

5.10 Land Use and Planning

Based on Appendix G of the *State CEQA Guidelines* and comments received during the Notice of Preparation (NOP) public review comment period, the focus of the following analysis addresses the Project's potential impacts on land use and planning, and the Project's potential to result in dividing the physical arrangement of an established community; or conflicting with any applicable land use plan, policy, regulation, habitat conservation plan or natural community conservation plan. Comment letters received in response to the NOP along with notes from the Scoping Meeting are included in Appendix A of this DEIR.

5.10.1 Setting

The proposed Project is located within the Sycamore Canyon Business Park /Canyon Springs Neighborhood in the eastern portion of the City of Riverside, California. The site consists of approximately 76 gross acres (71 net acres) of land. Future development of all land within the City is guided by the City of Riverside General Plan 2025 which was adopted November 2007. The General Plan expresses the community's vision of its long-term land use policies to guide development within the City. The General Plan was developed in accordance with State law and is comprised of 12 elements: Land Use and Urban Design, Circulation and Community Mobility, Housing, Arts and Culture, Education, Public Safety, Noise, Public Facilities and Infrastructure, Open Space and Conservation, Air Quality, Park & Recreation, and Historic Preservation.

Existing Land Uses

The Project site encompasses approximately 76 gross acres located at the eastern edge of the City and is adjacent to the Sycamore Canyon Wilderness Park. The Project site is currently vacant, except for the items discussed in the Project Description (i.e., concrete "v" ditch, earthen dam, etc.) and fallow. There are no structures (i.e., houses, etc.) located on the Project site. The property is mostly flat, has an average natural slope of 8.4 percent per the City's Geographical Information System (GIS), based upon the whole of the property.

The City has a distinct built environment consisting of a series of physically and visually connected elements which the City identifies as corridors and activity centers. The Project site is located within one of these activity centers referred to as Sycamore Canyon Business Park Specific Plan. The Project site has a General Plan 2025 land use designation of Business/Office Park (B/OP) as shown on **Figure 3-4 –Land Use Designation Map** and a zoning designation of Business Manufacturing Park – Specific Plan (Sycamore Canyon Business Park) Overlay Zones (BMP-SP) as shown on **Figure 3-5 – Zoning Map**. According to the City General Plan 2025 the proposed Project site is designated as the Sycamore Canyon Project Area redevelopment area. However, the Legislature of the State of California under ABx1 26 (confirmed by the California Supreme Court) officially dissolved all Redevelopment Agencies as of February 1, 2012.

In 1984, the City adopted the Sycamore Canyon Business Park Specific Plan which contains land use objectives and design guidelines to provide for planned industrial development within this area. See the discussion of the adoption of the specific plans in the area in the Project Description.

Surrounding Land Uses

As shown on **Figure 3-2 – Location Map**, land uses north and northwest of the Project site consist of existing medium density and very low-density, detached single-family residences in the Sycamore Highlands Specific Plan. West of the Project site is the Sycamore Canyon Wilderness Park, which is an open space wilderness reserve with on-site bicycling and hiking trails for recreational users. East and south of the Project site are existing large-scaled industrial uses, consisting of distribution centers and warehousing within the Sycamore Canyon Business Park Specific Plan.

As reflected in **Figure 3-4 – Land Use Designation Map**, the area north of the Project site has a General Plan land use designation of Very Low Density Residential (VLDR) and Medium Density Residential (MDR). The area to the east and south of the Project site is designated as Business/Office Park (B/OP). The area to the west is designated as Public Parks (P).

Riverside consists of a number of defined Neighborhoods. The area north and a small area west of the Project site are within the Canyon Crest Neighborhood. The area immediately west of the Project site is located within the Sycamore Canyon Wilderness Park boundary. The areas south and east of the Project site are located within the Sycamore Canyon Business Park/Canyon Springs Neighborhood.

The area west of the Project site is zoned R-1-7000-SP – Single-Family Residential and Specific Plan (Sycamore Highlands) Overlay Zones with a minimum 7,000-square-foot lots, R-1-1/2 acre-SP – Single-Family Residential and Specific Plan (Sycamore Highlands) Overlay Zones with a minimum half-acre lot), and RC-SP – Residential Conservation Zone and Specific Plan (Sycamore Highlands) Overlay Zones. The area to the north is zoned R-1-7000-SP – Single-Family Residential and Specific Plan (Sycamore Highlands) Overlay Zones with minimum 7,000-square-foot lots. The area east and south of the Project site is zoned BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Zones. The existing surrounding uses that have been developed are consistent with the current zoning. It should be noted that the area zoned R-1-7000-SP located west of the Project site within the Sycamore Highlands Specific Plan area, has not been developed and has a General Plan 2025 land use designation of Public Parks (P).

Proposed Project

The proposed Project involves the development of an approximately 76 gross acre site with approximately two buildings totaling 1.37 million square feet for logistics and industrial uses (1,355,169 square feet logistics/industrial center) and office space totaling 20,000 square feet (see **Figure 3-10- Proposed Site Plan**). The Project includes a parcel map (Tentative Parcel

Map No. 36879, that proposes to reconfigure 17 parcels into two parcels and three lettered lots. Parcel 1 will encompass approximately 55 gross acres and include Building 1. Building 1 will have a maximum building height of 41 feet and will consist of 10,000 square feet of office space and approximately 1,002,995 square feet of logistics. Building 1 will include 147 dock doors, in a cross-dock fashion, located on the east and west side of the building. Parking is proposed as follows: 1) 436 vehicle stalls; 2) 10 handicapped vehicle stalls; and 3) 271 trailer stalls. A parking variance is required to permit a total of 446 vehicle stalls where a total of 1,043 vehicle stalls are required. An on-site trail easement along the southern portion of Parcel 1 will provide connectivity for recreational users of the Sycamore Canyon Wilderness Park. As well, a fire access lane will also be provided along the southern portion of Parcel 1 to provide fire access to Sycamore Canyon Wilderness Park. Access to Parcel 1/Building 1 will be provided by two proposed driveways from Lance Drive at the southeast and northeast areas of the parcel. The driveways will include pork-chops limiting right-turns for all vehicles leaving the site.

Parcel 2 will encompass approximately 20 gross acres and include Building 2. Building 2 will have a maximum building height of 37 feet, and will contain 10,000 square feet of office space and approximately 352,174 square feet of logistics/industrial uses. Building 2 will include 49 dock doors along the south side of the building. Parking is proposed as follows: 1) 135 vehicle stalls; 2) 8 handicapped vehicle stalls; and 3) 71 trailer stalls. A parking variance is required to permit a total of 143 vehicle stalls where a total of 393 vehicle stalls are required. Access to Parcel 2/Building 2 will be provided by one proposed driveway from Lance Drive at the southeast area of the parcel. The driveway will include a pork-chop limiting right-turns for all vehicles leaving the site.

One of the lettered lots, lettered Lot B, is a sixteen space parking lot providing a parking area for the trail provided on Parcel 1 to Sycamore Canyon Wilderness Park. This parking lot, Lettered Lot B, will be dedicated to the Parks, Recreations and Community Services Department.

The Project includes a mitigation area on its western side that will be vegetated with riparian habitat. On-site landscaping will be provided generally along the perimeters of Parcels 1 and 2. The Project also includes roadway improvements that will extend Lance Drive northward approximately 960 feet from its current northern terminus, which is about mid-point along the Project site's eastern boundary, to connect with the existing western terminus of Dan Kipper Drive in order to provide improved circulation in the area and vehicular access to the Project site. The Project will also provide the slopes on the east side of Lance Drive as it is proposed to be reconfigured to accommodate the existing terrain. These slopes will be maintained by the subject property owner.

Land Use Applications

The proposed Project includes the following land use development entitlements:

General Plan Amendment (P16-0101): A proposed amendment to the Circulation Element to: (i) delete the north/south street known as River Ridge (60-foot Local) that traverses the site; (ii) delete the no name east/west street (that has been known as Kangaroo Court) that traverses the Project site, southerly of River Ridge (60-foot Local) and (iii) amend the Circulation Element to reflect these changes by showing Dan Kipper Drive ending at Lance Drive. **(See Figure 3-6 – Proposed General Plan Amendment.)**

Specific Plan Amendment (P16-0101): A proposed amendment to the Sycamore Canyon Specific Plan Circulation Plan to: (i) delete the portion of Dan Kipper Drive (proposed 74-foot Collector) that traverses the Project site; (ii) delete the north/south street known as River Ridge (60-foot Local) that traverses the site; (iii) delete the no name east/west street (that has been known as Kangaroo Court) that traverses the site, southerly of River Ridge (60-foot Local); (iv) delete the portion of Sierra Ridge Drive (74-foot Collector) that traverses the site; and (iv) amend the Circulation Plan to reflect these changes by showing Dan Kipper Drive ending at Lance Drive. **(See Figures 3-7A, 3-7B, and 3-7C – Proposed Specific Plan Amendment.)**

Grading Exceptions and Variance (P16-0103): Grading exceptions are needed from the requirements of Chapter 17.28.020 – Hillside/Arroyo Grading, as the subject site is traversed by a blue line stream that is to be moved to the west side of the property, adjacent to Sycamore Canyon Wilderness Park (see **Figure 3-9 – Grading Exception**). The needed grading exceptions are as follows:

1. To permit a five-foot bench, approximately 550-feet long, at the western property line boundary and a 2:1 and 3:1 slope between 20-feet and 35-feet in height, with a ten-foot wide bench between the 2:1 and 3:1 slopes approximately 1,550-feet long along the westerly property line adjacent to Sycamore Canyon Wilderness Park **(Area 1 on Figure 3-9 – Grading Exception)**;
2. To permit a 3:1 slope between 20-feet and 34-feet in height and approximately 220-feet long adjacent to the proposed on-site trail easement along the southerly property boundary **(Area 2 on Figure 3-9 – Grading Exception)**; and
3. To permit a 2:1 slope between 20-feet and 24-feet in height and approximately 250-feet long adjacent to the proposed driveway at the knuckle of Lance Drive and Dan Kipper Drive **(Area 3 on Figure 3-9 – Grading Exception)**.

Variance: Pursuant to Zoning Code Chapter 19.580 – Parking and Loading Standards Parking variances are also needed to permit Parcel 1/Building 1 to provide 446 stalls where 1,043 stalls are required and to permit Parcel 2/Building 2 to provide 143 stalls where 393 stalls are required. This variance is requested because Chapter 19.580 does not have a parking standard specific to logistics centers.

Design Review (P14-1081): Development of the Project site is regulated by the City of Riverside Municipal Code, Title 19, Zoning, Chapter 19.710, Design Review. Design review is a

process used to preserve and promote the health, safety and general welfare of the community by achieving the following:

- To protect and preserve the value of properties and to encourage high quality development thereof in areas where adverse effects will result from excessive uniformity, dissimilarity, poor exterior quality and appearance of buildings and structures, and from inadequate and poorly planned landscaping, and from failure to preserve where feasible natural landscape features, open spaces and the like, and will result in the impairment of the benefits of occupancy and use of existing properties in such areas;
- To recognize the interdependence of land values and aesthetics and to provide a method to implement this interdependence in order to maintain the values of surrounding properties and improvements, and to encourage excellence of development of property, compatible with the general plan for, and character of, the City, with due regard to the public and private interests involved;
- To ensure that the public benefits derived from expenditures of public funds for improvement and beautification of streets and public facilities shall be protected by the exercise of reasonable controls over the character and design of private buildings, structures and open spaces;
- To ensure the maintenance of high design standards in the vicinity of public buildings and grounds for the preservation of the architecture and general appearance in the areas of the City containing the buildings and grounds and to preserve the property values in the areas;
- To promote the maintenance of high design standards adjoining thoroughfares of Citywide importance to ensure that the community benefits from the natural growth and vegetation as much as possible, and from the natural terrain, and to preserve and stabilize the architecture and general appearance of buildings and grounds adjoining the thoroughfares; and to preserve and protect the property values in the areas; and
- To ensure the design of landscaping and irrigation that shades paved areas, buffers or screens undesirable views, compliments building architecture and that implements the purposes of Chapter 19.570 (WELO).

Minor Conditional Use Permit (P14-1082): A Minor Conditional Use Permit (MCUP) is required to allow for warehouses greater than 400,000 square feet pursuant to City of Riverside Municipal Code, Title 19, Zoning Code, Chapter 19.150, Base Zones Permitted Land Uses. This requirement is to provide for a discretionary review that looks at both the City of Riverside Good Neighbor Guidelines in terms of the proposed use's compatibility and whether the proposed use can provide significant jobs to warrant the number of truck trips a building of such a size will generate.

Tentative Parcel Map No. 36879: The Parcel Map proposes to combine 17 existing parcels into two parcels and three lettered lots as shown on **Figure 3-8 – Tentative Parcel Map 36879** and summarized in **Table 3-1 – Tentative Parcel Map 36879** of the Project Description.

Airport Land Use Commission (ZAP1158MA15): A finding by the Riverside County Airport Land Use Commission (ALUC) that the Project is consistent with the March Air Reserve Base (MARB)/Inland Port Airport (IPA) Land Use Compatibility Plan (LUCP) was also required as part of the Project. As discussed in Section 5.8 – Hazards and Hazardous Materials, the ALUC determined the Project was consistent with the MARB/IPA LUCP on December 10, 2015.

5.10.2 Related Regulations

Federal Regulations

No federal regulations would be applicable to land use and planning with respect to the proposed Project.

State Regulations

Article XI, Section 7 of the California State Constitution is the primary authority for cities and counties to regulate land use. California State Planning and Land Use Law (Government Code § 65000 et seq.) sets forth minimum standards to be observed in local land use regulatory practices, reserving in cities and counties the maximum degree of control in such matters.

Local Regulations

City of Riverside General Plan 2025

The General Plan (GP) 2025 contains several provisions that relate to land use and planning. The policies contained within the General Plan 2025 relevant to the proposed Project, are analyzed in Appendix M of this DEIR.

Riverside Municipal Code

Title 19 – Zoning Code

Development of the Project site is regulated by the City of Riverside, Zoning Code, Title 19, a key tool to implement the policies of the General Plan 2025. Many of the goals, policies, and actions of the General Plan 2025 are achieved through zoning, which regulates public and private development. The Zoning Code contains the regulatory framework that specifies allowable uses for property and development intensities; the technical standards such as site layout, building setbacks, heights, lot coverage, parking, etc.; and the aesthetic impacts related to physical appearance, landscaping, lighting; site design, building design are aspects of the Zoning Code. The Project as proposed complies with the Zoning Code.

Title 16 – Buildings and Construction

The purpose of Title 16 is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating the design, construction, quality of materials, use and

occupancy, location and maintenance of buildings, equipment, structures and grading within the City; the electrical, plumbing, heating, comfort cooling and certain other equipment specifically regulated in the City. The proposed building will meet all required Building Codes.

Title 17 – Grading Code

Grading of the Project site is regulated by Title 17 of the City of Riverside Municipal Code (Grading Code), which sets forth rules and regulations placed on grading to control erosion, grading, and earthwork construction, including fills and embankments. One of the purposes of the Grading Code is to regulate grading in a manner that minimizes the adverse effects of grading on natural landforms, soil erosion, dust control, water runoff, and construction equipment emissions. Refer to Section 5.6 – Geology and Soils for additional discussion regarding the Grading Code. Overall, the Project complies with the City's Grading Code.

Title 18 – Subdivision Code

The proposed parcel map is regulated by Title 18 of the City of Riverside Municipal Code (Subdivision Code), which regulates and controls the design and improvement of subdivisions in order to assist in implementing the General Plan 2025 as a long-range, general comprehensive guide to the physical development of the City by providing lots of sufficient size and appropriate design for the purposes for which they are to be used and to provide streets of adequate capacity and design for the traffic that will utilize them while ensuring maximum safety for pedestrians and vehicles by providing sidewalks where needed for the safety and convenience of pedestrians. The Subdivision Code also preserves the natural assets of the City's setting, to prevent the indiscriminate clearing of property and the destruction of trees and shrubs and other desirable landscape features, to ensure adequate access to each building site, and to create new beauty and safeguard the public safety and welfare through skilled subdivision design. The proposed parcel map meets all requirements of the Subdivision Code.

Title 20 – Cultural Resources

The proposed Project was reviewed pursuant to Title 20 for the purpose of promoting and providing for the identification, protection, enhancement, perpetuation and use of objects, features, sites, places, areas, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City. Doing so safeguards the City's heritage as embodied and reflected in such resources; encourages public knowledge, understanding and appreciation of the City's past; fosters civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources; promotes the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the City; protects and enhances the City's attraction to tourists and visitors, thereby stimulating business and industry; identifies as early as possible and resolves conflicts between the preservation of cultural resources and alternative land uses; and integrates the preservation of cultural resources and the extraction of relevant data from such resources into public and private land management and development processes. Through the Cultural Resources Study and consultations with Native American Tribes, the Project has complied with Title 20.

Title 7 – Noise Control

The proposed project will be subject to Title 7 the City's Noise Control Code both during construction and afterward during operation. It is determined that certain noise levels are detrimental to the public health, safety and welfare and are contrary to the public interest. Therefore, the City has created the Noise Control Chapter of the Municipal Code. Maintaining that causing any noise in a manner not in conformity with the provisions of this Code, is a public nuisance and shall be punishable as such. In order to control unnecessary, excessive and/or annoying noise in the City, it is declared to be the policy of the City to prohibit such noise generated by the sources specified in this Chapter. It shall be the goal of the City to minimize noise levels and mitigate the effects of noise to provide a safe and healthy living environment. See Section 5.12 Noise for information on compliance with Title 7.

Citywide Design and Sign Guidelines

The Citywide Design and Sign Guidelines (CDSG) reinforce the physical image of the City. The CDSG work to reinforce the physical image of Riverside. They are intended to promote quality, well-designed development throughout Riverside that enhances existing neighborhoods, creates identity and improves the overall quality of life within the City. With the implementation of the Design Review staff's requirements, the project will be in compliance with the Citywide Design and Sign Guidelines.

Sycamore Canyon Business Park Specific Plan (SCBPSP)

The Sycamore Canyon Business Park Specific Plan is intended to guide development within the Plan's boundaries. The intent of the Plan is to establish a high quality industrial development for the City that would strengthen the City's economic base. The Plan recommends development of light industrial, distribution warehousing, and/or product assembly. The Project site is designated as Industrial in the SCBPSP; therefore, the proposed logistics center Project at this site is consistent with the SCBPSP land use designation.

The project has been reviewed for compliance with the SCBPSP, in particular the permitted uses, lot standards, setback standards, parking standards, outdoor storage and loading areas, lighting and utilities, sign standards, display medians, screening of mechanical equipment, trash collection areas, walls/fence standards, and rail service standards and has been found to be generally in compliance with the Sycamore Canyon Business Park Specific Plan standards as set forth in Section 3.0 Development Standards and Criteria as modified by Resolution 20437 adopted June 3, 2003.

City of Riverside Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities

The City of Riverside Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities (RGNG) were adopted by the Riverside City Council on October 14, 2008 and provide goals and strategies tailored to the unique characteristics and specific needs of the City of Riverside. The policies contained within these guidelines relevant to the proposed Project, are analyzed in Appendix M of this DEIR.

5.10.3 Thresholds of Significance

The City has not established local CEQA significance thresholds as described in Section 15064.7 of the State *CEQA Guidelines*. Therefore, significance determinations utilized in this section are from Appendix G of the State *CEQA Guidelines*. A significant impact will occur if implementation of the proposed Project will:

- (Threshold A) physically divide an established community;
- (Threshold B) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- (Threshold C) conflict with any applicable habitat conservation plan or natural community conservation plan

5.10.4 Project Design Features

Design features refer to ways in which the proposed Project will avoid or minimize potential impacts through the design of the Project. The proposed Project has been designed with sensitivity to the adjacent land uses, particularly Sycamore Canyon Wilderness Park to the west, and the existing residential neighborhoods to the north and northwest.

With regard to the Sycamore Canyon Wilderness Park, the Project includes a Mitigation Area and landscaping along its westerly boundary (**Figure 3-11 – Conceptual Landscape Plan**) to transition from the docks and trailer parking area to the Wilderness Park. The Project also includes a trail to provide controlled access for pedestrians and bicyclists to the park and a Fire Access/Parks Maintenance Road so emergency and maintenance vehicles can access the park when needed.

With regard to the adjacent residential neighborhood, the Project proposes a 64-foot wide landscaped buffer between Building 2 and the residences to the north and a minimum of 100-feet of landscaping along the western boundary adjacent to the residences (**Figure 3-11** and **Figure 3-10 – Proposed Site Plan**). Additionally Building 2 does not propose any dock doors or parking on the north side of the building, so as to locate those activities away from the Sycamore Highlands residential neighborhood. As shown on **Figure 3-10** all of Building 2's docks and trailer parking are south of the building. Vehicular parking is located on the east and south of Building 2.

5.10.5 Environmental Impacts before Mitigation

Threshold A: *Would the Project physically divide an established community?*

The Project site encompasses approximately 76 gross acres of vacant, undeveloped, fallow, land. The Project site is bounded by medium and high density residential to the north/northeast, and business/office park to the east and south, and very low density

residential and the Sycamore Canyon Wilderness Park to the west (see **Figure 3-4 – Land Use Designation Map**). The proposed Project is part of the Sycamore Canyon Business Park Specific Plan. The Project will not divide an established community because it does not propose to eliminate any existing roadways or create barriers to accessing existing development. To the contrary, the Project will provide a connection between Dan Kipper Drive and Lance Drive; and thus, improve access for emergency vehicles and passenger vehicles. Therefore, **no impacts** with regard to physically dividing an established community will occur as a result of the proposed Project.

Threshold B: *Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Section 15125(d) of the State *CEQA Guidelines* requires EIRs to “...discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans.” The objective of such a discussion is to find ways to modify a proposed project, if warranted, to reduce any identified inconsistencies with relevant plans and policies. Pursuant to Section 15125(d), this DEIR includes an evaluation of the consistency of the proposed Project with pertinent goals and policies of relevant adopted local and regional plans.

The Project site has a current General Plan 2025 land use designation of B/OP – Business Office Park and is zoned BMP-SP – Business Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones. The proposed Project will be consistent with both the existing land use designation of the GP 2025 and the Sycamore Canyon Business Park Specific Plan. As stated previously, the Project is located within the Sycamore Canyon Business Park Specific Plan, which was originally adopted on April 10, 1984 by Resolution No. 15328. The Specific Plan implements the City of Riverside’s General Plan 2025 and its intended purpose is to guide development within the Specific Plan’s boundaries while establishing a high quality industrial development for the City that would strengthen the City’s economic base. Therefore, the Specific Plan will guide this Project’s development through its design guidelines in order to assure that the objectives and standards and guidelines and requirements of the Specific Plan are being met. The policies of the GP 2025 that are applicable to the proposed Project are analyzed in Appendix M of this DEIR. The Project’s consistency with the City of Riverside Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities is addressed in Appendix M of this DEIR.

As established in Appendix M of this DEIR, the Project does not conflict with any land use plan, policy, or regulation as the land use and zoning would remain consistent. A discussion of the proposed Project’s consistency with any applicable habitat conservation plan or natural community conservation plan is addressed in Section 5.4 – Biological Resources of this document. The Air Quality section of this DEIR (Section 5.3) discusses consistency with the applicable Air Quality Management Plan. Section 6.0 of this DEIR – Other CEQA Topics (subsection 6.5 – Consistency with Regional Plans) discusses the Project’s consistency with

the regional and local growth forecasts, the Southern California Association of Governments (SCAG) 2012 Regional Transportation Plan, the SCAG Compass Regional Growth Principles, and provides an analysis of the Project's impacts on the population, housing, and job projections for the region.

As reflected above, the proposed Project is consistent with all the applicable Land Use Policies of the General Plan and the goals, objectives, CDSG, RGNG, and design guidelines of the Sycamore Canyon Business Park Specific Plan. Therefore, impacts from the Project would be **less than significant**.

Threshold C: *Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?*

Potential conflicts with any applicable habitat conservation plan or natural community conservation plan are addressed in Section 5.4 - Biological Resources, of this DEIR. As discussed in that section, impacts will be **less than significant with mitigation**.

5.10.6 Proposed Mitigation Measures

An EIR is required to describe feasible mitigation measures which could minimize significant adverse impacts (State *CEQA Guidelines*, Section 15126.4). Less than significant environmental impacts to land use and planning are anticipated to result from implementation of the Project and thus no mitigation measures are required.

5.10.7 Environmental Impacts after Mitigation Measures are Implemented

The Project does not result in any significant impact to land use and planning, and no mitigation is required.

5.10.8 References

In addition to other documents, the following references were used in the preparation of this section of the DEIR:

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| CDSG | City of Riverside, Riverside Citywide Design Guidelines and Sign Guidelines, adopted November 2007. (Available at https://www.riversideca.gov/planning/pdf/good-neighbor-guidelines.pdf , accessed October 23, 2015). |
| GP 2025 | City of Riverside, <i>General Plan 2025</i> , certified November 2007 with subsequent amendments to various elements. (Available at http://www.riversideca.gov/planning/gp2025program/general-plan.asp , accessed May 26, 2015.) |
| RGNG | City of Riverside, <i>City of Riverside Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities</i> , October 14, 2008 (Available at https://www.riversideca.gov/planning/pdf/good-neighbor- |

[guidelines.pdf](#), accessed October 23, 2015).

- RMC City of Riverside, *Municipal Code*. (Available at <http://www.riversideca.gov/municode/>, accessed October 7, 2015.)
- SCBPSP City of Riverside, Sycamore Canyon Business Park Specific Plan, adopted April 10, 1984, as amended through Amendment No. 14, January 23, 2007. (Available at <http://www.riversideca.gov/planning/cityplans-csp-sycanbp.asp>, accessed October 7, 2015).
- SCWP SKR and Dev Plan Dangermond & Associates, O'Farrell Biological Consulting, Firewide 2000, Inc., Tierra Madre Consultants, Inc., *Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan*, March 1999. (Available at http://www.riversideca.gov/planning/pdf/SpecificPlans/SycCynMnmgtPlan_UpdatedConceptualPlan.pdf, accessed July 16, 2016.)
- WELO City of Riverside, Water Efficient Landscape and Irrigation Ordinance, Ordinance No. 7310, adopted December 1, 2015. (Available at <http://aquarius.riversideca.gov/clerkdb/0/doc/215696/Page1.aspx>, accessed May 12, 2016.)