

Sycamore Hills Distribution Center

P20-0025 (PM), P19-0626 (MCUP), P19-0627 (DR), P20-0258 (VR), P20-0282 (GE), and P20-0024 (EIR)

Community & Economic Development

City Council
December 14, 2021

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LOCATION MAP

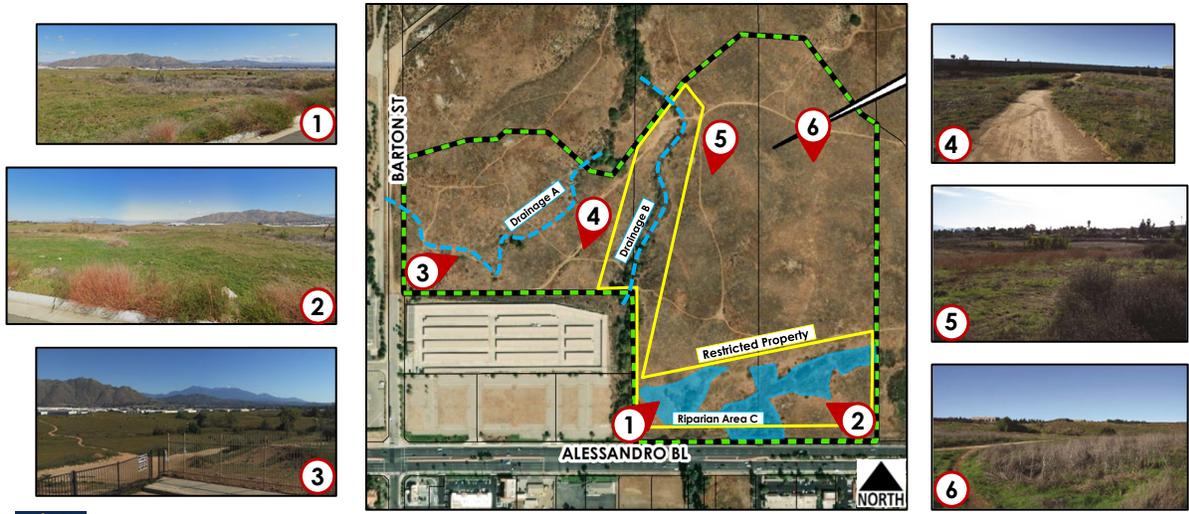


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EXISTING SITE PHOTOS



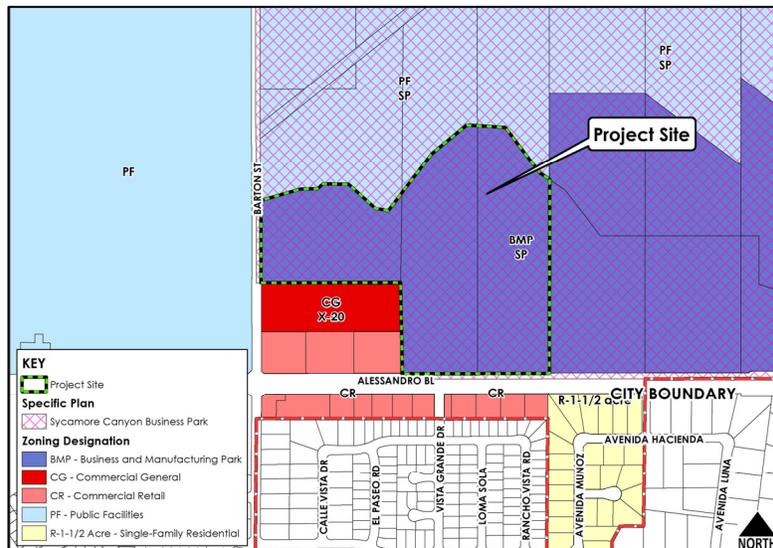
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ZONING MAP



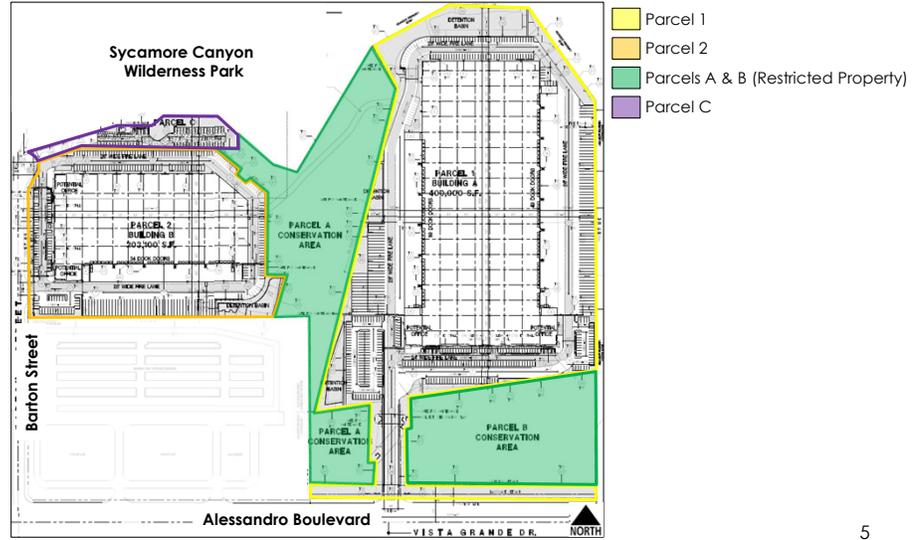
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SITE PLAN

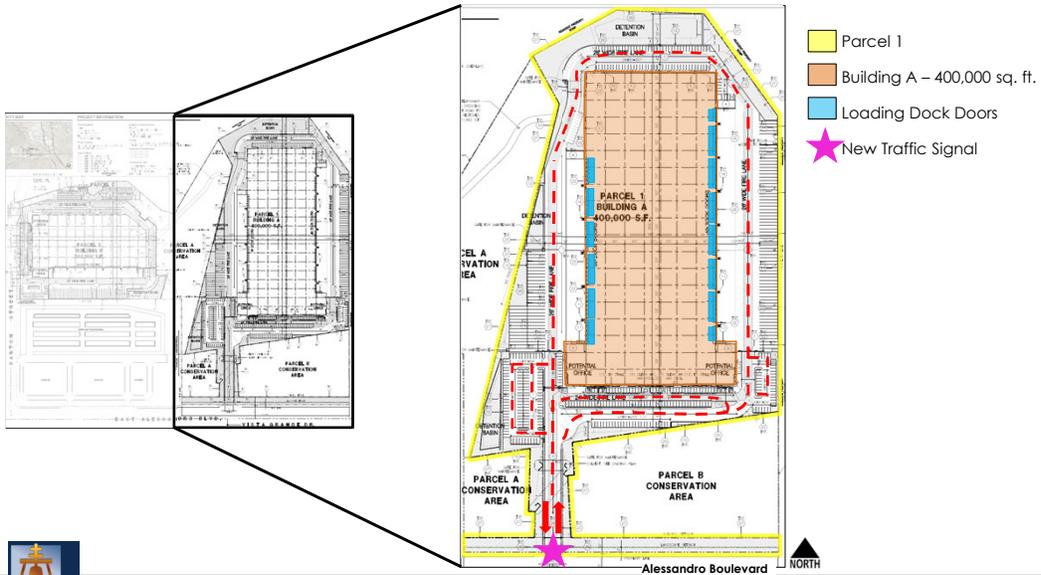


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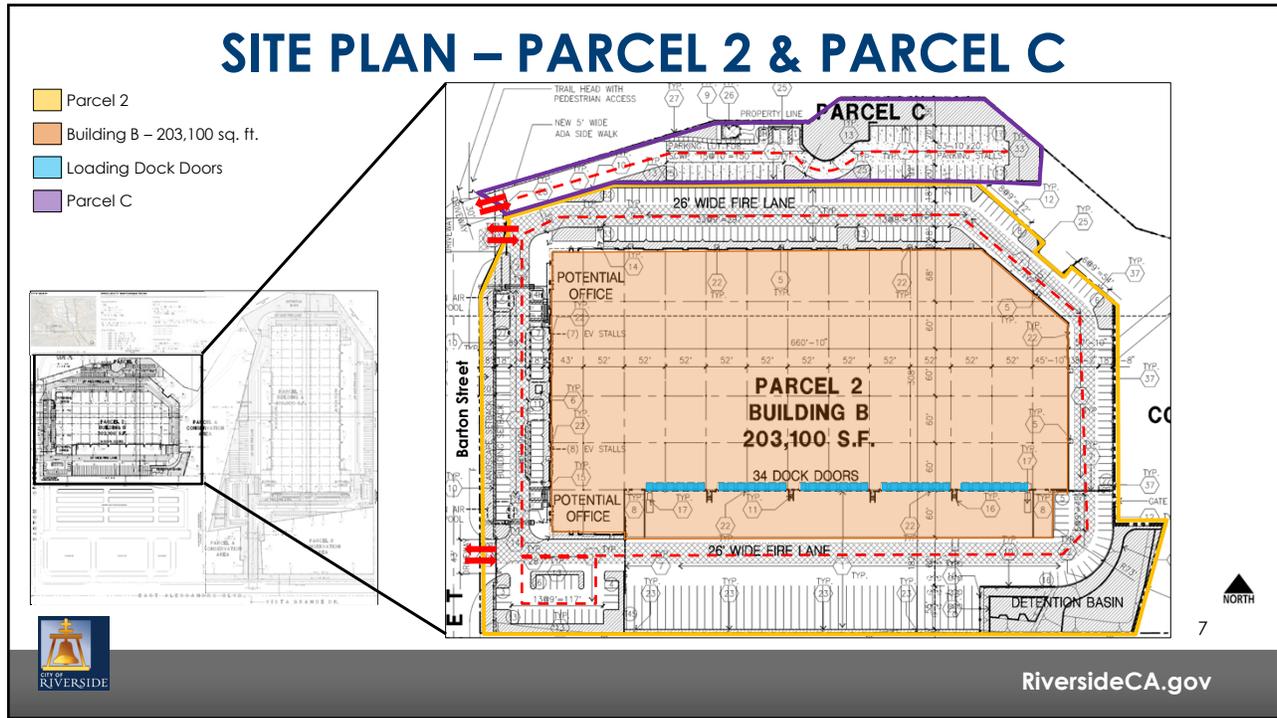
SITE PLAN – PARCEL 1



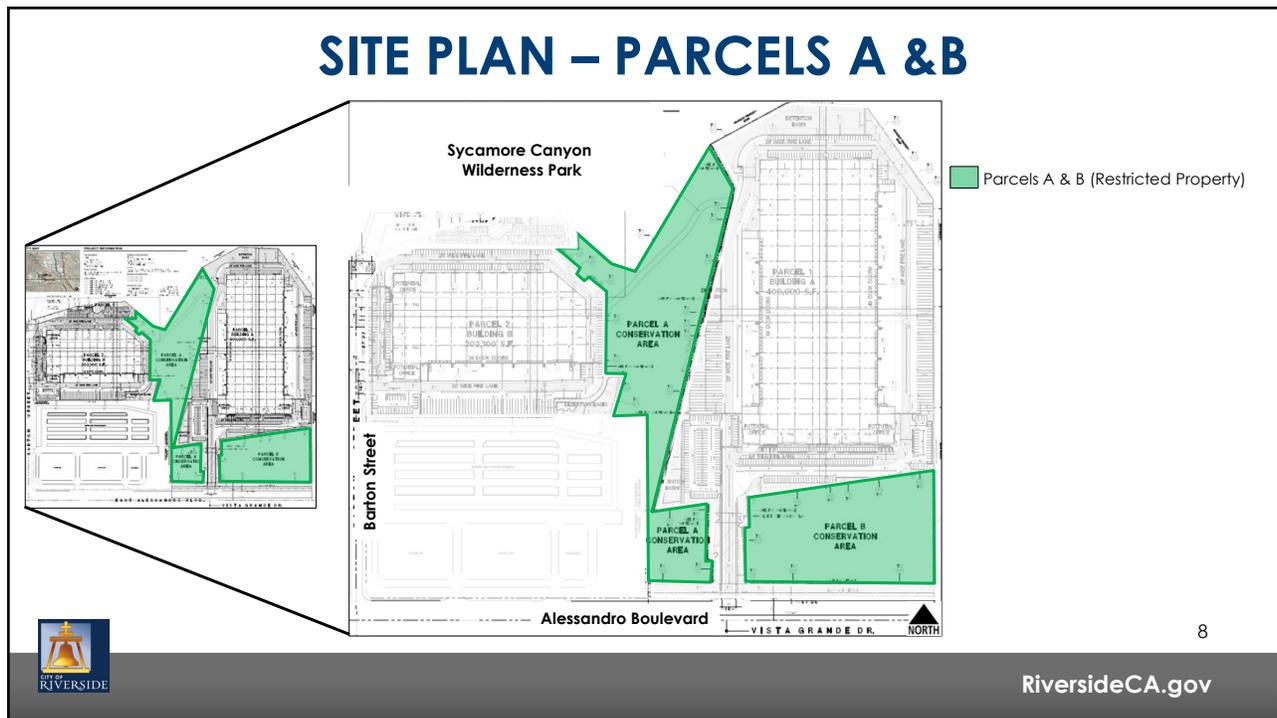
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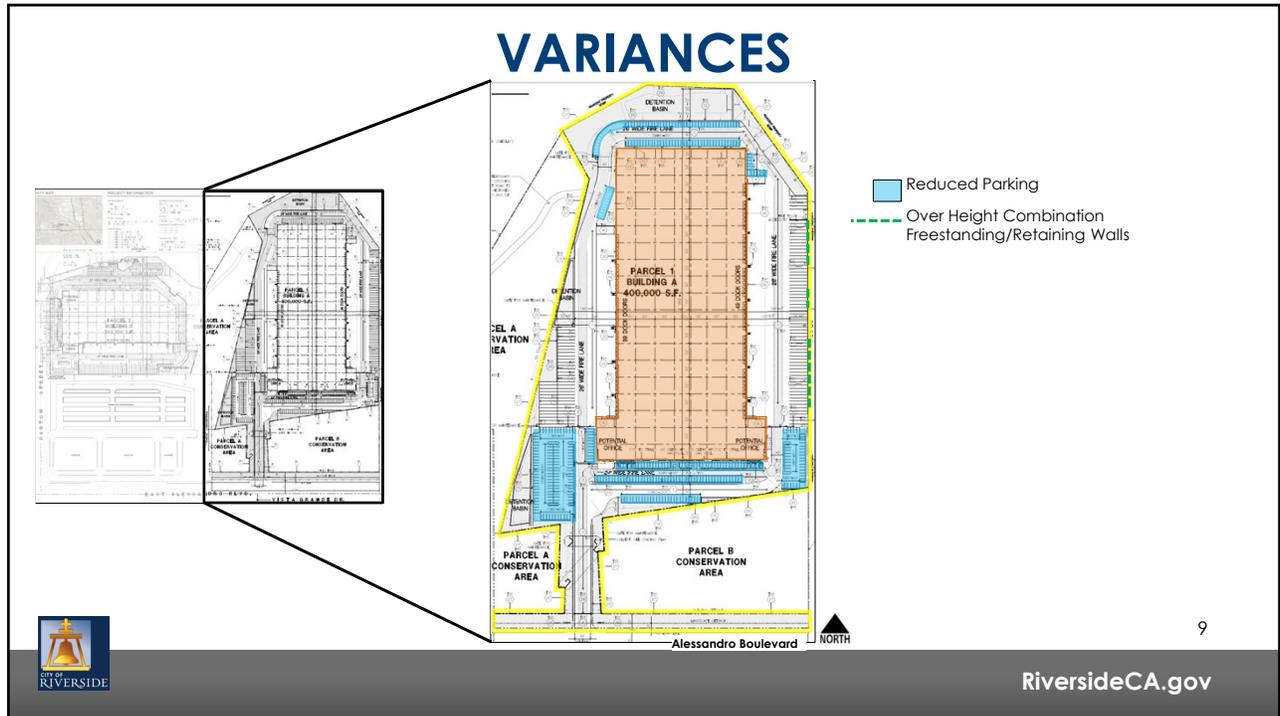
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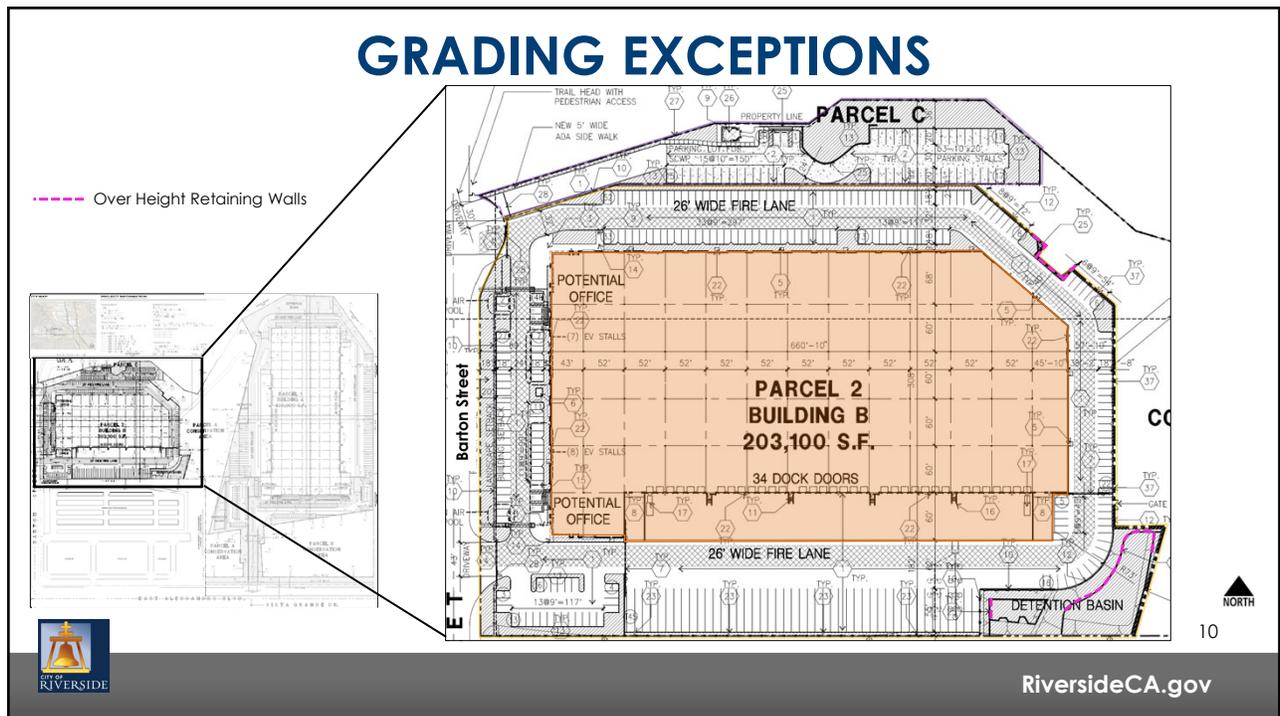
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BUILDING A ELEVATIONS



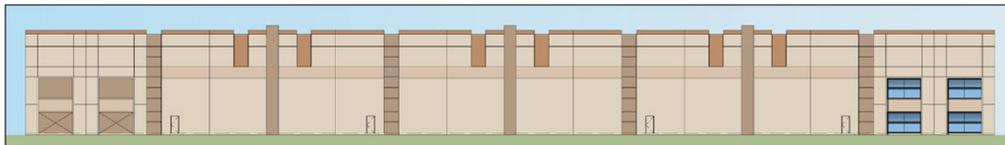
East Side



Front - South



West Side



Rear - North

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BUILDING B ELEVATIONS



North Side



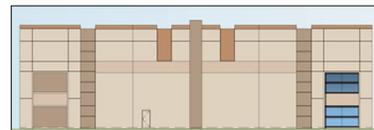
Front - West



South Side



Rear - East



Rear - Northeast

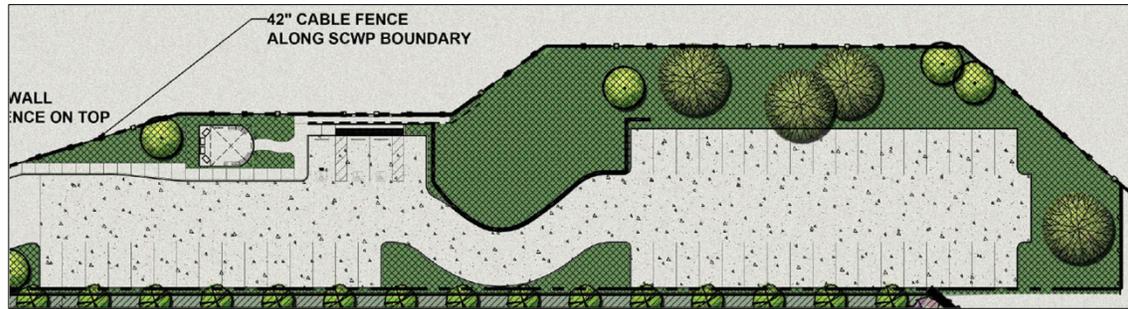
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TRAILHEAD PARKING LOT DETAILS

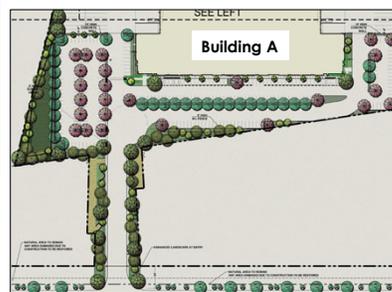


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CONCEPTUAL LANDSCAPE PLAN



NORTH 14

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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities

 #3 Economic Opportunity

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Adopt the attached Resolution certifying the Final Environmental Impact Report for the Sycamore Hills Distribution Center and finding that the Final Environmental Impact Report:
 - a) Has been completed in compliance with the California Environmental Quality Act;
 - b) Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; and
 - c) Reflects the City's independent judgment and analysis and making certain findings of fact.



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RECOMMENDATIONS (cont'd)

2. Concur with the findings contained in the Final Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution;
3. Adopt the Statement of Overriding Considerations attached to the California Environmental Quality Act Resolution;
4. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;
5. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report;
6. Reject all late comments as untimely;



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RECOMMENDATIONS (cont'd)

7. Deny the appeal of the Planning Commission recommendation by Golden State Environmental Justice Alliance; and
8. Approve Planning Cases P20-0025 Parcel Map, P19-0626 Minor Conditional Use Permit, P19-0627 Design Review, P20-0258 Variance, P20-0282 Grading Exception, and P20-0024 Environmental Impact Report, based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.



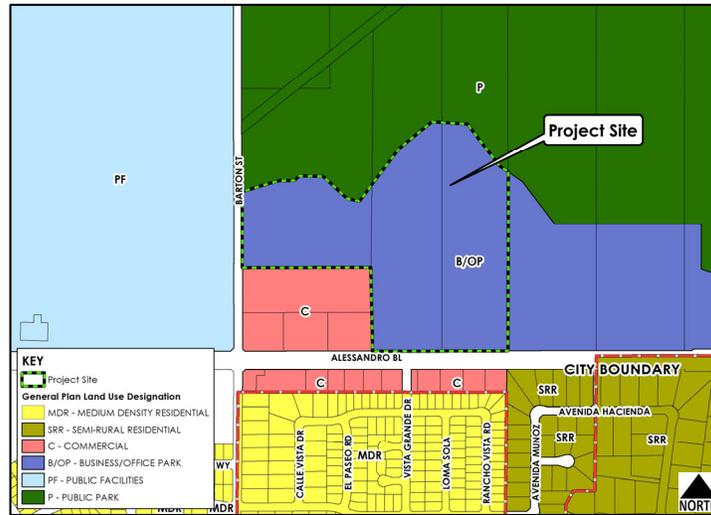
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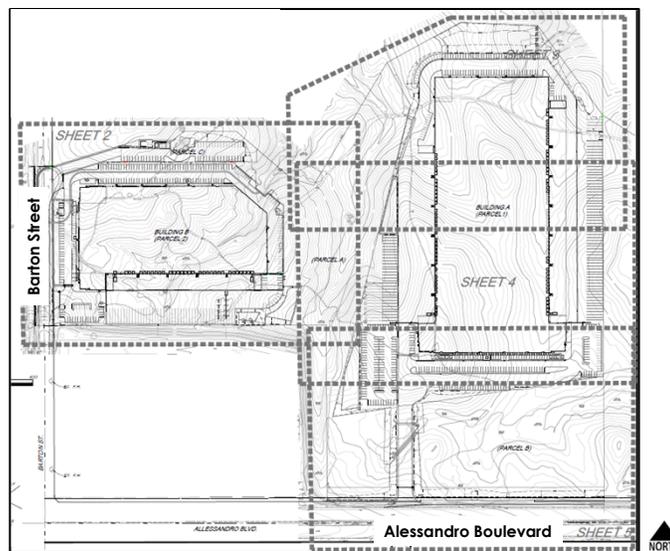
GENERAL PLAN

FOR REFERENCE



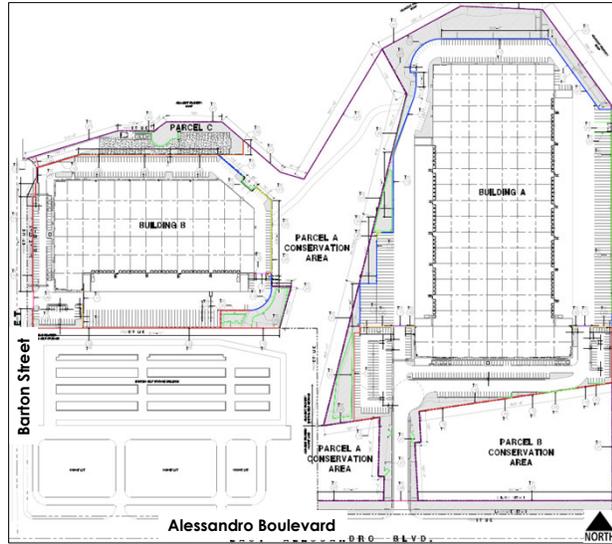
GRADING PLAN

FOR REFERENCE



WALL AND FENCE PLAN

FOR REFERENCE



- 7 PROVIDE 8' HIGH METAL SLIDING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 10 6' TO 8' HIGH METAL FENCE. SEE A4.1 FOR DETAILS.
- 12 8' HIGH CONCRETE WALL.
- 25 RETAINING WALL PER CIVIL DRAWINGS. SHAFT STRUCTURES WITH RENDERS ANF
- 27 42" CABLE RAIL THEME FENCE. SEE DETAIL B/A1.1
- 28 ARM GATE
- 32 15' H CONCRETE WALL
- 33 8' HIGH SCREENING WITH 4' HIGH METAL FENCE ON TOP 4' HIGH SCREEN WALL
- 34 COMBINATION OF 8' HIGH SCREEN WALL/RETAINING WALL MEASURED INSIDE OF WALL. REFER TO GRADING EXCEPTION EXHIBIT FOR HEIGHT SPAN OF WALL FOR OUTSIDE HEIGHT MEASUREMENT OF WALL AND
- 37 COMBINATION OF 8' HIGH SCREEN WALL/RETAINING WALL M INSIDE OF WALL

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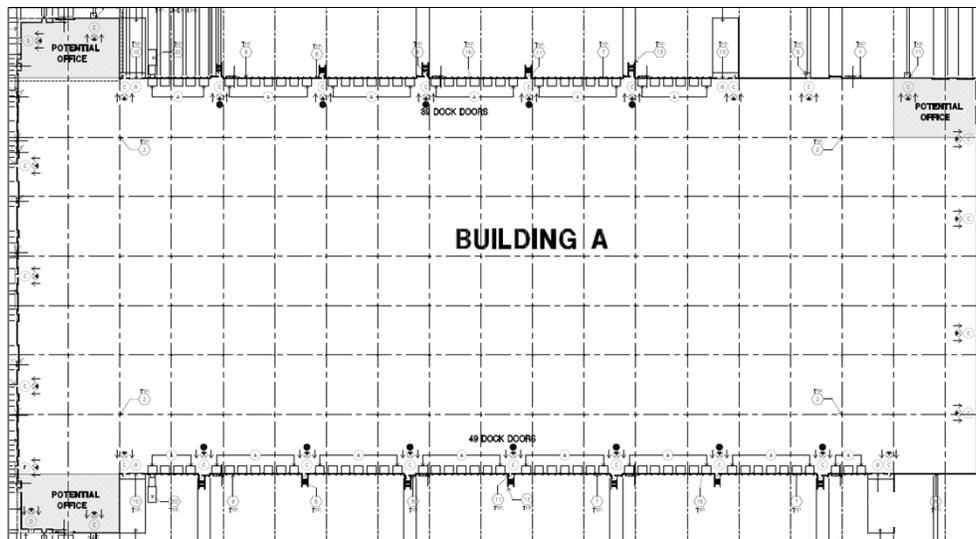


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BUILDING A FLOOR PLANS

FOR REFERENCE



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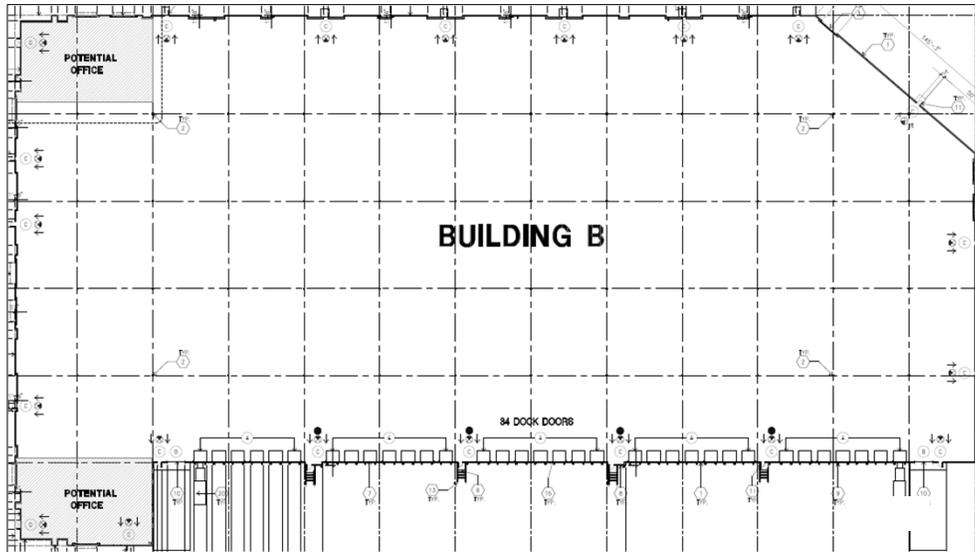


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BUILDING A FLOOR PLANS

FOR REFERENCE



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