Industrial Emphasis subdistrict) Overlay Zone, as the zone is consistent with the proposed I - Industrial General Plan Land Use designation. The I – General Industrial Zone provides for general manufacturing and wholesaling, warehousing and distribution facilities, and support commercial.</p> <p>As proposed, the project is consistent with all applicable development standards of the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Subdivision Code (Title 18)</p> <p>The project proposes a Tentative Parcel Map (No. 39268) for a two-lot subdivision for condominium purposes. As proposed, the Parcel Map meets the minimum standards of the Subdivision Code and lot standards of the I-ID – General Industrial and Innovation District (IE – Industrial Emphasis subdistrict) Overlay Zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>Good Neighbor Guidelines (Resolution No. 23639)</p> <p>The City's Good Neighbor Guidelines identify ways to ensure air quality, noise and neighborhood character are considered as new industrial facilities are sited in the City.</p> <p>The project prepared an Air Quality, Energy, and Greenhouse Gas (GHG) Impact Analysis, a Health Risk Assessment, and a Noise and Vibration Report as part of the environmental review (Exhibits 13 and 14).</p> <p>The project has been reviewed against the Good Neighbor Guidelines and is consistent with all standards, regulations, and requirements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new industrial development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, and landscaping. The proposed project has been designed to incorporate an earth tone color scheme with decorative accents, including brick facades and metal canopies.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Riverside County Airport Land Use Compatibility Plan</p> <p>The proposed project is in Zone E (Other Airport Environs) of the March Air Reserve Base Land Use Compatibility Plan (MARB LUCP). On May 5, 2025, the Riverside County Airport Land Use Commission (ALUC) Director determined the proposed project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to conditions of approval (Exhibit 11).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.170 – Development Standards for the Innovation District Overlay Zone (IE – Industrial Emphasis Subdistrict)¹					
Standard		Proposed	Consistent	Inconsistent	
Minimum Floor Area Ratio	0.40	Building 1 0.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Building 2 0.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Maximum Building Height	75 feet	Building 1 46 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Building 2 46 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Building Setbacks	Front	Minimum: 5 feet	Building 1 Kansas Avenue: 10 feet, 6 inches ²	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	(Kansas and Massachusetts Avenues)	Maximum: 10 feet	Building 2 Kansas Avenue: 81 feet, 3 inches ² Massachusetts Avenue: 10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Front (Roberta Street)	Minimum: 20 feet	Building 1 79 feet, 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	Minimum: 10 feet	Building 1 71 feet, 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Building 2 130 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard	Minimum: 5 feet	Building 1 48 feet, 7 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building 2 84 feet, 4 inches			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Parking Standards	1 space per 500 SF or per Zoning Code, whichever is less		Building 1: Office (1/250 SF): 6,000 SF = 24 Warehouse (1/1,000 SF): 93,900 SF = 94 Building 1 Total= 118 parking spaces Building 2: Office (1/250 SF): 8,250 SF = 33 Warehouse (1/1,000 SF): 91,700 SF = 92 Building 2 Total= 125 parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Façade Width	60 percent of the lot width		Building 1: Approximately 87% of the lot width Building 2: Approximately 74% of the lot width	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows and Entryways	Windows on all perimeter walls oriented towards streets and courtyards		Windows are provided on walls oriented	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		towards public rights-of-way		
	Clearly identifiable entry doorways on front facades	Entry doorways are clearly identifiable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Loading Areas	Truck docks and loading areas are permitted within the rear layer	Truck docks and loading area are provided at the rear of both properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Ground Floor Open Space Area	Open Space adjacent to the public right-of-way shall be screened with decorative wall	Decorative walls are provided to screen open space adjacent to public rights-of-ways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Provided at a rate of 70 SF per 1,000 SF of building area or a minimum of 7,000 SF, whichever is less	Building 1: 7,200 SF Building 2: 7,000 SF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Each open space area shall have a minimum dimension of 20 feet in width	Each open space area meets this standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking	Screening shall be a minimum of 36-inches in height	Screening is 6 feet in height	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Screening shall be setback a minimum of 2 feet from the property line	Screening is setback a minimum of 3 feet, 5 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Parking may be setback a minimum of 10 feet from the street adjacent property lines if a decorative wall is provided to screen the parking	Parking is setback a minimum of 10 feet. A decorative wall is provided to screen the parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pedestrian Network Connectivity	Internal network of pedestrian walkways connecting: 1) all buildings on site; 2) on-site automobile and bicycle parking areas; 3) sidewalks; and 4) any on-site common open space or amenity	An internal network of pedestrian walkways are provided, as required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Private internal walkways shall be a minimum of 6 feet wide and consist of hard surface/paved material	Some internal walkways are less than 6 feet in width ²	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	When walkways cross driveways, parking areas, or loading areas, clearly identifiable marking shall be required	Colored concrete will be used to identify the walkways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Edge Conditions	Building pads sited along Massachusetts Avenue, between Kansas and Chicago Avenues, shall be equal to the grade of the public right-of-way	Building pad along Massachusetts Avenue is equal to the grade of the public right-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	All developments shall provide parkway adjacent sidewalks along Massachusetts Avenue	Parkway adjacent sidewalks are provided along Massachusetts Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Fences and walls facing public rights-of-way require a minimum setback of 5 feet from the property line	Fences and walls are setback a minimum of 3 feet, 5 inches ²	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Fences and walls are not permitted to be located between the building and the public right-of-way	Buildings 1 and 2 have fences located between the building and the public right-of-way (Roberta Street and Massachusetts Avenue) ²	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Height of fences and walls facing public rights-of-way may be a maximum of 6 feet in height. Provided that the bottom 2/3s of the wall is solid, and the upper 1/3 of the wall is openwork	Proposed fences and walls facing public rights-of-way are a maximum of 6 feet in height and will be constructed of a solid base with tubular steel on top	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Fences and walls facing public rights-of-way shall be constructed of a minimum of two decorative materials	Fences and walls facing public rights-of-way will be constructed of decorative block and tubular steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Site Plan shall be designed to prevent the queuing of trucks on streets or elsewhere outside of facility	Site provides for the on-site queuing of trucks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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¹ As proposed to be modified as part of this application.

² The project's Development Agreement has set specific development standards which allows for deviation from the Zoning Code for this development standard, pursuant to Section 19.040.070 of the RMC (Exhibit 10).

FINDINGS SUMMARY

Zoning Code Map/Text Amendment

The proposal to change the Innovation District Overlay Zone subdistrict from EE – Employment Emphasis and HE – Housing Emphasis subdistricts to IE – Industrial Emphasis subdistrict will allow for the warehousing and distribution facility use, consistent with the zoning to the north (across Roberta Street) and to the west (Kansas Avenue) (Exhibits 6 and 7). Additionally, modifying development standards of the Innovation District, IE – Industrial Emphasis subdistrict, will facilitate the development of high-quality projects within the Innovation District Overlay Zone.

The proposed project has been designed to provide safe and efficient vehicular access and internal circulation while providing adequate landscaping, water quality treatment facilities, utility equipment, pedestrian access, and open space areas.

The proposed project is consistent and compatible with the surrounding development, and meets the purpose of the Innovation District Overlay Zone, as applicable. Staff is able to make the findings to support the Zoning Code Map/Text Amendment (Exhibit 1).

ENVIRONMENTAL REVIEW

An Environmental Impact Report was prepared for the project and analyzed all impact categories, pursuant to Sections 15161 and 15126.6 of the CEQA Guidelines and City of Riverside Resolution No. 21106 (Exhibits 13 and 14). A Notice of Preparation (NOP) was circulated on December 12, 2024, with the review period ending January 20, 2025.

CEQA Guidelines indicate a Project EIR should focus primarily on the changes in the environment that would result from the project. The EIR should describe a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.

The Draft EIR includes three alternatives to the project:

- Alternative 1 – No Projective/No Development Alternative;
- Alternative 2 – Reduced Project Alternative (50-percent reduction in square footage and operational intensity); and
- Alternative 3 – No Project/Buildout of Employment Emphasis Subdistrict.

The EIR concludes that none of the Alternatives would meet any or all of the Project objectives or would result in greater impacts than the proposed project. 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.

PUBLIC NOTICE, COMMUNITY MEETINGS, AND COMMENTS

On January 9, 2025, staff held a virtual scoping meeting to inform the community an Environmental Impact Report (EIR) was being prepared for the proposed project, solicit input on the Scope of the EIR, provide information on the CEQA/EIR process, share an overview of the proposed project, and inform the community of all future opportunities for input.

Pursuant to CEQA, a 45-day review and comment period was provided from June 26, 2025, to August 11, 2025. A Notice of Availability was mailed to property owners within 300 feet of the project's sites and to various Federal, State, regional, and local government agencies, and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. The Notice of Availability was also published in the Press Enterprise.

During the 45-day comment period, staff received three comment letters (Exhibit 12):

1. South Coast Air Quality Management District (SCAQMD) – Concerns regarding: land use type used in CalEEMod, construction emissions, truck trip distance assumption used in emissions modeling, truck idling duration and emissions modeling, and inconsistencies in cancer risks results in Draft EIR and appendices. The comment letter also provided additional recommended Air Quality and Greenhouse Gas Mitigation Measures and Project Design Features for consideration.
2. Riverside County Airport Land Use Commission (ALUC) – Comment letter states that due to the project's location and proposed legislative action, the Riverside County Airport Land Use Commission is required to review the project for consistency with the March Airport Lane Use Compatibility Plan.
3. Sierra Club and R-NOW – Concerns regarding: environmental justice analysis; warehouse best practices; cumulative impacts project list; overlay zone; City's Good Neighbor Policy; and that the City is job rich.

A Notice of Public Hearing was mailed to property owners within 300 feet of the project site after the 45-day comment period. As of the writing of this report, no responses have been received by staff regarding the proposed project.

Clarification on concerns expressed in the letters are addressed in the Final EIR (Exhibit 14).

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Existing and Proposed Zoning Map
7. Innovation District Map
8. Proposed Zoning Code Text Amendments – Chapter 19.170 Innovation District Overlay Zone
9. Project Plans (Overall Site Plan, Pedestrian Walkway Plan, Alternate Site Plan, Building 1 Site Plan, Building 1 Floor Plan, Building 1 Roof Plan, Building 1 Elevations, Building 1 Wall and Fence Plan, Building 1 Sight Line Study, Building 2 Site Plan, Building 2 Floor Plan, Building 2 Roof Plan,

Building 2 Elevations, Building 2 Wall and Fence Plan, Building 2 Sight Line Study, Site Plan, Details, Colored Elevations, Color and Materials Board, Tentative Parcel Map No. 39268, Preliminary Grading Plans, Conceptual Landscape Plans, Open Space Plans, Site Photometric Plan)

10. Development Agreement
11. Riverside Airport Land Use Commission (ALUC) Director's Determination, dated May 5, 2025
12. Public Comment Letters – 45-day Comment Period DEIR
13. Draft Environmental Impact Report – City's Website
<https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>
14. Final Environmental Impact Report

Draft EIR and Final EIR – Also on File at:

- City's Community & Economic Development Department, 3900 Main Street, 3rd Floor, Riverside, CA 92522

Prepared by: Candice Assadzadeh, Senior Planner
Reviewed and Approved by: Brian Norton, Acting City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: PR-2024-001666 (Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report)

Zoning Code Map/Text Amendment Findings Pursuant to 19.810.040

- a) The proposed Zoning Code Map/Text Amendment is consistent with the goals, policies, and objectives of the General Plan;
- b) The proposed Zoning Code Map/Text Amendment will not adversely affect surrounding properties; and
- c) The proposed Zoning Code Map/Text Amendment will promote public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



EXHIBIT 2 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2024-001666 (Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report)

Planning Division

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan in the FEIR, shall be completed in accordance with the designated schedule.
2. All applicable conditions of approval from the Airport Land Use Commission staff report (Case Number ZAP1646MA25) shall apply.
3. Approval of this project is contingent upon the Certification of the Environmental Impact Report associated with this project.
4. The Community Benefits and Enhanced Project Features shall be provided as outlined in the associated Development Agreement.
5. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The Applicant is advised that additional development applications and fees may be required.
6. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Map Recordation:

7. A reciprocal access easement shall be included on the Final Parcel Map.

Prior to Issuance of Grading Permit:

8. The Zoning Code Amendment shall be finalized and/or adopted.
9. A 40-scale precise grading plan shall be submitted to the Planning Division and include:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement;
 - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

10. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
11. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
12. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project sites.
13. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
14. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Trucks and other equipment leaving the site shall be washed off;
 - f. Disturbed/loose soil shall be kept moist at all times;
 - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
15. The applicant shall be responsible for erosion and dust control during construction phases of the project.
16. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
17. If human remains are discovered/uncovered/encountered during Project construction activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified by the City of Riverside of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

Prior to Building Permit Issuance:

18. The Parcel Map shall be recorded.
19. **Plot Plan:** Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it.
20. **Fences/Walls and Retaining Walls:** Revise the wall and fence plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. All walls shall be constructed of decorative masonry.
 - b. All walls and pilasters shall be finished with a decorative cap.
 - c. Terminating wall segments shall include decorative pilasters finished with a decorative cap.
21. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted.
 - a. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1);
 - b. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
 - c. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - d. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material; and
 - e. For safety, all pedestrian paths shall be adequately lighted throughout the project.
22. **Landscaping and Irrigation:** Plans shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
 - a. Provide one shade tree per four parking spaces;
 - b. Landscaping adjacent to the rights-of-way shall be designed to incorporate a tiered planting design with taller plants towards the back of planting areas and lower ground cover closer to walkways; and
 - c. Provide enhanced landscaping along all street frontages, subject to the satisfaction of staff.

Prior to Release of Utilities and/or Occupancy:

23. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the Case Planner, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions:

24. There is a 36-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the Applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.

Please be advised that the applicant will not be notified by the planning division about the pending expiration of the subject entitlements.

25. Construction of the project shall commence within the timeframe provided in the Development Agreement.

26. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

27. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

28. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the Staff Report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.

29. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

30. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.

31. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Fire Department

Prior to Issuance of Building Permit:

32. **Codes in Effect:** The proposed project shall fully comply with the 2022 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a building permit application is filed.

33. **Separate Permits Required:** Where required, a separate plan review and permit application must be submitted directly to the fire department for each of the following improvements and or operations:

- a. Underground piping for private fire water supply (Fire Underground)
- b. Automatic Fire Sprinkler System (Fire Overhead)
- c. Fire Alarm/or Sprinkler Monitoring System

- d. Emergency Responder Communication System
 - e. High-piled Storage Operational Permit
34. **Minimum Fire-flow & Fire Hydrants:** The minimum required fire flow will be calculated using California Fire Code Appendix B. Installation of public fire hydrants will be required on Roberta St, Kansas Ave and Massachusetts Ave to meet public fire hydrant spacing requirements per Riverside Municipal Code (RMC) 16.32.310. Installation of on-site private fire hydrants will be required to meet hydrant proximity requirements per RMC 16.32.315 and additional fire hydrant requirements per California Fire Code Appendix C.
 35. **Fire Sprinkler System & Sprinkler Monitoring:** An automatic fire sprinkler system meeting the requirements of the California Fire Code and National Fire Protection Administration Standard 13 will be required. Fire sprinkler system monitoring by a Central Station will also be required.
 36. **Fire Department Key Boxes:** Fire Department access to all building will be required. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
 37. **Emergency Responder Communication Coverage:** A functional test will be required to confirm fire and police hand-held radios function properly in all areas of proposed building. For more information, see City of Riverside Fire Department Informational Bulletin: 2022-014, "Public Safety Radio Amplification System" and Riverside Municipal Code Section 16.36.040. All City of Riverside Fire Department informational bulletins can be found at [riversideca.gov/fire/forms-resources](https://www.riversideca.gov/fire/forms-resources)
 38. **Prior to Construction:** Minimum requirements for fire access and fire water supply must be met prior to delivery of combustible items to job site. Fire access must be maintained during all phases of construction.
 39. **Site Safety Plan:** Upload a copy of the emergency site safety plan through the building permit public portal. This document can be uploaded as a supplemental document. The safety plan shall include the following components California Fire Code Section 3303.1.1)

Parks, Recreation & Community Services – Park Planning

Prior to Map Recordation:

40. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW, HOA Common landscape areas, private landscape or private street lots.

Prior to Issuance of Building Permit:

41. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.

Public Utilities – Electric

42. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
43. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
44. Easements and any associated fees will be acquired during the design process.

45. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
46. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, and stub & cap along property frontage. Contact RPU for information on private street lighting.
47. Plot existing electrical distribution facilities on the original site plan.
48. Provide proposed PJC and transformer locations.
49. Provide E-sheets reflecting estimated load. Show location, size, and voltage of proposed switchgears on site plan.
50. Developer must notify RPU at least for weeks in advance of any removals prior to demolition phase. A separate application and design deposit may be collected depending on the scope.

Public Utilities – Water

51. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
52. New public fire hydrants will be required on all project frontages at 350 foot maximum spacing.
53. Existing underground in-vault fire service equipment is required to be upgraded to an above ground connection with appropriate backflow protection in accordance with current City standards.
54. Service to 1989 Massachusetts is likely impacted by cul-de-sac construction and will need to be modified or relocated with this project.

Public works – Environmental Compliance

55. Details regarding any processes or clarifier plumbing must be submitted to Public Works – Environmental Compliance for review and approval. Approved clarifier must be installed prior to opening for business.

Domestic waste shall not be allowed to pass through the clarifier.
56. Applicant must request inspection to verify the required installation or construction via inspection by Public Works – Environmental Compliance Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by Public Works – Environmental Compliance Inspector.

Public Works – Land Development

Prior to permit issuance, unless otherwise noted:

57. Storm Drain construction will be contingent on engineer's drainage study.
58. Deed for widening Roberta Street to accommodate an offset standard cul-de-sac to Public Works Specifications prior to issuance of Building Permits.
59. Construction of Offset Cul-de-sac at terminus of Roberta Street to Public Works specifications.
60. Installation of property line sidewalk along project frontage on Kansas Street to Public Works specifications.

61. Installation of curb adjacent sidewalk along project frontage on Roberta Street to Public Works specifications.
62. Installation of wheelchair ramp at corner of Roberta Street and Kansas Street to Public Works specifications.
63. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
64. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
65. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
66. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to permit issuance.
67. Size, number and location of driveways to Public Works specifications.
68. Closure of unused driveway(s) to Public Works specifications.
69. Add the following notes to the landscape plans and email PDF for review and approval to the Public Works Tree Inspector:

Protect in place and provide irrigation to existing Street Trees in public right-of-way along Kansas Avenue. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be removed and replaced with 24-inch box size trees to Tree Inspector's specifications. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.

Plant 24-inch box size Cascabela thevetia in public right-of-way along Massachusetts Avenue. Typical spacing 25-feet on center. Prior to any planting, Tree Inspector to determine precise locations (and quantities) at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.

70. Trash enclosures required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
71. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

72. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
73. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
74. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
75. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project specific WQMP are available for the future owners/ occupants.
76. Grind and overlay of existing asphalt pavement on Massachusetts Avenue, Kansas Avenue and Roberta Street to centerline, per public works specifications.
77. Provide ingress/egress easement on Final Map to allow access across parcels.

Public Works – Traffic Engineering

78. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of two bikes. The installation of the bike racks

shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.

79. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete following improvements as recommended by the Traffic Study dated 4/25/2025:
- a. Construct a stop sign (R1-1), stop bar, stop legend, at project driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
 - b. Project's westerly driveway # 2 along Roberta Street and Project's southerly driveway # 4 along Kansas Avenue (Automobiles only):
 - This project driveways will not allow trucks. Project shall install appropriate California Manual of Uniform Traffic Control Devices (MUTCD) compliant signage to prevent illegal truck access at these driveways.
 - c. Chicago and Massachusetts Avenues: The project will convert the existing two-way minor street stop-controlled intersection into a multi-way stop-controlled intersection including installation of stop signs, stop bars, stop legends, stop ahead signs, associated pavement markings, retroreflective red signpost sleeve, and square raised curb medians for left side stop signs to achieve intended operations.
 - d. Chicago Avenue and 3rd Street: Implement protected-permissive left-turn phasing operations for the northbound and southbound left-turn approaches by installing flashing yellow signal heads, "Left Turn Yield on Flashing" signs and all required signal infrastructure to achieve intended operations.
80. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) and City of Riverside standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping modification improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant **is solely responsible for the design, procurement and installation** of the improvements to the satisfaction of the Director of Public Works.
81. Signing & striping improvements and traffic signal modifications in this memo shall be shown on traffic design plans signed by a licensed civil or traffic engineer and to the satisfaction of the Director of Public Works.
82. That prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/striping, or traffic signal improvements.

Riverside County Airport Land Use Commission

83. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
84. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting
 - d. operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - e. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - f. Hazards to flight.
85. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
86. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.



View of the project site from Massachusetts Avenue, looking northeast.



View of the project site from Massachusetts Avenue, looking north.



View of the project site from Roberta Street, looking southwest.



View of the project site from Roberta Street, looking south.



View of the project site from the corner of Roberta Street and Kansas Avenue.



View of the project site from Kansas Avenue, looking southeast.