



DRAFT ENVIRONMENTAL IMPACT REPORT

Sycamore Canyon Business Park Buildings 1 and 2
SCH No. 2015081042

Prepared for



Community Development Department
Planning Division

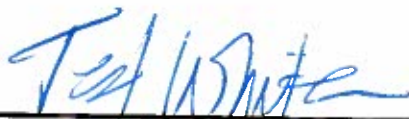
August 2016

Draft
Environmental Impact Report
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Prepared for:
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Community Development Department Planning Division
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This DEIR has been prepared in compliance with the
California Environmental Quality Act and
City of Riverside CEQA Resolution No. 21106,
and reflects the independent judgment of the
City of Riverside.



Ted White, AICP, City Planner

August 2016

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ACRONYMS, UNITS OF MEASUREMENT, AND CHEMICAL SYMBOLS

Acronyms

AAM	Annual Arithmetic Mean
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
ADOE	Office of Historic Preservation Archaeological Determinations of Eligibility
ADT	Average Daily Trips
AIA	Airport Influence Area
AICUZ	Air Installation Compatible Use Zones
ALUC	Airport Land Use Commission
AMSL	Above Mean Sea Level
ANSI	American National Standards Institute
APN	Assessor's Parcel Number
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
AR4	Fourth Assessment Report (Intergovernmental Panel on Climate Change)
ARRA	American Recovery and Reinvestment Act
ASHREA	American Society of Heating, Refrigeration, and Air Conditioning Engineers
AST	Above-Ground Storage Tank
ASTM	American Society for Testing and Materials
BACT	Best Available Control Technology
BAU	Business-as-usual
BMP	Best Management Practices
BMP	Business and Manufacturing Park
B/OP	Business/Office Park
BP	Before Present
BUG	Backlight, Uplight, and Glare
CAA	Federal Clean Air Act
CAAP	Clean Air Action Plan
CAAQS	California Ambient Air Quality Standards
CAISO	California Independent System Operator
Cal/ARP	California Emergency Management Agency's Accidental Release Prevention
CalEEMod	California Emissions Estimator Model
CalGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
CalTrans	California Department of Transportation
CAP	Climate Action Plan

Acronyms

CAPCOA	California Air Pollution Control Officer's Association
CARB	California Air Resources Board
CAS	California Climate Adaptation Strategy
CASSA	Critical Area Species Survey Area
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDC	U.S. Center for Disease Control and Prevention
CDF	California Department of Forestry and Fire Protection
CDFW	California Department of Fish and Wildlife
CDG	Citywide Design Guidelines
CDSG	Citywide Design and Sign Guidelines
CEC	California Energy Commission
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	California Fire Code
CFD	Community Facilities District
CFR	Code of Federal Regulations
CGS	California Geological Survey
CHP	Combined Heat and Power
CHWMP	Riverside County Hazardous Waste Management Plan
CLUP	Comprehensive Land Use Plan
CMA	Congestion Management Agency
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CNRA	California Natural Resources Agency
CPUC	California Public Utilities Commission
CRA	Colorado River Aqueduct
CRHR	California Register of Historical Resources
CUP	Conditional Use Permit
CWA	Federal Clean Water Act
DAP	Drought Allocation Plan
DBESP	Determination of Biologically Equivalent or Superior Preservation
DCV	Design Capture Volume
DEIR	Draft Environmental Impact Report
DIF	Development Impact Fees
DOC	California Department of Conservation

Acronyms

DOE	U.S. Department of Energy
DOT	Department of Transportation
DPM	Diesel Particulate Matter
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EG	Electric Generation
EHS	Extremely Hazardous Substance
EISA	Energy Independence and Security Act
EMO	Emergency Management Office
EO	Executive Order
EOC	Emergency Operations Center
EOP	Emergency Operation Plan
Eor	Enhanced Oil Recovery
EPA	Environmental Protection Agency
EPAP	Economic Prosperity Action Plan
EPCA	Federal Energy Policy and Conservation Act
ESA	Environmental Site Assessment (Phase I)
ESA	Endangered Species Act
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulations
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FPEIR	Final Program Environmental Impact Report
GAP	Green Accountability Performance
GHG	Greenhouse Gas
GIS	Geographic Information System
GLC	Ground-Level Concentration
GP	General Plan
GWMP	Groundwater Management Plan
GWP	Global Warming Potential
HARP2 RAST	Hotspots Analysis and Reporting Program Version 2 Risk Assessment Standalone Tool
HCOC	Hydrologic Condition of Concern
HCP	Habitat Conservation Plan
HDV	Heavy Duty Vehicle
HMBP	Hazardous Materials Business Plan
HMMA	California Hazardous Material Management Act
HMMP	Habitat Mitigation and Monitoring Plan

Acronyms

HMTA	Hazardous Materials Transportation Act
HPD	Office of Historic Preservation Historic Property Directory
HPS	High-Pressure Sodium
HQTA	High Quality Transit Areas
HRA	Health Risk Assessment
HVAC	Heating, Ventilation, and Air Conditioning
HVIP	Heavy Duty Voucher Incentive Project
HVLP	High Velocity-Low Pressure
HWCL	California Hazardous Waste Control Law
IPCC	Intergovernmental Panel on Climate Change
IPM	Integrated Pest Management
IS	Initial Study
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Traffic Engineers
LAFCO	Local Agency Formation Commission
LCFS	Low Carbon Fuel Standards
LDMF	Local Development Mitigation Fee
LED	Light-Emitting Diode
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
LIUNA	Laborers International Union of North America
LOS	Level of Service
LPS	Low-Pressure Sodium
LST	Localized Significance Threshold
LUST	Leaking Underground Storage Tank
MARB	March Air Reserve Base
MARB/IPA LUCP	March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
MATES	Multiple Air Toxics Exposure Study
MBTA	Migratory Bird Treaty Act
MCUP	Minor Conditional Use Permit
MDR	Medium Density Residential
MEP	Maximum Extent Practicable
MOE	Measurement of Effectiveness
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MU	Management Units
MUTCD	California Manual on Uniform Traffic Control Devices

Acronyms

MVUSD	Moreno Valley Unified School District
NAAQS	National Ambient Air Quality Standards
n/a	Not applicable
NAHC	Native American Heritage Commission
NAS	National Academy of Sciences
NCCP	Natural Communities Conservation Plan
NCDC	National Clean Diesel Campaign
NEPA	National Environmental Policy Act
NHTSA	National Highway Traffic and Safety Administration
NIMS	National Incident Management System
NPDES	National Pollutant Discharge Elimination System
NOP	Notice of Preparation
NPC	Neighborhood Policing Center
NRC	Nuclear Regulatory Commission
NRHP	National Register of Historic Places
OEHHA	Office of Environmental Health and Hazard Assessment
OHWM	Ordinary High Water Mark
OPC	Ocean Protection Council (California)
OPR	Governor's Office of Planning and Research
OS	Open Space
OSHA	U.S. Department of Labor's Occupational Safety and Health Administration
OWSC	One Way Stop Controlled
P	Public Park
PCE	Passenger Car Equivalence
PEL	Permissible Exposure Limit
PG&E	Pacific Gas & Electric
PQP	Public/Quasi-Public
PRC	Public Resources Code
PRCSD	Parks, Recreation and Community Services Department
PV	Photovoltaic
PW	Public Works Department (City of Riverside)
R-1-7000	Single-Family Residential Zone with minimum 7,000 square-foot lots
R-1-1/2 acre	Single-Family Residential Zone with minimum half-acre lots
RBOB	Reformulated Gasoline Blendstock for Oxygenate Blending
RC	Residential Conservation Zone
RCA	Regional Conservation Authority (Western Riverside County)
RCALUC	Riverside County Airport Land Use Commission
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCP	Reinforced Concrete Pipe

Acronyms

RCRA	Resource Conservation and Recovery Act
RCTC	Riverside County Transportation Commission
RCWRD	Riverside County Waste Resources Department
REC	Recognized Environmental Conditions
REL	Reference Exposure Level
RFD	Riverside Fire Department
RFS	Renewable Fuel Standard
RGNG	Riverside Good Neighbor Guidelines
RMC	Riverside Municipal Code
RPL	Riverside Public Library
RPS	Renewable Portfolio Standard
RPU	Riverside Public Utilities
RRG	Riverside Restorative Growthprint
RSHA	Regional System of Highways and Arterials
RST	Regional Significance Threshold
RTA	Riverside Transit Agency
RTP/SCS	Regional Transportation Plan / Sustainable Communities Strategy
RUSD	Riverside Unified School District
RWQCB	Regional Water Quality Control Board
RWQCP	Regional Water Quality Control Plant
SARA	Superfund Amendments and Reauthorization Act
SAR-DAMP	Santa Ana Regional Drainage Area Management Plan
SBCM	San Bernardino County Museum
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCBPSP	Sycamore Canyon Business Park Specific Plan
SCG	Southern California Gas Company
SCSP	Sycamore Canyon Specific Plan
SCWP SKR	Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan
SDG&E	San Diego Gas & Electric
SEMS	Standardized Emergency Management System
SHAG	Sycamore Highlands Action Group
SHS	State Highway System
SJVAPCD	San Joaquin Valley Air Pollution Control District
SKR-HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SMARA	California Surface Mining and Reclamation Act
SOON	Surplus Off-road Opt-in for NO _x
SPS	Sustainability Policy Statement
SRA	Source Receptor Area

Acronyms

SRPS	Sustainable Riverside Policy Statement
SRRE	Source Reduction and Recycling Element
SSC	Species of Special Concern
SVP	Society of Vertebrate Paleontology
SWANCC	Solid Waste Agency of Northern Cook County
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SZ	Scientific Resource area
TAC	Toxic Air Contaminant
TAZ	Transportation Analysis Zone
T-BACT	Best Available Control Technology for Toxics
TCL	Traditional Cultural Landscape
TDM	Transportation Demand Management Regulations
TEA-21	Transportation Equity Act for the 21 st Century
TIA	Traffic Impact Analysis
TMDL	Total Maximum Daily Load
TOD	Transit-Oriented Development
TPM	Tentative Parcel Map
TPQ	Threshold Planning Quantity
TRU	Transport Refrigeration Unit
TUA	Traditional Use Area
TUMF	Transportation Uniform Mitigation Fee (Western Riverside County)
UBC	Uniform Building Code
UCMP	University of California Museum of Paleontology
USACE	U.S. Army Corps of Engineers
USDOT	United States Department of Transportation
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VIP	Voucher Incentive Program
VLDR	Very Low Density Residential
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WA	Williamson Act
WCI	Western Regional Climate Action Initiative
WCSSP	Water Conservation and Supply Shortage Program
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan

Acronyms

WRCOG	Western Riverside County Council of Governments
WRP	Waste Recycling Plan
WSA	Water Supply Assessment
WSAP	Water Supply Allocation Plan
WSC	Waters of the State of California
WSDM	Water Surplus and Demand Management Plan
WQMP	Water Quality Management Plan
WUEMP	Water Use Efficiency Master Plan
WWRF	Western Water Recycling Facility
ZEV	Zero-emission vehicle

Units of Measurement and Chemical Symbols

AF	Acre-feet
AFY	Acre feet per year
Bcf	Billion cubic feet
BTU	British thermal units
C ₂ F ₆	Perfluoroethane
CF	Cubic Feet
CF ₄	Perfluoromethane
cfs	Cubic Feet per Second
CH ₄	Methane
cm/s	Centimeters per second
CNEL	Community Noise Equivalent Levels
CO	Carbon monoxide
CO ₂	Carbon Dioxide
CO ₂ E	Carbon dioxide equivalents
dB	Decibels
dBA	A-weighted decibels
DNL	Day-Night Level (or L _{dn})
DU	Dwelling unit
gpm	Gallons per minute
g/s	Grams per second
GWh/y	Gigawatt hours per year
HC	Hydrocarbons
HFC	Hydrofluorocarbons
kV	Kilovolt
kWh	Kilowatt-hours
L _{eq}	Equivalent noise level
L _{max}	Maximum noise level
L _{min}	Minimum noise level
LF	Linear Feet
MG	Megawatts
mgd	Million gallons per day
MMTCO ₂ e	Million metric tons of carbon dioxide equivalent
MT/yr	Metric tons per year
NH ₄ NO ₃	Ammonium nitrate
NO	Nitric oxide
NO ₂	Nitrogen dioxide
NO _x	Generic term for mono-nitrogen oxides NO and NO ₂
N ₂ O	Nitrous oxide
O ₃	Ozone
PAH	Polycyclic aromatic hydrocarbons
PCB	Polychlorinated biphenyl
PM-10	Particulate matter 2.5 to 10 microns in diameter

Sycamore Canyon Business Park Buildings 1 and 2 DEIR

PM-2.5	Particulate matter 2.5 microns or less in diameter
ppb	Parts per billion
ppm	Parts per million
ppv	Peak particle velocity
RMS	Root mean square
ROG	Reactive organic gases
SF	Square Feet
SF ₆	Sulfur Hexafluoride
SO ₂	Sulfur dioxide
TSF	Thousand square feet gross floor area
µg/m ³	Micrograms per cubic meter
X/Q	Dilution factor (dispersion modeling)