

Figure Not to Scale

Source: Sycamore Canyon Business Park Specific Plan Exhibit 5

LAND USE MAP

-  Regional Park
-  Retail Business Office
-  Industrial Support
-  Industrial

SYCAMORE HILLS DISTRIBUTION CENTER



Sycamore Canyon Business Park Specific Plan
Land Use Map

Figure 3.0-7

3.2 Project Characteristics

3.2.1 Project Entitlements

Implementation of the Project will require the approval of the following development entitlements¹:

Tentative Parcel Map No. 36734 (P20-0025)

A Tentative Parcel Map is required to subdivide the Project site into two parcels (Parcels 1 and 2) and three lettered parcels (Parcels A, B, and C) (Figure 3.0-8 – Tentative Parcel Map).

Table 3.0-2 – Parcel Lot Characteristics

	Parcel 1	Parcel 2	Parcel A	Parcel B	Parcel C
Lot Area	1,052,986 SF (24.31 acres)	449,643 SF (10.32 acres)	313,197 SF (7.19 acres)	219,543 SF (5.04 acres)	51,284 SF (1.18 acres)
Lot Width*	649-972 feet	421-575 feet	20-574 feet	641-656 feet	253-714 feet
Lot Depth*	917-1,679 feet	451-871 feet	496-1,493 feet	294-390 feet	40-106 feet
*All parcels are irregularly shaped, distances vary within range provided.					

Parcels A, B, and C

Parcels A and B contain the existing 11.6-acre Restricted Property that landlocks Parcel 1. Parcel C will be designated for a trailhead parking lot. Parcel A, B, and C are described in more detail below:

- Parcels A and B are designated as a Conservation Area and will be part of the Restricted Property on the west and east sides, respectively, of the proposed access road along Alessandro Boulevard. The proposed Project includes removing 0.81 acres of the Restricted Property to create a driveway connecting Parcel 1/Building A to Alessandro Boulevard. As part of mitigation for the Project, 1.44 acres will be incorporated into Parcel A, for a net gain of 0.63 acre of new Restricted Property. Thus, Parcel A and B will have a total of 12.23 acres of Restricted Property as part of the Project.

The access road would include two elliptical shaped corrugated metal pipes measuring 38 inches high and 57 inches wide to allow drainage and wildlife connectivity between Parcel

¹ The City of Riverside actions/approvals are based on the requirements of the Riverside Municipal Code (RMC) at the time the Project was deemed substantially complete (November 2020).

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A and Parcel B. Parcels A and B will be managed in perpetuity by a professional conservation organization funded by the applicant as part of mitigation for the Project.

- Parcel C is proposed to be developed with a trailhead parking lot for the Sycamore Canyon Wilderness Park. The northerly terminus of Barton Street is identified as “a minor trailhead” in the *Sycamore Canyon Wilderness Park Stephens’ Kangaroo Rat Management Plan and Updated Conceptual Development Plan*. The proposed trailhead parking lot will include an improved decomposed granite parking lot, landscaping, a shade structure with benches, a bike rack, a drinking fountain (including for pets), and ADA (Americans with Disabilities Act) compliant parking spaces and sidewalk. Trail fencing, gates, and signage will also be installed to direct access, circulation and trail connection to existing trails as well as the master planned multipurpose trail on the west side of Barton Street. The proposed trailhead parking lot is not required but is being provided by the applicant as an amenity to the City’s Sycamore Canyon Wilderness Park, though it should be noted that Parcel C will not be formally incorporated into the Park. The 1.18-acre parking lot and trailhead in Parcel C would be dedicated to the City and operated and managed by the City’s Parks, Recreation, & Community Services Department.

Minor Conditional Use Permit – (P19-0626)

A Minor Conditional Use Permit (chapter 19.550) is required to allow for warehouses greater than 400,000 square feet pursuant to City of Riverside Municipal Code (RMC), Title 19 – Zoning Code, Chapter 19.150 – Base Zones Permitted Land Uses. This requirement is intended to ensure land use compatibility in terms of traffic characteristics, noise, circulation, operation, building design, and site design.

The proposed warehouse buildings are proposed for high cube transload short-term use, primarily for the short-term storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials), usually on pallet loads or larger handling products prior to their distribution to retail locations or other warehouses. A typical high cube warehouse has a high level of on-site automation and logistics management. No refrigeration use is proposed in the warehouses (cold storage) or with the trucks (transport refrigeration units “TRUs”).

Variances (P20-0258) and Grading Exception (P20-0282)*Variances*Walls

A Variance is requested for Parcel 1 to allow the installation of two combination retaining/freestanding walls to the side of the property wherein the retaining portion exceeds the RMC’s maximum allowable height of 4 feet and to allow combination retaining/ freestanding walls wherein the overall height exceeds the maximum allowable height of 10 feet, in accordance with Chapter 19.550 – of Title 19 – Zoning Code. These walls are located along the eastern property line of Parcel 1, as shown on Figure 3.0-10 – Grading Exception-Wall Variance Exhibit. Following is a summary of the requested Variances:

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- To allow 132 linear feet of combination retaining/ freestanding wall with the retaining portion height up to 6.4 feet and combined height of up to 14.4 feet.
- To allow 205 linear feet of combination retaining/ freestanding wall with the retaining portion height up to 7.6 feet.

Parking

A Variance is requested for Building A to allow 388 parking spaces, where 430 parking spaces are required by the City's Municipal Code. All parking will be provided on site.

*Grading Exception*Retaining Wall Height

A Grading Exception is needed for Building B on Parcel 2 to allow installation of three retaining walls to exceed 6 feet in vertical height, in accordance with Chapter 17.28 of Title 17 - Grading. The three retaining walls, ranging in height from 4.7 feet to 11.5 feet, are required at the northeast and southeast corners of Parcel 2 due to existing topography relief and to avoid sensitive resources as shown on Figure 3.0-10 – Grading Exception & Wall Variance Exhibit. Following is a summary of the requested Grading Exceptions:

- To allow a 6.5 to 11.5-foot retaining wall in the northeast corner on Parcel 2 (Area 1);
- To allow a 4.7 to 8.2-foot high retaining wall and a 6 to 10-foot high retaining wall in the southeast corner of Parcel 2 (Area 2).

Design Review – (P19-0627)

Implementation of the proposed Project consists of the grading, construction, and operation of two warehouse buildings and associated improvements including parking, fire lanes, fencing and walls (including retaining walls), landscaping, and water quality treatment areas as shown on Figure 3.0-9 – Site Plan. Tables 3.0-2 and 3.0-3 provide a summary of the proposed development.

Building A will be sited on Parcel 1 and will be 400,000 square feet in size. It includes 10,000 square feet of office area, 390,000 square feet of warehouse area, 39 dock doors facing west, and 49 dock doors facing east. Access to Building A will be provided via a driveway that crosses the existing Restricted Property in a north-south direction connecting to Alessandro Boulevard. Installation of improvements to Alessandro Boulevard along the Project's frontage will also be completed, including curb and gutter, curb adjacent sidewalk, street widening, turn lane pockets, and the installation of a traffic signal. The new traffic signal is proposed at Vista Grande Drive and Alessandro Boulevard to facilitate access to Building A.

Perimeter fences and walls proposed on Parcel 1 include: 1) 42-inch high cable rail theme fence along the northerly, westerly, and southerly property lines; 2) 8-foot high concrete walls along most of the easterly property line; and 3) 6-8-foot high metal fence and 42-inch cable rail theme

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fence between Parcel 1 and Parcels A and B. The access road to from Alessandro Boulevard to Building A would also include 42-inch high cable rail theme fence on each side of the road. It should be noted the concrete walls along the easterly property line measure 8 feet high from inside the property line and will range from 8 feet to 14.4 feet in height as measured from outside the property line, due to grade differences.

Table 3.0-3 – Building A

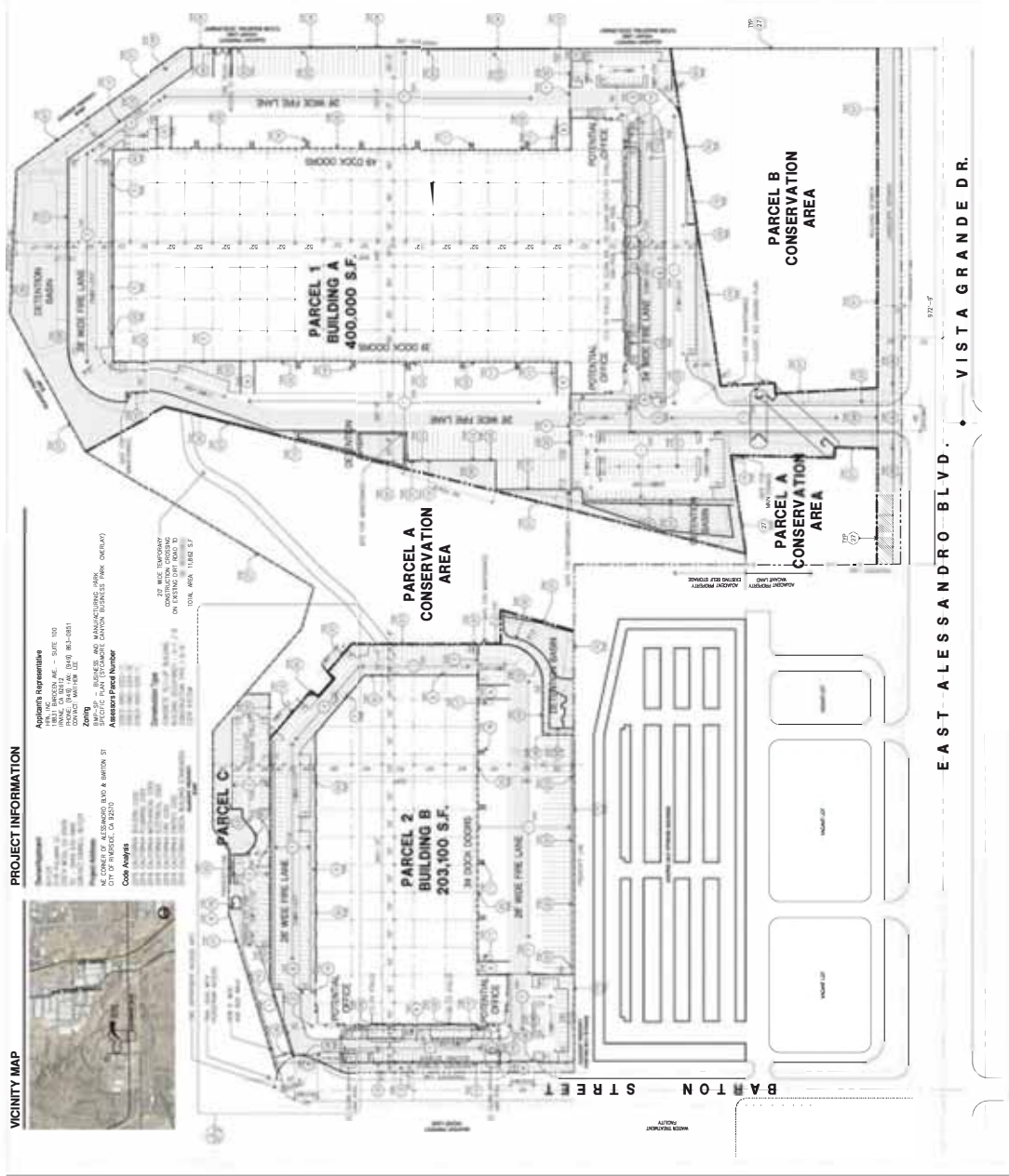
City's Site Development Standard				Proposed
Max Floor Area Ratio	1.50			0.38
Building Height	45 feet			42-45 feet
Building Minimum Setbacks	Front Yard (South Fronting Alessandro Boulevard)	50 feet		520 feet
	Side Yard (East & West)	20 feet		80-240 feet
	Rear Yard (North Adjacent to the Park)	20 feet		120-140 feet
Minimum Parking	Office: 1 space/250 sq. ft. (10,000 sq. ft.)	40 spaces	430 spaces	388 spaces 110 trailer stalls
	Warehouse: 1 space/1,000 sq. ft. (390,000 sq. ft.)	390 spaces		
Minimum Landscape Setbacks	Front (Adjacent to Alessandro Blvd)	50 feet		520 feet
	Side (Interior):	0, or 40 feet where adjacent to Park		40 feet where adjacent to Park
	Rear (Adjacent to the Park)	40 feet		40 feet

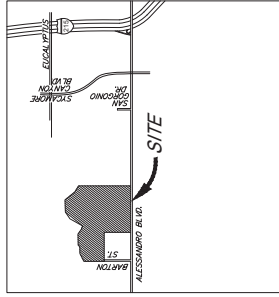
Building B will be sited on Parcel 2 and will be 203,100 square feet in size. It includes 10,000 square feet of office area, 193,100 square feet of warehouse area, and 34 dock doors facing south. Access to Building B will be provided from Barton Street. No access from Alessandro Boulevard will be provided.

Perimeter fences and walls proposed on Parcel 2 include: 1) 6-to-8-foot high metal fence along the westerly and southerly property lines; 2) 8-foot high combination screening fence/wall, consisting of 4-foot high tubular steel metal fence on top of 4-foot high screen wall, along the northerly property line; 3) 8-foot high concrete wall along a portion of the northeasterly property line; 4) 42-inch high cable rail theme fence along a portion of the southeasterly property line between the water quality basin and the conservation area; and 5) 8-foot high combination screen wall/ retaining wall along the easterly and northeasterly boundary of the parcel.

Table 3.0-4 – Building B

City's Site Development Standard			Proposed
Max Floor Area Ratio	1.50		0.45
Building Height	45 feet		42-45 feet
Building Minimum Setbacks	Front Yard (West)	50 feet	90 feet
	Side Yard (North & South)	0 feet	20-182 feet
	Rear Yard (East)	0 feet	57 feet
Minimum Parking	Office: 1 space/250 sq. ft. (10,000 sq. ft.)	40 spaces	235 spaces 45 trailer stalls
	Warehouse: 1 space/1,000 sq. ft. (193,100 sq. ft.)	194 spaces	
	Total:	234 spaces	
Minimum Landscape Setbacks	Front: (West)	20 feet	20 feet
	Side:	0 feet	0 feet
	Rear:	0 feet	0 feet

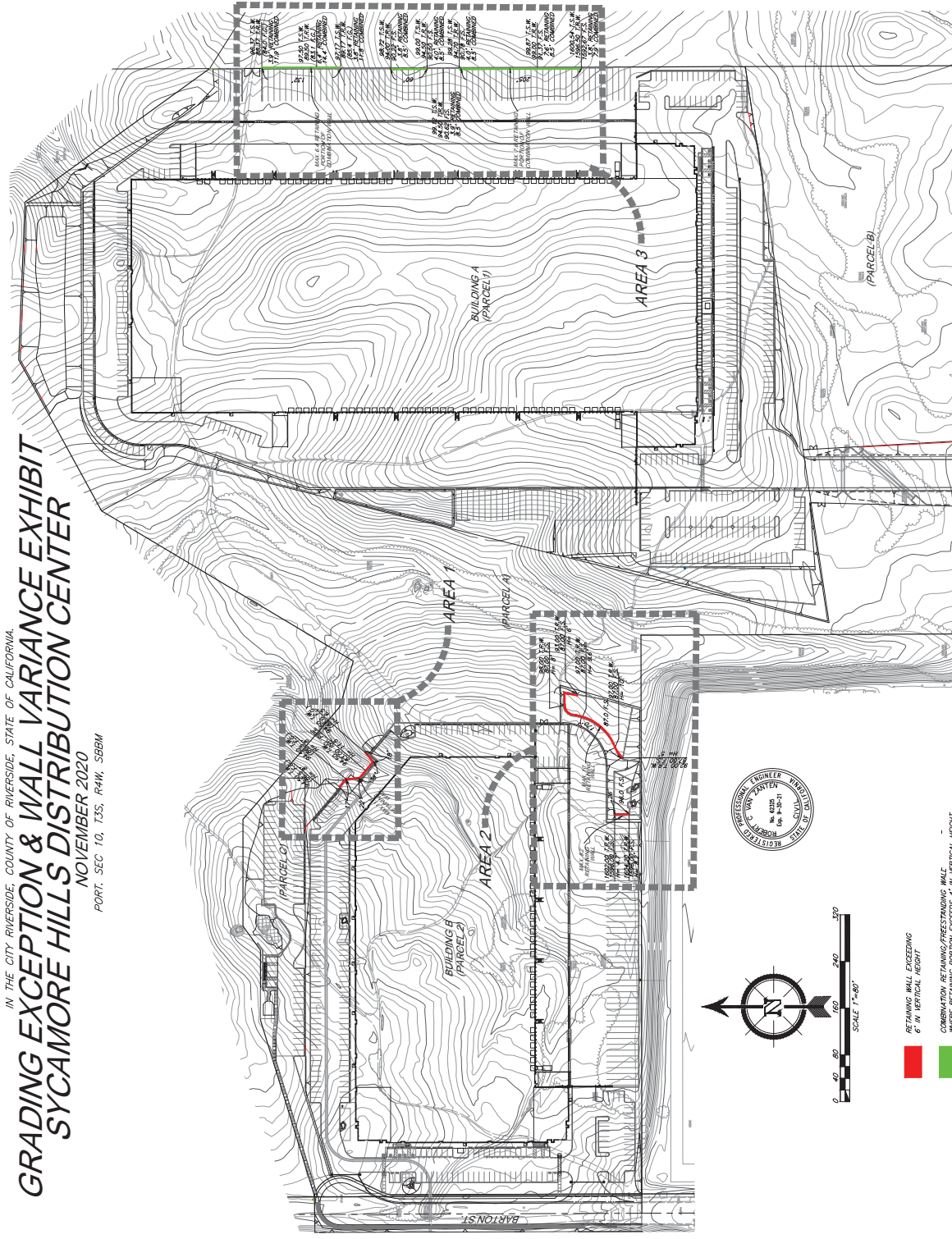




VICINITY MAP
THOMAS BLVD, THE PORT, AND A-5 & I-5

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA GRADING EXCEPTION & WALL VARIANCE EXHIBIT SYCAMORE HILLS DISTRIBUTION CENTER

NOVEMBER 2020
PORT, SEC 10, T3S, R4W, SBBM



SYCAMORE HILLS DISTRIBUTION CENTER

Grading Exception & Wall Variance Exhibit

Figure 3.0-10



3.2.2 Design and Appearance

Landscaping and On-Site Preservation

On-site landscaping is proposed generally along the perimeters of Buildings A and B and along the proposed access road/driveway from Alessandro Boulevard to Building A as shown in Figure 3.0-12A and 3.0-12B – Landscape Design. The Project site will be landscaped with fire-resistant landscape, drought-tolerant and climate appropriate trees, shrubs, and ground cover that will meet or exceed the City's requirements. The landscape plan is designed to provide visual appeal and screen the views of Buildings A and B from the adjacent residential areas and the Sycamore Canyon Wilderness Park. The proposed on-site landscaping does not include any plant species listed as invasive by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The required landscaping for Parcel 1 is 23,014 square feet. Parcel 1 will include 138,659 square feet of landscaping, for a site coverage of 30.12 percent, located inside the northern, western, and southern boundaries. The required landscaping for Parcel 2 is 9,542 square feet. Parcel 2 will include 37,993 square feet of landscaping, for site a coverage of 19.91 percent, located inside the northern, eastern, western, and southern boundaries. Landscaping will include fire resistant groundcover, shrubs and columnar trees. As outlined above in Section 3.1.2 Project Site Background, the Project site contains an existing Restricted Property area of 11.6 acres, as shown in Figure 3.0-3 – Project Site Map, intended for preservation in a natural condition. This area contains an existing natural drainage course and associated riparian woodland vegetation. The Restricted Property will be largely preserved with a minor reduction to allow for the new driveway/access road to Parcel 1/ Building A and an addition to the conservation area, between Parcels 1 and 2, that will result in a net increase in the Restricted Property by 0.63 acre. The Project will largely retain and increase the preserved natural drainage course and vegetation.

Architecture

The design of the Project's proposed structures is consistent with the *SCBPSP* and with Citywide Design and Sign Guidelines. The proposed structures are also architecturally consistent with other warehouses within the City. Figures 3.0-13 – Materials Board and 3.0-14 A and 3.0-14B - Building Elevations shows the paint color palette of the proposed structures' exterior for Building A, which is also representative of Building B. The proposed buildings will consist of concrete tilt-up paneling with a color palette largely consisting of tans as well as accented use of black and blue with reflective glazing. Both proposed buildings will include a color palette that is largely beige (Maison Blanche, Fresco Cream, Mexican Sand, and Oak Creek). Windows will consist of glazing blue reflective windows, with a mullion black for frames. The colors are similar to existing ground and sky colors in the Project area and would complement the aesthetics of the Sycamore Canyon Wilderness Park. The building and screen wall elevations include articulation and design that is intended to decrease the feeling and appearance of massing and bulkiness. All roof-mounted equipment is screened from view as required by Riverside Municipal Code Section 19.555. Both Buildings A and B are proposed to be approximately 42 feet in height from the

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proposed finish floor to the proposed future roof top; both structures are designed for high-pile storage.

Lighting

Project lighting will include security lights on buildings, parking lot areas, and the trailhead for security. Exterior lights will be shielded downwards and set to motion detectors and will only turn on if employees are present at either of the buildings when it is dark. Interior lights will be on motion detectors as well. All building and parking lot lighting will conform to the Sycamore Canyon Business Park Specific Plan guidelines, the City Municipal Code, the standards and specifications of the City's Park, Recreation, and Community Services Department, and the Sycamore Canyon Wilderness Park Stephen's Kangaroo Rat Management Plan. Due to the proximity to the Sycamore Canyon Wilderness Park to the north of the Project site, the Project's proposed lighting will also be required to adhere to Section 6.1.4 of the MSHCP, which addresses potential impacts at the urban/wildlands interface. MSHCP Section 6.1.4 requires that night lighting be directed away from natural open space and incorporates shielding so as not to increase ambient lighting in wildland areas.

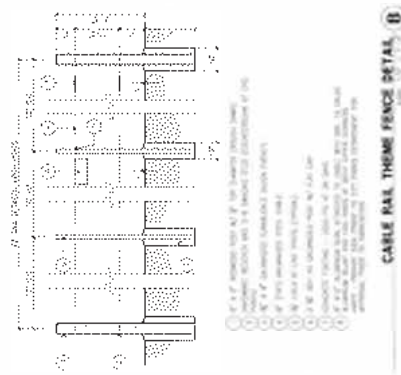
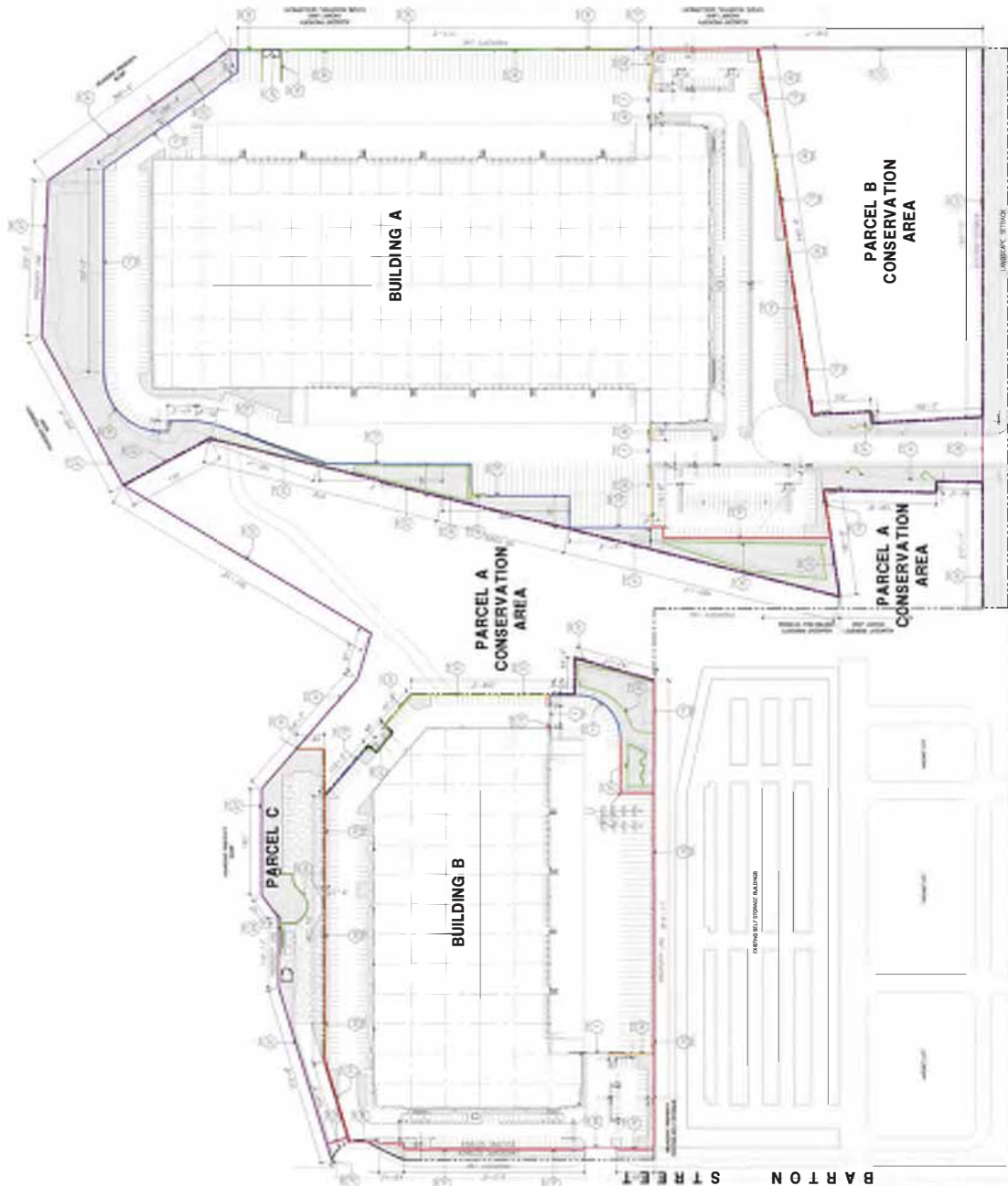
Fencing

The Project includes perimeter fencing around the Project site, the parking lot for the trail, and the Restricted Property to minimize unauthorized public access, domestic animal predation, and dumping. As mentioned above in Section 3.2, the Project will require a wall height variance and grading exception for compliance with the RMC. All other fencing shall be required to conform to the standards of the City's Parks, Recreation and Community Services Department, the SCBPSP, and the *Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan*.

As shown on Figure 3.0-11 – Fencing Plan, several different fences and walls will be installed with the most northern being a 42-inch cable rail theme fence along the northern property line, adjacent to the Sycamore Canyon Wilderness Park. The 42-inch cable rail theme fence will also extend along the western side of Parcel 1 and the boundary of Parcel A, the Restricted Property/Conservation Area. The 42-inch cable rail theme fence will also run along Parcels A and B Conservation Areas southern boundary and frontage along Alessandro Boulevard and on both sides of the Parcel 1/ Building A driveway on Alessandro Boulevard. An 8-foot-high concrete screen wall will be constructed around the east, north and west sides of Building A at the outer edge of the drive aisles and parking area. A 6-foot to 8-foot-high metal fence will be placed along the outer edge of the drive aisles and parking area on the south side of Building A. An 8-foot-high metal sliding gate and 15-foot high concrete screening walls will be located on both sides of the southern end of Building A that faces Alessandro Boulevard to screen views of the dock doors and loading areas from Alessandro Boulevard.

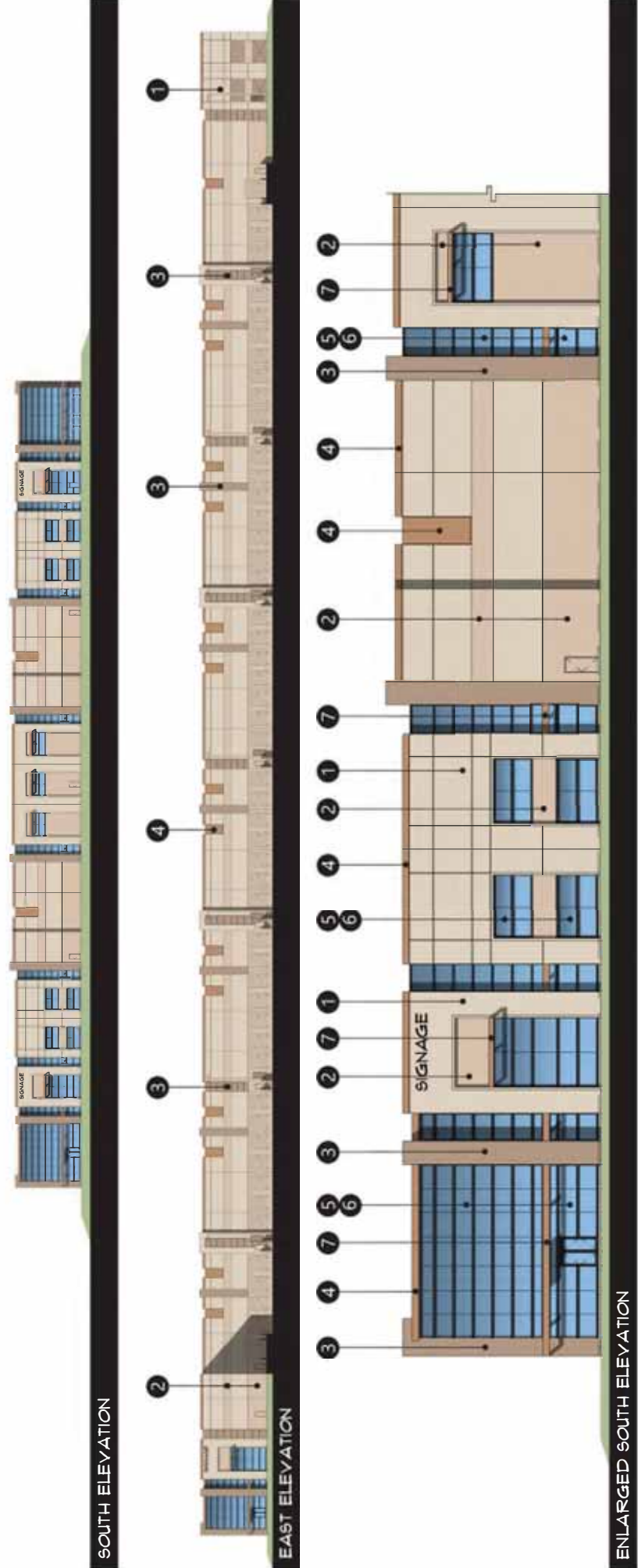
This 8-foot-high concrete screen wall will be installed around the northeast, east, and southeast sides of Building B, at the outer edge of the drive aisles and parking areas, adjacent to the Parcel A Conservation Area. A 6-foot to 8-foot-high metal fence will be placed along the northwestern,

western, and southern sides of Building B at the outer edge of the drive aisles and parking areas. To separate the Building B northern parking lot/property line and the trail head parking lot an 8-foot-high combination screening fence/wall, consisting of a 4-foot high tubular steel metal fence on top of a 4-foot high screen wall, will be installed. An 8-foot-high metal sliding gate and 15-feet high concrete screening walls will be located on the south side of Building B facing west to Barton Street to screen views of the dock doors and loading area from Barton Street.



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- 1 Sherwin Williams SW 7526 Maison Blanche
- 2 Sherwin Williams SW 7719 Fresco Cream
- 3 Sherwin Williams SW 7519 Mexican Sand
- 4 Sherwin Williams SW 7718 Oak Creek
- 5 Black MULLIONS
- 6 Blue Reflective GLAZING
- 7 Sherwin Williams Acrylic Latex Systems High Gloss/High performance In color: SW 7718 Oak Creek @ Metal Canopy

SYCAMORE HILLS DISTRIBUTION CENTER

Building Elevations & Materials Board - Building 1

Figure 3.0-13





SYCAMORE HILLS DISTRIBUTION CENTER

Conceptual Elevations - Building A

Figure 3.0-14A





SYCAMORE HILLS DISTRIBUTION CENTER

Conceptual Elevations - Building B

Figure 3.0-14B



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Site Preparation and Grading

The Project will involve grading and earthwork within the site in order to accommodate the proposed structures, associated parking lots, drive lanes, water quality basins and landscaped areas. Prior to grading operations, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared in accordance with requirements of the statewide general National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for stormwater discharges from construction sites. The SWPPP will include Project-specific best management practices (BMPs) to reduce erosion and sedimentation and is subject to review and comment by the City Public Works Department and approval by the Santa Ana Regional Water Quality Control Board. BMPs may include, but not be limited to, soil stabilization controls, perimeter silt fences, placement of hay bales, and use of sediment basins. All erosion and sediment controls will be in accordance with the currently adopted state general permit. The developer and construction contractor will be responsible for implementing the BMPs in accordance with the SWPPP.

It is anticipated that excavation of decomposed granite may be performed utilizing conventional earthmoving equipment. Blasting will not be required and is not proposed as part of the Project site preparation activities. Grading for Parcel 1/Building A, Parcel C, and Parcel 2/Building B is described below:

- Parcel 1 and Parcel C will be graded within the same grading construction activities for the Project. Parcels 1 and C total approximately 25.49 acres with undulating topography with elevations varying from approximately 1,570 to 1,615 feet above mean sea level (AMSL). Grading will result in cut areas up to 15 feet and fill areas as much as 12 feet. Over-excavation may be required to provide necessary structural support but is not expected to exceed 3 feet in depth. Total earthwork volumes, exclusive of any over-excavation are approximately 145,000 cubic yards of cut and 105,000 cubic yards of fill. The estimated 40,000 cubic yards of excess material will be moved from Parcel 1 to Parcel 2. This excess material will be transported via the existing dirt road between the parcels (crossing through Parcel A), which will be utilized temporarily during construction and restored post-construction.
- Parcel 2 is approximately 10.32 acres with undulating topography with elevations varying from approximately 1,580 to 1,618 feet AMSL. Grading will result in cut areas up to 16 feet and fill areas up to 8 feet. Over-excavation may be required but is not expected to exceed 3 feet in depth. Total earthwork volumes, exclusive of any over-excavation, are approximately 25,000 cubic yards of cut and 65,000 cubic yards of fill (with 40,000 cubic yards from Parcel 1 to balance). During the grading phase, soil quantities within the overall site will balance and no export or import of fill from the site will be needed.

3.2.3 Infrastructure and Utilities**Site and Park Access**

As previously discussed, access to Building A would be provided via a driveway that crosses the existing Restricted Property in a north-south direction connecting to Alessandro Boulevard.

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Improvements to Alessandro Boulevard along the Project's frontage would also be completed, including curb and gutter, curb adjacent sidewalk, street widening, turn lane pockets, and the installation of a traffic signal. The traffic signal is proposed at Vista Grande Drive and Alessandro Boulevard to facilitate access to Building A.

Access to Building B would be provided from Barton Street. No access to Building B from Alessandro Boulevard would be provided, or between Building A and Building B.

Additionally, as previously discussed, Parcel C is proposed to be developed with a trailhead parking lot for the Sycamore Canyon Wilderness Park. The northerly terminus of Barton Street is identified as a "minor trailhead" in the *Sycamore Canyon Wilderness Park Stephen's Kangaroo Rat Management Plan and Updated Conceptual Development Plan*. Trail fencing, gates, and signage will also be installed to direct access, circulation and trail connection to existing trails as well as the master planned multipurpose trail on the west side of Barton Street. The proposed trailhead parking lot is not required but is being provided by the applicant as an amenity to the City's Sycamore Canyon Wilderness Park, though it should be noted that Parcel C will not be formally incorporated into the Park.

Buildings A and B will both provide fire access and fire access lanes. Building A fire access will be on the southside of the Project site located on Driveway 2/Vista Grande Drive and Alessandro Boulevard, and Building B fire access will be on the west side of the Project site located on Driveway 1 and Barton Street.

Drainage

As earlier described, two drainages enter the Project site. Drainage A enters the site near the northern portion of the western boundary of Parcel 2 and flows for approximately 1,183 feet before exiting the site near the middle of the northern boundary of Parcel 1. Drainage B enters the site near the middle of the southern boundary on Parcel A and flows for approximately 981 feet before exiting the site near the middle of the northern boundary of Parcel A.

The Project site is not located within an existing Riverside County Flood Control and Water Conservation District (RCFCWCD) Master Drainage Plan. (GP 2025 FPEIR, Figure 5.16-1) The Project's onsite storm drain infrastructure includes underground storm drain pipes, Filterrras engineered biofiltration systems for water quality treatment prior to discharging to underground detention system, multiple bioretention basins, and outflow pipes with rip-rap to dissipate flows. The access road will include two elliptical shaped corrugated metal pipes measuring 38 inches high and 57 inches wide to allow drainage underneath. Storm water runoff from the site will be conveyed through the site within underground storm drain pipes, underground detention system to the bioretention basins prior to being discharged via outflow pipes to the existing natural drainages on site. The existing off site storm water runoff that enters the western boundary of the site along the Barton Street alignment will be conveyed in an underground storm drain pipe, separately from the site's storm water runoff, and be discharged at the same location as the existing Drainage A exits the site into the Sycamore Canyon Wilderness Park.

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Project**Utilities**

Wet and dry utility extensions will be constructed underground to serve the Project and will connect to existing utility lines in Alessandro Boulevard for Building A and Barton Street for Building B, respectively. Electricity and sewer service will be provided by Riverside Public Utilities and water by the Western Municipal Water District (Western). It is not feasible for Building B to connect to the City's sewer/wastewater system. The elevation of Barton Street drops from Alessandro Boulevard going north to the Project site; as such, there is no existing gravity wastewater/ sewer pipeline in Barton Street or the option to construct one (the flows would be going away from Alessandro Boulevard, not towards it). Therefore, Building B on Parcel 2 will have a septic system and leach lines. Natural gas would be provided by Southern California Gas Company via extensions from an existing pipeline in Alessandro Boulevard.

3.2.4 Sustainability Features

The Project would meet or exceed all applicable standards under California's Green Building Code Title 24 standards. This will be accomplished by incorporating, at minimum, the following sustainability features or other features that are equally efficient:

Energy Efficiency

- Design building shells and components, such as electrical systems, windows, and roof systems to comply with the provisions of the Title 24 standards for nonresidential buildings. The Project would be constructed in accordance with energy efficiency standards effective at the time building permits are issued. The effective date of the 2019 Building Energy Efficiency Standards was January 1, 2020, and it is anticipated that nonresidential buildings will use approximately 30 percent less energy due to lighting upgrades under the revised standards.
- Use of Energy Star products such as appliances, building products, heating and cooling equipment, and other energy-efficient equipment will be utilized.
- Install efficient lighting and lighting control systems. Light-emitting diodes (LEDs) will be installed for outdoor lighting, which will incorporate motion sensors that turn lighting off when not in use.
- Install skylights on the rooftops of both buildings and incorporate the use of natural lighting when possible.
- Achieve construction energy efficiencies and energy conservation through bulk purchase, transport, and use of construction materials. Use of materials in bulk reduces energy demands associated with preparation and transport of construction materials as well as transport and disposal of construction waste.
- The Project proposes conventional industrial uses that are not inherently energy intensive and reflect contemporary energy efficient/energy conserving designs and operational programs.

Renewable Energy

- Design buildings to have “solar ready” roofs that will structurally accommodate later installation of rooftop solar panels. Building operators providing rooftop solar panels will submit plans for solar panels prior to occupancy.

Water Conservation and Efficiency

- Create water-efficient landscapes in compliance with the City’s Water Efficient Landscape and Irrigation Ordinance in 19.570.
- Install water-efficient irrigation systems and devices according to the City’s Water Efficient Landscape and Irrigation Ordinance 19.570, which complies with the California Department of Water Resources Model Efficient Landscape Ordinance.
- Design buildings to be water-efficient; install water-efficient fixtures and appliances.
- Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
- Provide education about water conservation and available programs and incentives to the building operators to distribute to employees.

Solid Waste Measures

- Sort, recycle, and divert from landfills Project-related construction and demolition waste in accordance with mandatory regulatory requirements.
- Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- The property operator will provide readily available information provided by the City for employee education about reducing waste and available recycling services.

Transportation and Motor Vehicles

- Limit idling times of construction vehicles to no more than 5 minutes in accordance with CCR, Title 13, Motor Vehicles, section 2449(d)(3) Idling.
- Implement sidewalks to facilitate and encourage pedestrian access, which would reduce vehicle miles traveled (VMT) and associated energy consumption.
- Provide a total of 39 electric vehicle (EV) parking stalls (24 within Parcel 1 for Building A and 15 within Parcel 2 for Building B) to encourage the use of low or zero-emission vehicles.
- Provide a total of 13 clean air/van pool parking stalls (8 within Parcel 1 for Building A and 5 within Parcel 2 for Building B) to support and encourage ridesharing.

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- Promote the use of bicycles as an alternative means of transportation by providing short-term and/or long-term bicycle parking accommodations in accordance with the California Green Buildings Standards Code Sections 5.710.6.2.1 and 5.710.6.2.2.
- The building operator will support and encourage ridesharing and transit for the construction crew.

On-Site Equipment and Loading Docks

- The Project will require building operators (by contract specifications) to turn off equipment, including heavy-duty equipment, motor vehicles, and portable equipment when not in use for more than 5 minutes. Truck idling shall not exceed 5 minutes in duration. All facilities will post signs requiring that trucks shall not be left idling for more than 5 minutes pursuant to Title 13 of the California Code of Regulations, Section 2485., which limits idle times to not more than 5 minutes.

Construction

- Require construction equipment to turn off when not in use.
- Use “green” building materials where feasible, such as those materials that are resource-efficient and recycled and manufactured in an environmentally conscious way.
- During grading, heavy-duty construction equipment (i.e., excavators, graders, scrapers, dozers, tractor/loader/backhoes, etc.) shall be CARB/U.S. Environmental Protection Agency Tier 3 certified. All construction equipment is subject to the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. This regulation, which applies to all off-road diesel vehicles 25 horsepower or greater, limits unnecessary idling to 5 minutes, requires all construction fleets to be labeled and reported to CARB, bans Tier 0 equipment and phases out Tier 1 and 2 equipment (thereby replacing fleets with cleaner equipment), and requires that fleets comply with Best Available Control Technology requirements.²

3.2.5 Operations and Employment

The Project is a speculative development and the tenants are unknown at this time, so the number of employees, shifts, days and hours of operation are not known at this time. However, for the purposes of the analysis in the Environmental Impact Report (EIR), the estimated number of employees, using the County of Riverside General Plan Appendix E-2: Socioeconomic Build-Out Assumptions and Methodology³, which uses a factor of 1,030 SF per employee, would be 388.3

² Air Quality Analysis for the Sycamore Hills Distribution Project, page 34, contained in Appendix B of this EIR.

³ County of Riverside General Plan Square Feet/Employee Factor of 1,030 SF per employee for Light Industrial land use, Appendix E-2: Socioeconomic Build-Out Assumptions and Methodology, April 11, 2017, <https://planning.rctlma.org/General-Plan-Zoning/General-Plan>

employees for Building A and 197.2 employees for Building B, for a total of 586 (rounded to the nearest whole number) for both buildings.

3.2.6 Construction and Operation

Construction will occur in accordance with both the City's Noise Ordinance and County's Noise Ordinance, during the hours of 7 am to 6 pm Monday through Friday, 8 am to 5 pm on Saturdays, and not on Sundays or federal holidays. Overall construction is anticipated to last approximately 15 months. Grading and preliminary road construction is the first phase and is expected to last approximately 3 months. After grading, building construction will last approximately 12 months and includes slab and wall framing, concrete pouring, roof installation building interiors, architectural coatings, parking lots, roadway improvements, landscaping, storm drains and water quality basins, etc.

3.3 Project Objectives

The objectives of the Project are:

- Develop the site with two warehouse buildings with a total of 603,100 square feet of building space, a conservation easement, and trailhead improvements.
- Modify the Restrictive Covenant (RC) to allow access to Parcel 1, which is currently landlocked by the RC.
- Provide trailhead improvements consistent with the *Sycamore Canyon Wilderness Park Stephen's Kangaroo Rat Management Plan and Updated Conceptual Development Plan* including:
 - a parking lot,
 - sidewalk,
 - shade structure with benches,
 - bike rack,
 - drinking fountains,
 - fencing, gates, signage, and a fire department access gate.
- Develop and operate warehouse buildings that:
 - Takes advantage of existing City infrastructure
 - Are adjacent to similar industrial logistics and distribution centers.
 - Are in close proximity to March Inland Port, State Route 60/Interstate 215, and Interstate 10 to support the distribution of goods throughout the region, while limiting traffic truck disruption to residential areas within the City and neighboring jurisdictions.

Project Description

Sycamore Hills Distribution Center
Project

- Will attract quality tenants and will be competitive with other similar facilities in the region.
 - Meet industry standards for operational design criteria.
- Implement the *Sycamore Canyon Business Park Specific Plan* through development of a land use allowed by the industrial land use designation and consistent with the development standards and criteria relevant to the site and proposed use.
- Facilitate the development of underutilized land currently planned for industrial uses that maximizes the use of the site and responds to market demand within the *Sycamore Canyon Business Park Specific Plan* area for warehouse buildings.
- Provide and expand on-site conservation to mitigate for the loss of riparian/riverine resources.
- Positively contribute to the economy of the City through new capital investment, creation of new employment opportunities, including opportunities for highly trained workers, and expansion of the tax base.

3.4 Discretionary Actions and Other Agency Approvals

In conformance with State CEQA *Guidelines* Sections 15050 and 15367, the City is the “Lead Agency,” defined as the “public agency which has the principal responsibility for carrying out or approving a project,” for the Project’s environmental analysis. This DEIR serves as an information document for use by public agencies, the general public, and other decision makers. This DEIR discusses the impacts of development pursuant to the Project and related components and analyzes Project alternatives. This DEIR will be used by the City in assessing impacts of the Project.

The following public agencies will use this DEIR when considering the following actions, as well as any other discretionary actions necessary or desirable to implement the Project identified through consultation with the appropriate public agencies:

City of Riverside

- Tentative Parcel Map 37789 (P20-0025)
- Design Review (P19-0627)
- Minor Conditional Use Permit (P19-0626)
- Variance (P20-0258)
- Grading Exception (P20-0282)
- Environmental Impact Report (P20-0024)

California Department of Fish and Wildlife

- Lake or Streambed Alteration Agreement per Section 1602 of the Fish and Game Code

State Water Resources Control Board, Santa Ana Regional Water Quality Control Board

- National Pollutant Discharge Elimination System's California General Permit for Stormwater Discharges Associated with Construction Activity
- Water Quality Certification per Clean Water Act Section 401

U.S. Army Corps of Engineers

- Section 404 Permit for Disposal of Dredge or Fill Material per the Clean Water Act

4.0 Environmental Setting

This section provides a general overview of the environmental setting for the proposed Project. Detailed descriptions of the environmental setting, which generally captures the baseline conditions, for each environmental issue area can be found in Section 5.0, Environmental Impact Analysis.

4.1 Regional Setting

The approximately 48.64 gross-acre Project site is located in Riverside County, in the City of Riverside California. The site is located in the eastern portion of the City, east of Barton Street, west of Sycamore Canyon Boulevard, and north of Alessandro Boulevard, within the Sycamore Canyon Business Park Specific Plan. The Project site is within the southwestern corner of Section 9, Township 3 South, Range 4 West as shown on the Riverside East, California, United States Geological Survey (USGS) 7.5-minute quadrangle (Figure 3.0-2 – Vicinity Map). The City of Riverside encompasses approximately 81 square miles and is located approximately 50 miles east of downtown Los Angeles, and 9 miles south of San Bernardino. Currently the City is the 12th most populous city in California and has the largest employment base in the Inland Empire region. A grid system of east-west and north-south roadways, including arterials, collectors, and local streets provide circulation throughout the City. The region is characterized by a semi-arid climate with hot and dry summers and relatively mild, wet winters.

4.2 Project Site Setting

The approximately 48.64-acre Project site is located on the north side of Alessandro Boulevard, directly east of Barton Street, and west of Sycamore Canyon Boulevard. The Project site includes Assessor Parcel Numbers (APNs) 263-060-022, 263-060-024, and 263-060-026.

The Project site is undeveloped and vacant. The topography consists of natural rolling terrain descending gradually from a west to east direction. The Project site contains some granitic rock outcrops throughout the property.

The Project site contains low to moderate vegetation primarily consisting of non-native grasslands crossed by several drainages, some of which contain riparian woodland vegetation. Several unpaved trails cross the upland and drainages. Non-native grasslands and weeds make up approximately 41 acres of the Project site and the riparian woodland makes up approximately 5 acres. Patches of sparse Riversidean sage scrub are present in the upland areas and make up a total of approximately 2 acres. The rest of the Project site is disturbed with no vegetation or exposed rock.

The two primary drainages that cross the Project site (referred to as Drainage A and Drainage B) and the riparian area (Area C) are shown in Figure 5.3-5 – Drainages Map. Drainage A contains sparsely vegetated sections and areas of dense riparian vegetation. Drainage A enters the site near the northern portion of the western boundary and flows for approximately 1,183 feet before exiting the site near the middle of the northern boundary. Drainage B enters the site near the

middle of the southern boundary and flows for approximately 981 feet before exiting the site near the middle of the northern boundary.

The Project site contains an existing Restricted Property area of 11.6 acres, as shown in Figure 3.0-3 – Project Location Map, intended for preservation in a natural condition.

As shown in Figure 3.0.5 – Land Use Designation, the Project site is bordered on the north by the Sycamore Canyon Wilderness Park, vacant property to the east, a wastewater treatment plant to the west across Barton Street, and the Citywide Self Storage facility to the south. Commercial and residential uses located south (across Alessandro Boulevard) are within the City and County of Riverside. The northerly terminus of Barton Street is identified as “a minor trailhead” in the *Sycamore Canyon Wilderness Park Stephens’ Kangaroo Rat Management Plan and Updated Conceptual Development Plan*. The proposed trailhead parking lot, at the northern end of the Project site will include an improved decomposed granite parking lot, landscaping, a shade structure with benches, a bike rack, a drinking fountain (including for pets), and ADA (Americans with Disabilities Act) compliant parking spaces and sidewalk. Trail fencing, gates, and signage will also be installed to direct access, circulation and trail connection to existing trails as well as the master planned multipurpose trail on the west side of Barton Street.

The Project site has a General Plan land use designation of Business/Office Park (B/OP), as shown in Section 3, Figure 3.0-5 – Land Use Designation Map. The Project site is zoned BMP-SP - Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones, Figure 3.0-7 – Zoning Map. The Sycamore Canyon Business Park Specific Plan (SCBPSP), which is considered a “Major Business Park” as shown on Figure LU-4 of the GP 2025, designation for the Project site is Industrial, as shown in Section 3, Figure 3.0-6 – Sycamore Canyon Business Park Specific Plan Land Use Map.

4.3 Developments Considered in Cumulative Impact Analysis

In addition to the specific impacts of individual projects, CEQA requires EIRs to consider potential cumulative impacts of the proposed project. CEQA defines “cumulative impacts” as two or more individual impacts that are substantial or will compound other environmental impacts, when considered together. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed Project and other nearby projects. For example, transportation impacts of two nearby projects may be less than significant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and gauge the effects of a series of projects more accurately.

As outlined in the CEQA Guidelines Section 15130, the cumulative impact analysis in an EIR should consider either a list of planned and pending projects that may contribute to cumulative effects or a forecast of future development potential. The cumulative impact analysis utilized in this EIR considers a list of planned and pending projects. Currently planned and pending projects in Riverside and surrounding areas, including in the City of Moreno Valley and County of

Riverside, are included in Table 4.0-1 and shown on Figure 4.0-1. The cumulative project list was developed largely from the Traffic Operations Analysis which was created in consultation with the City of Riverside Planning and Public Works staff, as well as the County of Riverside, March Joint Powers Authority (JPA), and the City of Moreno Valley. The Traffic Operations Analysis, included in Appendix K, followed the City of Riverside's Traffic Impact Analysis Preparation Guide. The cumulative list included projects anticipated to contribute measurable traffic impacts to the study area, and to other impacts linked to the amount of traffic generated by a project, such as air quality, greenhouse gases, and noise. Although the Crestview Apartments project does not contribute measurable traffic impacts to the traffic study area of the Sycamore Hills Distribution Center Project, it is a development project currently being considered by the City and may contribute to other non-traffic related cumulative impacts (aesthetics, biological resources, etc.) and thus is included in the cumulative project list. The cumulative project list below includes the cumulative project list for the Focused Traffic Analysis with the addition of the Crestview Apartments project.

A total of 27 planned or pending projects were identified as having the potential to contribute to cumulative effects, including:

- Three residential developments with a combined total of 287 residential dwelling units;
- One hotel development with a total of 110 rooms;
- One apartment development with a total of 237 dwelling units;
- Sixteen warehouse developments totaling 6,434,728 square feet of development.
- Various retail, industrial, office, and commercial developments with an approximate combined footprint of 9,374,297 square feet.

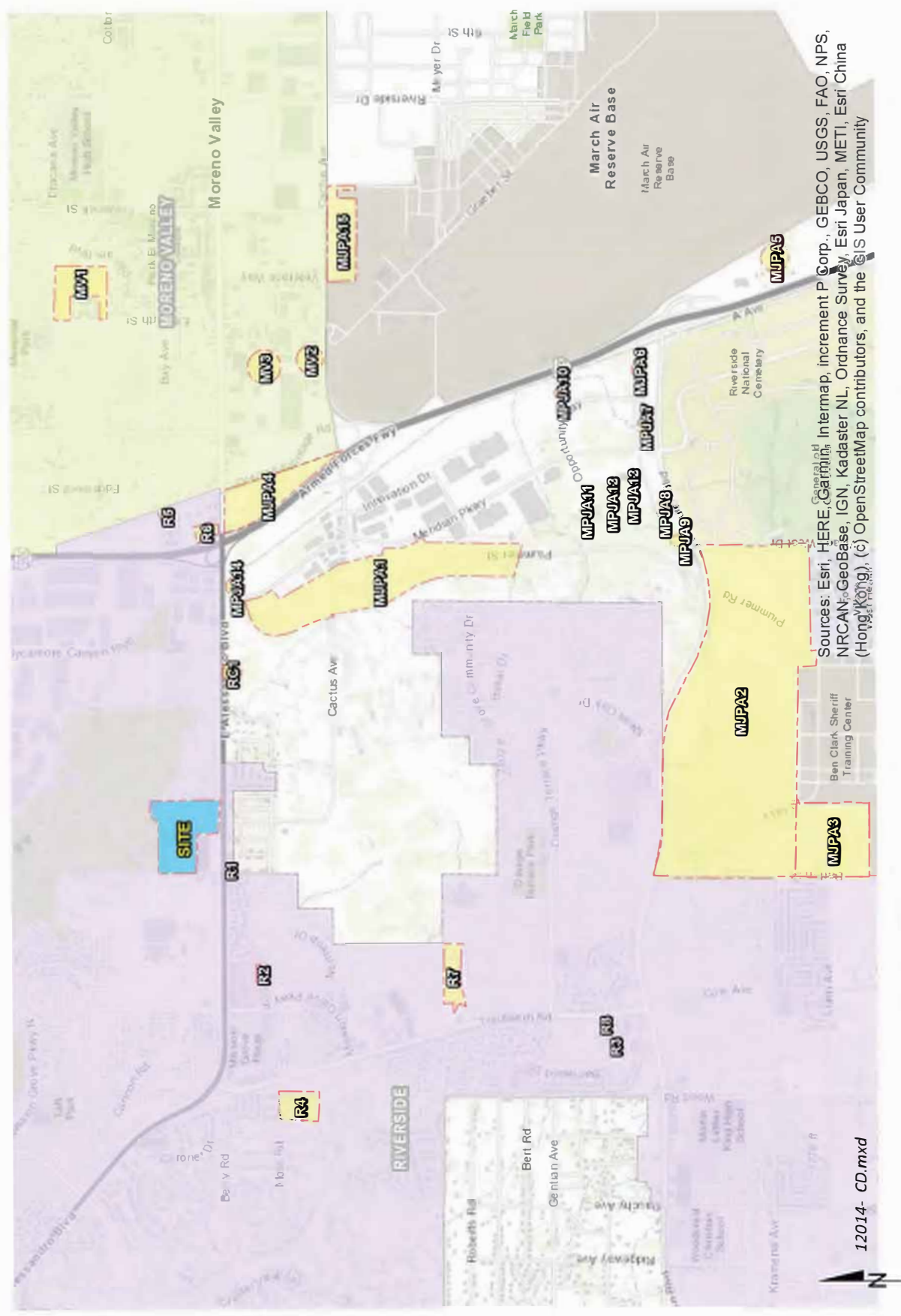
The full list of cumulative development projects is included in Table 4.0-1.

Table 4.0-1: Summary of Cumulative Development Projects

Map ID	Project Name	Land Use ¹	Quantity	Units ²
City of Riverside				
R1	P17-0419/20/21	Fast Food w/ Drive Thru	1.857	TSF
R2	P16-0578	Warehouse	82.200	TSF
R3	P19-0151/P19-0152/P19-0153	Health and Fitness Club	21.706	TSF
R4	P13-0665	SFDR	8	DU
R5	P15-1035/P16-0556/P16-0567	Warehouse	176.149	TSF
R6	P14-0841 to P14-0848/P16-0472/P16-0474	Warehouse	73.200	TSF
		Commercial Retail	15.000	TSF
R7	P14-0472/P14-0473-P15-0321/P15-0322	SFDR	85	DU
R8	P19-022/P19-0024/P19-0026/P19-0027/P19-0028	Fast Food w/ Drive Thru	4.319	TSF
R9 ³	P19-0775/P19-0776/P19-0777/P19-0905/P20-0307/P20-0308/P20-0309/P20-0310	Multifamily	237	DU
County of Riverside				
RC1	PP 25422	Warehouse	814.000	TSF
March Joint Powers Authority				
MJPA1	Meridian Business Park (West Campus)	Industrial Park	2,278.852	TSF
MJPA2	Meridian South Campus	Warehouse	500.000	TSF
		General Office	338.800	TSF
		Commercial Retail	7.905	TSF
		Fast Food w/ Drive Thru	3.300	TSF
		Gas Station w/ Conv. Market	12	VFP
MJPA3	Meridian South Parcel Delivery	Warehouse	1,699	Employees
MJPA4	Freeway Business Center	Warehouse	709	TSF
MJPA5	Veteran's Industrial Plaza/VIP 215	Warehouse	2,000.000	TSF
MJPA6	Veteran's Plaza	Commercial Retail	198.000	TSF
MJPA7	MS Van Buren I	Warehouse	176.396	TSF
MJPA8	MS Van Buren II	Warehouse	162.041	TSF
MJPA9	MS Prime Six	General Office	74.922	TSF
MJPA10	Meridian Distribution Center II	Warehouse	510.000	TSF
MJPA11	Meridian Distribution Center III	Warehouse	262.269	TSF
MJPA12	Meridian Distribution Center IV	Warehouse	90.000	TSF
MJPA13	Economic Business Center	Warehouse	124.523	TSF
MJPA14	MS Alessandro	Industrial Park	157.513	TSF
MJPA15	K4 Parcel	Warehouse	718.000	TSF
City of Moreno Valley				
MV1	Scottish Village	Multifamily	194	DU
MV2	Moreno Valley Cactus Center (PEN16-0131)	Warehouse	36.950	TSF
		Fast Food w/ Drive Thru	7.900	TSF
		Gas Station w/ Car Wash	28	VFP
MV3	PA 08-0047-0052 (Komar Cactus Plaza)	Hotel	110	Rooms
		Fast Food w/ Drive Thru	8.000	TSF
		Commercial	42.400	TSF

¹ SFDR = Single Family Detached Residential
² = Dwelling Units; TSF – Thousand Square Feet; SP – Spaces; VFP – Vehicle Fueling Positions

³ R9 is not shown on figure 4.0-1, as it is outside of the map area, northwest of the Central Avenue and Sycamore Canyon Boulevard intersection



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SYCAMORE HILLS DISTRIBUTION CENTER

Cumulative Development Location Map

Figure 4.0-1

5.0 Potentially Significant Environmental Effects

This section discusses the possible environmental effects of the Project on the specific issue areas identified as having the potential for significant effects. As defined in the *CEQA Guidelines* (Section 15382) a “significant effect on the environment means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

Sections 5.1 through 5.15 of the DEIR examine the potential environmental impacts associated with implementation of the Project and focus on the following issues:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities
- Wildfire

5.0.1 Technical Studies

Technical and supporting studies were prepared in order to provide detailed analysis for the Project and this DEIR. The following studies are identified in the discussion for the individual environmental issues and included as technical appendices of the DEIR:

- Initial Study, Notice of Preparation (NOP), and NOP Comment Letters (Appendix A)
- Project Compliance With Applicable GP & SP Policies (Appendix B)
- Air Quality Analysis (Appendix C)
- Mobile Source Health Risk Assessment (Appendix C)
- Construction Health Risk Assessment Memorandum (Appendix C)
- Determination of Biologically Equivalent or Superior Preservation (DBESP) Report for Impacts to Riparian/Riverine Resources (Appendix D)

Potentially Significant Environmental Effects Sycamore Hills Distribution Center Project DEIR

- Biological Resources and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Report (Appendix D)
- Jurisdictional Delineation Report (Appendix D)
- Least Bell's Vireo, Southwestern Willow Flycatcher & Yellow-Billed Cuckoo Survey Results Report (Appendix D)
- Burrowing Owl Focused Survey Report (Appendix D)
- Phase I and Phase II Cultural Resource Investigations (Appendix E)
- Energy Analysis (Appendix F)
- Geotechnical Engineering Investigation (Appendix G)
- Deep Percolation Testing (Appendix G)
- Paleontological Resource Assessment (Appendix G)
- Greenhouse Gas Analysis (Appendix H)
- Phase I Environmental Site Assessment (Appendix I)
- Hydrology Memo (Appendix J)
- Water Quality Management Plan (Appendix J)
- Noise Analysis (Appendix K)
- Traffic Operations Analysis (Appendix L)
- Vehicle Miles Traveled Analysis (Appendix L)

5.0.2 Analysis Format

The DEIR assesses how the Project would impact the issue areas identified above. Each environmental issue addressed in this DEIR is presented in terms of the following subsections:

- **Setting:** Provides information describing the existing setting on or surrounding the Project site which may be subject to change and affected as a result of the implementation of the Project and provides a description of the "baseline" conditions from which potential impacts are assessed. This setting describes the physical conditions that existed when the IS/NOP was published and sent to responsible agencies and the State Clearinghouse.
- **Related Regulations:** Provides a discussion of the applicable regulations with respect to each environmental issue.
- **Project Design Considerations:** Provides a discussion of the Project design features as it relates to each environmental issue. Project design features are those features or elements of the Project that serve to avoid or minimize potential environmental impacts.
- **Thresholds of Significance:** Provides criteria for determining the significance of Project impacts for each environmental issue.

Sycamore Hills Distribution Center Project DEIR Potentially Significant Environmental Effects

- **Environmental Impacts:** Provides a discussion of the characteristics of the Project that may have an effect on the environment; analyzes the nature and extent to which the Project is expected to change the existing environment, and whether or not the Project impacts are less than or exceed the levels of significance thresholds, with or without mitigation.
- **Proposed Mitigation Measures:** Identifies mitigation measures to reduce significant adverse impacts to the extent feasible.
- **Cumulative Environmental Effects:** Describes potential environmental changes to the existing physical conditions that may occur with the Project together with all other reasonably foreseeable, planned, and approved future projects.

5.1 Aesthetics

Based on Appendix G of the *State CEQA Guidelines*, the analysis in the Initial Study (IS/NOP) prepared for this Project (Appendix A), and comments received during the NOP public review period (Appendix A), this section evaluates the Project's impacts to the scenic vistas, scenic resources, visual character or quality, and light and glare.

Aesthetics refers to what is perceived as being visually pleasing or beautiful. Because “beauty is in the eye of the beholder,” this aspect of environmental impact analysis is an inherently subjective issue. It is not the purpose of this section of the DEIR to try to determine if the existing vacant site is more aesthetically pleasing than the Project. Rather, this analysis will address definable thresholds of significance related to City policy, designated scenic resources, and known landmarks, to determine if the Project will cause significant negative aesthetic effects.

Pursuant to the *State CEQA Guidelines*, aesthetic effects relate to obstruction of scenic vistas or views, creation of a negative aesthetic effect, and creation of light or glare. Important criterion for visual impacts is visual consistency. Project design should be consistent with natural surroundings and adjacent land uses. Additionally, it is more practical and effective to prevent offensive visual contrasts through a combination of building siting, setbacks, height restrictions, and landscaping. This evaluation measures the existing visual resources in the Project area against the Project, analyzing the nature of the anticipated change considering that the Project site is currently undeveloped.

5.1.1 Setting

Regional Visual Setting

Although the majority of the City is urbanized, the hills and ridgelines that surround the City provide scenic vistas to residents where they can experience long distance views of natural terrain. Vista points can be found throughout the City, both as viewed from urban areas toward the hills and from wilderness areas toward the City. The most notable scenic vistas in the City include the La Sierra/Norco Hills, Sycamore Canyon Wilderness Park, and Box Springs Mountain Regional Park. The peaks of the Box Springs Mountain, as well as Mount Rubidoux, Arlington Mountain, Alessandro Heights and the La Sierra/Norco Hills provide scenic views of the City and the region. Per the Riverside General Plan 2025 EIR (GP 2025 FPEIR) the higher elevation hills shape the visual outline of the City, and drainage areas of the City provide a visual backdrop as viewed from streets, buildings, and open spaces. (GP 2025 FPEIR, p. 5.1-2)

There are several Scenic and Special Boulevards and Parkways within the City as identified in the City's 2025 General Plan Master Plan of Roadways. Scenic Boulevards require special landscaping and additional right-of-way may be required. Special Boulevards may require a two-lane divided roadway or variable geometric design or of variable width and design. Alessandro Boulevard, south of the Project site, is designated a Scenic Boulevard. The nearest designated Special and Scenic Boulevard to the Project site is Mission Grove Parkway, located approximately 0.75 mile to the northwest. The nearest designated Parkway, Canyon Crest Drive (also a designated Scenic Boulevard), is located approximately 1.5 miles to the west. (GP 2025, Figure

CCM-4) No officially designated State scenic highways or eligible State scenic highways traverse the City (GP 2025 FPEIR, p. 5.1-4).

Visual Character of the Project Site

Photographs of the Project site are shown in Figure 3.0-4 of the Section 3.0 Project Description. Figure 3.0-4A shows where within the Project site the photographs were taken and in what direction. Figures 3.0-4B through 3.0-4D show photographs 1-12 of the Project site and surrounding areas. The Project site is currently undeveloped and vacant. The topography consists of natural rolling terrain descending gradually from a west to east direction. There are granitic rock outcroppings throughout the property. The Project site contains low to moderate vegetation primarily consisting of non-native grasslands crossed by several drainages, some of which contain riparian woodland. Patches of sparse Riversidean Sage Scrub are present in the upland areas. Several unpaved trails also cross the site. Two drainages enter the Project site. Drainage A enters the site near the northern portion of the western boundary and flows for approximately 1,183 feet before exiting the site near the middle of the northern boundary. Drainage B enters the site near the middle of the southern boundary and flows for approximately 981 feet before exiting the site near the middle of the northern boundary. Drainage B is identified as a “blue line stream” in the USGS 7.5 Minute Quadrangle topographic map shown in Figure 3.0-2 Vicinity Map. (Refer to Figure 5.3-5 for Drainages A & B, Area C)

Visual Character of the Surrounding Area

The area surrounding the Project site is typified by varied topography intermixed with graded and developed land. The Sycamore Canyon Wilderness Park is north of the Project site and seen in the photographs View 1, 2, 5, and 7 (Figure 3.0-4B and 3.0-4C). This natural open space park is characterized by rugged terrain, with granitic outcroppings, streambeds, and steep drainages. Box Springs Mountain is located northeast of the Project site and is visible from the Project area, as seen in the photographs View 1, 2, 5, and 7 (Figure 3.0-4B and 3.0-4C). The Sycamore Canyon Wilderness Park and the peaks of Box Springs Mountain are considered notable scenic vistas for the City (GP 2025 FPEIR, 5.1-2). The Sycamore Canyon Business Park, where the Project site is located, is primarily characterized by large-scale light industrial uses, which includes warehouses and distribution centers. Industrial buildings located on the north side of the Sycamore Canyon Wilderness Park and within the Sycamore Canyon Business Park can be seen in the distance in the photographs View 1, 2, 3, 4, 5, and 7 (Figure 3.0-4B and 3.0-4C). Existing commercial and single-family and multi-family residential uses are located south and southwest of the Project site, across Alessandro Boulevard, and can be seen in the distance in the photographs View 8, 9, and 12 (Figure 3.0-4C and 3.0-4D). Also, to the south of the Project site is Citywide Self Storage, shown in photographs View 3, 6, and 8 (Figure 3.0-4B and 3.0-4C). To the west of the Project site is a Metropolitan Water District Facility which includes a water treatment plant, water storage and other water-based facilities. In a regional context, the Project site is in a generally urbanized area comprised by commercial, industrial and residential developments, with the exception of the Sycamore Canyon Wilderness Park open space to the north.

Nighttime Light Characteristics of the Project Site and Surrounding Area

The City is primarily urbanized, with significant existing sources of light and glare, such as streetlights along roadways, parking lots and walkways, and light emitted from residential and non-residential buildings (GP 2025 FPEIR, p. 5.1-4). The Project site is currently unlit at night; however, security and operational lighting associated with the existing commercial and industrial uses within Sycamore Canyon Business Park to the east and north of the site are present. Additionally, there is streetlighting along the roadway on Barton Street which borders the west side of the Project. South of the Project site, there is street lighting along Alessandro Boulevard and on the roadways in the residential subdivisions south of Alessandro Boulevard. An additional existing source of light and glare along these roadways is created by passing vehicles through nighttime use of headlights and taillights.

5.1.2 Related Regulations

5.1.2.1 Federal Regulations

No Federal regulations are applicable to the Project with respect to aesthetics.

5.1.2.2 State Regulations

California Scenic Highway Program

The California Scenic Highways Program was established in 1963 to “preserve and protect scenic highway corridors from change which would diminish any aesthetic value of lands adjacent to highways.” The State laws governing the scenic highway program are found in the California Streets and Highways Code Section 260 et seq. No State-designated or eligible scenic highways exist within or near the Project site, and therefore, no State regulations are applicable to this Project.

5.1.2.3 Regional Regulations

Mount Palomar Lighting Policy Area

The Palomar Observatory is located on Palomar Mountain in north San Diego County. The continued urbanization of the areas surrounding this observatory, including southwestern Riverside County, contributes to reducing the nighttime usefulness of this facility due to lighting from streetlights, automobiles, residences, and businesses. In order for the night sky to be viewed clearly for astronomical research purposes from this observatory, unique nighttime lighting standards are required for development within the Mount Palomar Lighting Policy Area. The Mount Palomar Lighting Policy Area consists of two zones; Zone A, which includes property within a 15-mile radius of the observatory, and Zone B, which includes property within a 45-mile radius of the observatory. Because the Project site is more the 45 miles north of the observatory it is not within the Mount Palomar Lighting Policy Area.

5.1.2.4 Local Regulations

Riverside General Plan 2025

The GP 2025 defines the community vision and establishes a fundamental framework to guide decision-making about development, land use, resource management, public safety, public services, and general community well-being. The GP 2025 also sets forth policies and goals to not only preserve but improve existing visual resources within the City and its Sphere of Influence. The City has a long-standing history, which is reflected in its historic buildings, parkways, and local landmarks. Objectives and policies from the General Plan applicable to scenic resources and aesthetics relative to development in the City are:

Objective LU-7: Preserve and protect significant areas of native wildlife and plant habitat, including endangered species

Policy LU-7.1: Continue to maintain Sycamore Canyon Wilderness Park as primarily a function of wildlife habitat.

Policy LU-7.2: Design new development adjacent and in close proximity to native wildlife in a manner which protects and preserves habitat.

Policy LU-7.3: Continue to require natural open space easements in conjunction with new development in hillside and arroyo areas over non-graded areas of the development.

Policy LU-7.4: Continue to participate in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Objective LU-27: Enhance, maintain, and grow Riverside's inventory of street trees.

Policy LU-27.1: Require appropriately sized landscaped parkways in all new development. Parkway areas shall be of sufficient width to allow planting of trees that will become large canopy trees.

Policy LU-27.4: Encourage trees on private property to add to the City's urban forest.

Objective LU-30: Establish Riverside's neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.

Policy LU-30.2: Ensure that every neighborhood has a unique community image that is incorporated and reflected in all public facilities, streetscapes, signage and entryways proposed for each neighborhood.

Policy LU-30.3: Ensure that the distinct character of each of Riverside's neighborhoods is respected and reflected in all new development, especially infill development.

Objective LU-79: Preserve and enhance the natural character and qualities of Sycamore Canyon Wilderness Park.

Policy LU-79.2: Ensure that the development on the periphery of the park is minimally disruptive and maximally screened from the Park.

Policy LU-79.5: Enhance access points and encourage recreational use in accordance with the adopted Sycamore Canyon Wilderness Park – Stephen’s Kangaroo Rat Management Plan and Updated Conceptual Development Plan.

Open Space and Conservation Element

The Open Space and Conservation Element of the General Plan addresses the use and preservation of the open space areas throughout the City, including natural and human-made features. It guides the preservation of scenic resources and vista points in Riverside, including hillsides and other topographic features. Objectives and policies related to scenic resources and aesthetics in the Element are:

Objective OS-1: Preserve and expand open space areas and linkages throughout the City and sphere of influence to protect the natural and visual character of the community and to provide for appropriate active and passive recreational uses.

Policy OS-1.6: Ensure that any new development that does occur is effectively integrated through convenient street and/or pedestrian connections, as well as through visual connections.

Sycamore Canyon Business Park Specific Plan

The Sycamore Canyon Business Park Specific Plan (SCBPSP) addresses detailed design, land use, service, and community character issues as well as establishes standards and guidelines for development within the SCBPSP area, which includes the Project site. It is a planning document intended to provide a comprehensive plan and policies to encourage and facilitate high quality development. The basic objective of the SCBPSP in regard to landscaping and design is to create a strong unified landscape character in the Plan area by implementing the standard City landscaping requirements for industrial and commercial developments (SCBPSP, p. 14). Additionally, the SCBPSP contains development standards and criteria for the Plan area. Accordingly, these standards and criteria are also applicable to the Project.

Riverside Municipal Code

Title 17 – Grading Code

The Grading Code, which is contained within Title 17 of the Riverside Municipal Code, sets forth rules and regulations placed on grading to control erosion, grading, and earthwork construction, including fills and embankments. The basic aim of the Grading Code, as it relates to aesthetics, includes ensuring that significant natural characteristics such as land form, vegetation, wildlife communities, scenic qualities, and open space can substantially be maintained; maintaining the identity, image, and environmental quality of the City and achieving land use densities that are in keeping with the GP 2025; minimizing the visual impact of grading; minimizing grading which relates to the natural contour of the land, and which will round off, in a natural manner, sharp angles at the top and ends of cut and fill slopes, and which does not result in a staircase or padding affect; preserving prominent landforms within the community, including, but not limited to ridgelines, knolls, valleys, creeks, rock outcroppings or other unique topographic features or viewsapes; and preserving major hillsides viewsapes visible from points within the City so that

they are not detrimentally altered by the intrusion of highly visible cut and/or fill slopes, building lines and/or road surfaces (RMC, Section 17.04.010).

Title 19 – Zoning Code

The Zoning Code, which is contained within Title 19 of the Riverside Municipal Code (RMC), regulates all land uses in the City and includes design standards such as building height and size, setbacks, lighting, parking design and quotas, landscaping, and density at the individual parcel level, as well as standards and permitted uses for signs. In the City, there are four zones for industrial uses. Per the City's Zoning Map, the existing zoning of the Project site is BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones, which is intended to provide a district for low-intensity and low-impact industrial, office, and related uses (RMC, Section 19.130.010(A)). Zoning Code Chapter 19.130 contains the development standards specific to the City's industrial zones. Through the City's Design Review process, the architectural design of the Project has been evaluated to ensure consistency with the provisions of Title 19 and other applicable sections of the Riverside Municipal Code and the SCBPSP, as well as to ensure a design consistent with surrounding land uses.

Citywide Design Review Guidelines and Sign Guidelines

As the Project proposes new structures within an industrial zone, the Project is required to comply with the Citywide Design Guidelines and Sign Guidelines (CDSG). The CDSG are part of a structure of policy documents that guide development in the City. The CDSG is an implementing tool of the GP 2025 and applies to all properties in the City. The CDSG are intended to improve overall urban design. (CDG, p. I-4). These guidelines work to reinforce the physical image of the City and are intended to promote quality, well-designed development throughout the City that enhances existing neighborhoods, creates identity, and improves the overall quality of life. Moreover, these guidelines supplement the contents of the City's Zoning Code on matters of design and aesthetics (CDG, p. I-1).

The CDSG contain guidelines applicable to development of industrial land uses including light industrial structures, business parks, and heavy manufacturing and industrial structures. They address site design, parking and loading, architecture, landscaping, walls and fences, screening, lighting, and signs (CDG, p. V-1) and are applicable to the Project.

Design Review Process Chapter 19.710

The Design Review Process (Chapter 19.710) is used to preserve and promote the health, safety and general welfare of the community by achieving the following:

- A. Protecting and preserving the value of properties and encouraging high quality development 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;

- B. Recognizing the interdependence of land values and aesthetics and providing 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;
- C. Ensuring 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;
- D. Ensuring 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;
- E. Promoting 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 preserving and stabilizing the architecture and general appearance of buildings and grounds adjoining the thoroughfares; and preserving and protecting the property values in the areas; and
- F. Ensuring 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 (Water Efficient Landscaping and Irrigation).

5.1.3 Project Design Considerations

Site and Building Components

The existing restricted property will largely be retained. It includes a natural drainage course and associated riparian woodland vegetation that will serve as a buffer between Building A and Alessandro Boulevard as well as in between Buildings A and B.

Building A will be set back from Alessandro Boulevard by approximately 520 feet with the restricted property/ conservation area and natural terrain and vegetation within that setback. No dock doors of Building A face south towards Alessandro Boulevard or north towards Sycamore Canyon Wilderness Park. (Figure 3.0-8 – Site Plan) Dock doors are located on the west side (39 dock doors) and east side (49 dock doors) of the building. The dock doors will be screened from the public view from the east and west sides of Building A by 8-foot high walls and from the south by 15-foot high walls on both sides of the southern end of Building A that faces Alessandro Boulevard. The 15-foot high walls will screen views of the dock doors and loading areas from Alessandro Boulevard.

Building B will have a total of 34 dock doors facing south, adjacent to and facing the back wall of Citywide Self Storage. The front of Building B faces Barton Street to the west. Building B will be set back 90 feet from Barton Street. A 6-foot high metal fence will be located along the westerly

property line, with an 8-foot high metal fence along the southerly property line. An 8-foot high combination screening fence/wall, consisting of a 4-foot high tubular steel metal fence on top of a 4-foot high screen wall, will be located along the northerly property line adjacent to the trailhead parking lot.

Parcel C is 1.18 acre and is proposed as a new trailhead parking lot for the Sycamore Canyon Wilderness Park. The northerly terminus of Barton Street is currently identified as “a minor trailhead” in the *Sycamore Canyon Wilderness Park Stephens’ Kangaroo Rat Management Plan and Updated Conceptual Development Plan*. Parcel C would be dedicated to the City and operated and managed by the City’s Parks, Recreation & Community Services Department. The Project will not impede or adversely affect continued access to the park. Rather, it is enhancing access to the park by developing a trailhead shade structure and additional parking and dedicating this area to the City. Refer to Figure 3.0-9 for the site plan. The proposed trailhead parking lot improvements include the following:

- Decomposed granite parking lot consisting of 53 parking spaces (10 x 20-foot);
- 3 ADA parking spaces and a 5-foot wide sidewalk connecting to Barton Street and trail;
- Trail fencing, gates and signage;
- Shade structure with benches;
- Bike rack;
- Drinking fountain (including for pets); and
- Fire department access gate at the northern terminus of Barton Street.

Building Elevations and Color Palette

Buildings A and B will be 45 feet in height, with parapet walls ranging from 2 to 5-feet. HVAC systems will be located on the roofs but will be shielded from view. The south elevation of Building A is 510 feet long, while the north elevation is 400 feet long. The east and west elevations of Building A are 969 feet long. The west elevation of Building B is 365 feet, the north and south elevation is 660 feet 10 inches, and the east elevation is 308 feet. Both building’s design have been articulated to create pockets of light and shadow to break up the long expanse of wall surface. Refer to Figures 3.0-13A and 3.0-13B for Conceptual Elevations of Buildings A and B.

Both proposed buildings will include a color palette largely consisting of beiges (Maison Blanche, Fresco Cream, Mexican Sand, and Oak Creek). Windows will have blue reflective glazing, with black mullions (refer to Figure 3.0-11 Materials Board). Photographs of the site and surrounding areas were used to develop a color palette that is consistent with and complements the surrounding area, including Sycamore Canyon Wilderness Park. Window treatments at the corner office spaces will include the use of insulated vision glass, spandrel glass, and spandrel glass with concrete behind. Elevation renderings are included in Figure 5.1-2, Figure 5.1-3, Figure 5.1-4, and Figure 5.1-5, with a Key Map in Figure 5.1-1.

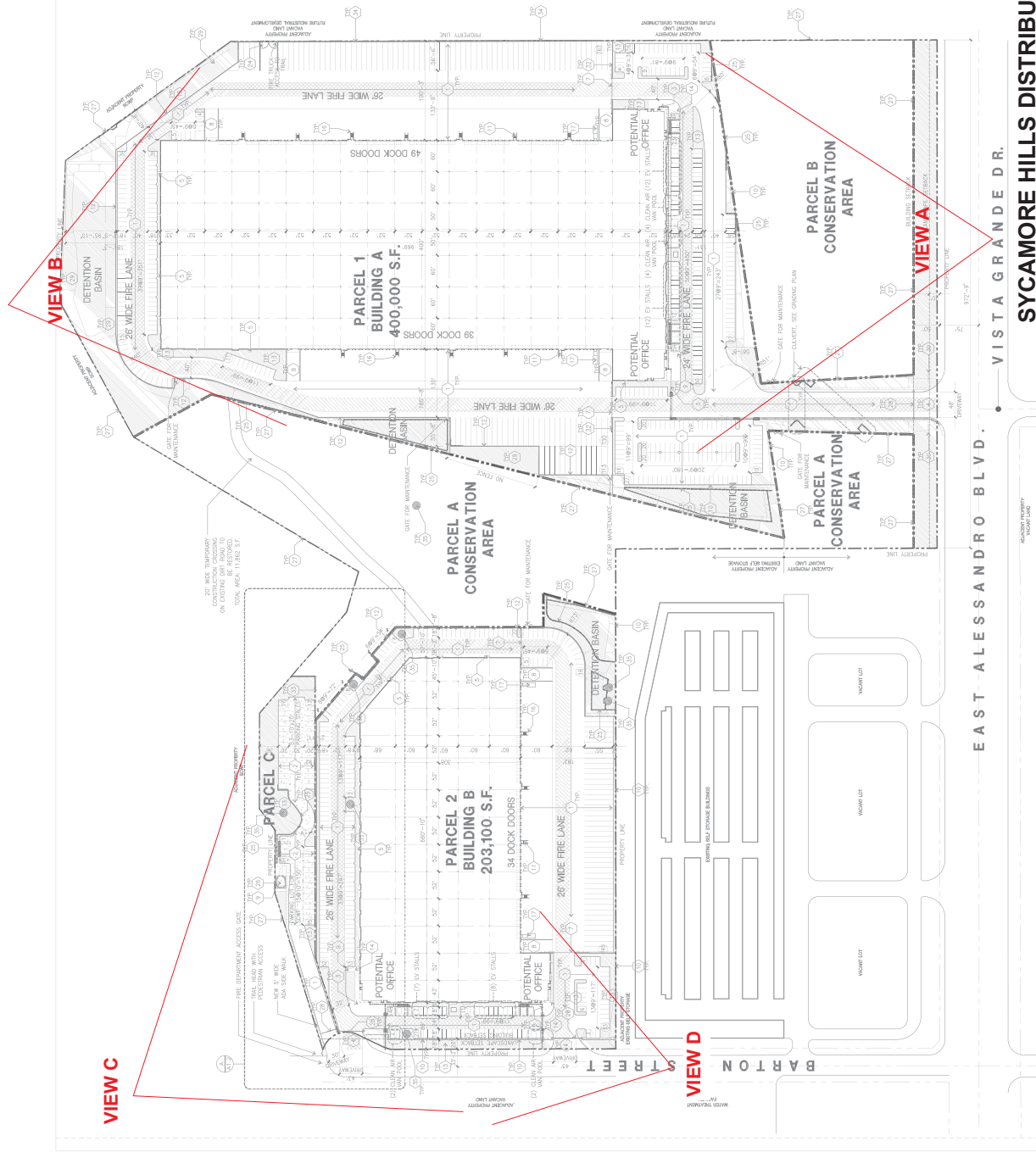
Landscaping

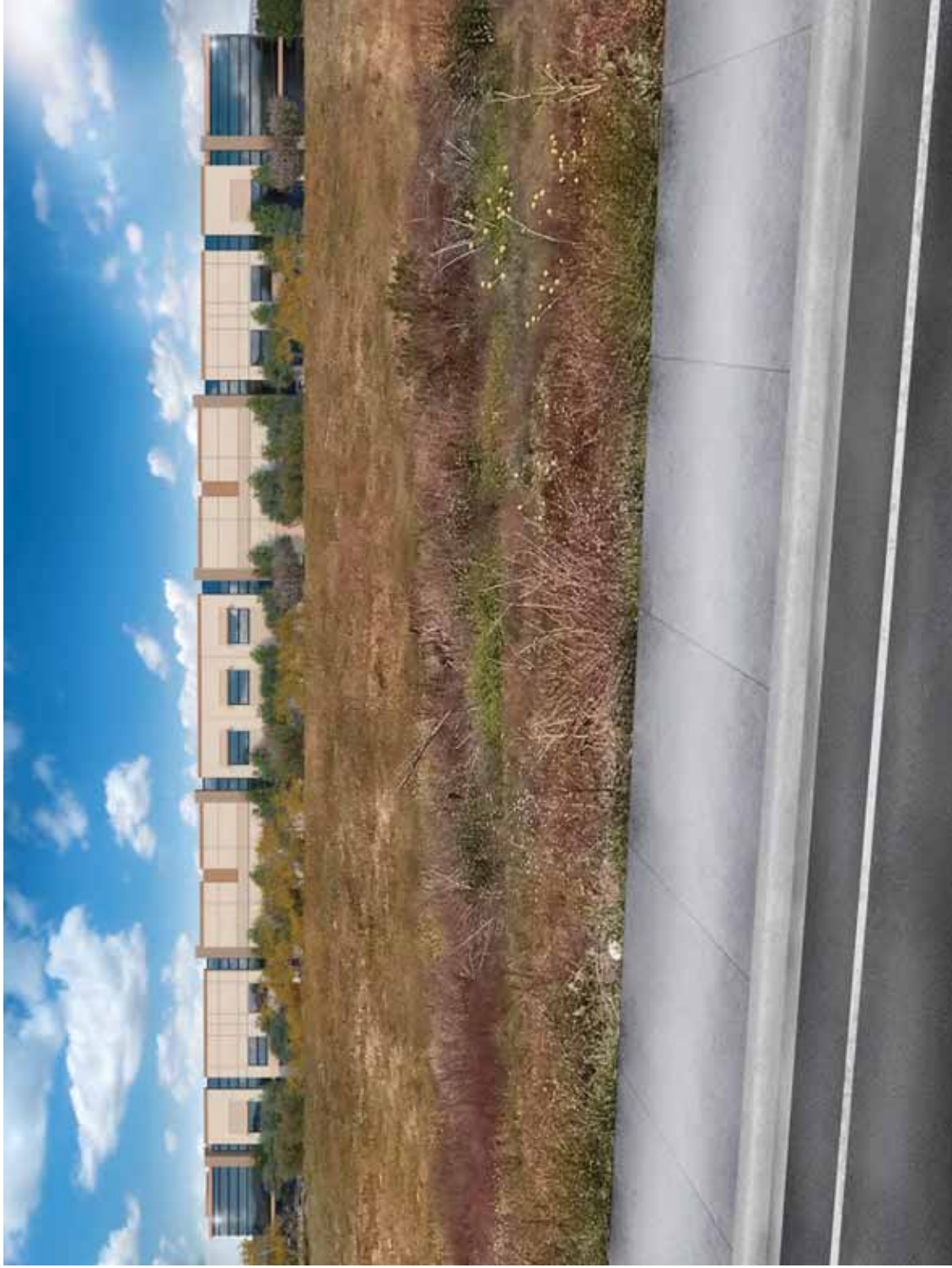
On-site landscaping is proposed generally along the perimeters of Parcels 1 and 2, around Buildings A and B, throughout the parking lot, and along the proposed access road/driveway from Alessandro Boulevard to Building A, as shown in Figure 3.0-10A and 3.0-10B – Landscape Design. The Project site will be landscaped with fire-resistant landscape, drought-tolerant and climate appropriate trees, shrubs, and ground cover that will meet or exceed the City's requirements. The landscape plan is designed to provide visual appeal and screen the views of Buildings A and B from the adjacent residential areas and the Sycamore Canyon Wilderness Park. The proposed on-site landscaping does not include any plant species listed as invasive by the *Western Riverside County Multiple Species Habitat Conservation Plan* (MSHCP).

The required landscaping for Parcels 1 and 2 is five percent (23,014 square feet and 9,542 square feet, respectively). Parcel 1 will include 132,699 square feet of landscaping, for a site coverage of 28.83 percent, located inside the northern, western, and southern boundaries. Parcel 2 will include 37,993 square feet of landscaping, for site a coverage of 19.91 percent, located inside the northern, eastern, western, and southern boundaries. Landscaping will include fire resistant groundcover, shrubs and columnar trees.



Figure 5.1-1

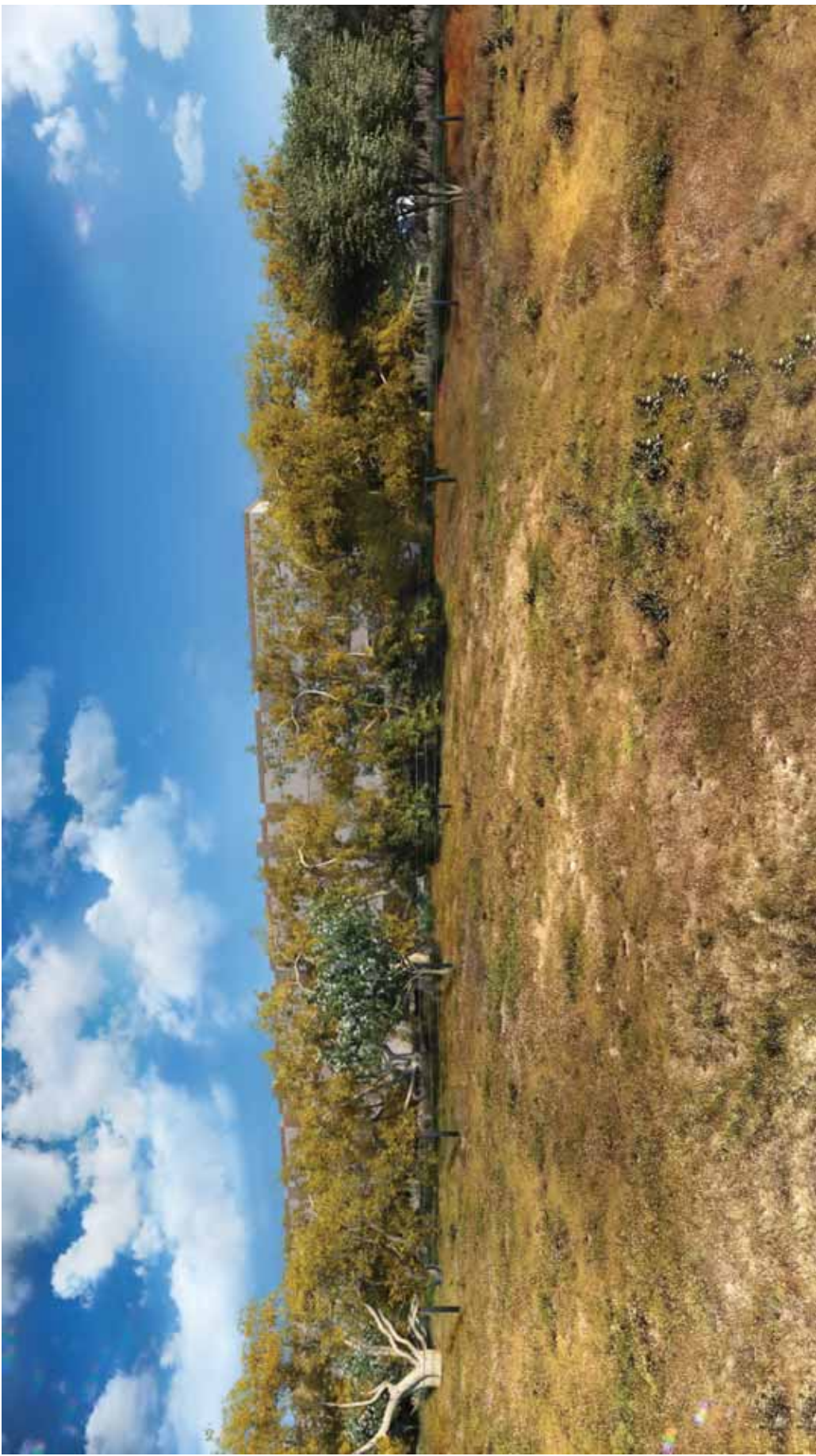




SYCAMORE HILLS DISTRIBUTION CENTER

Elevation Rendering View A

Figure 5.1-2



SYCAMORE HILLS DISTRIBUTION CENTER

Elevation Rendering View B

Figure 5.1-3





SYCAMORE HILLS DISTRIBUTION CENTER

Elevation Rendering View C

Figure 5.1-4

