

Sycamore Hills Distribution Center

Draft Environmental Impact Report (DEIR)

Appendix B – Consistency with General Plan and Specific Plan Policies

Table 1: Project Consistency with Applicable General Plan (GP) 2025 Policies

Applicable City GP 2025 Objectives and Policies		Relationship of the Project to the Policy		Consistency Level
Only those objectives and policies pertinent to this Project are reviewed for consistency in this table.				
Land Use and Urban Design Element				
Objective LU 4:	Minimize the extent of urban development in the hillsides, and mitigate any adverse impacts associated with urbanization to the extent feasible.			
Policy LU-4.5	Seek opportunities for new or enhanced trail/pedestrian linkages between hillside areas and other components of Riverside Park.	Parcel C is proposed to be developed with a trailhead parking lot for the Sycamore Canyon Wilderness Park. It consists of 51,284 square feet (1.18 acres) and 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. The proposed trailhead parking lot is not required but is being provided by the applicant as an amenity and enhancement to the City's Sycamore Canyon Wilderness Park. Parcel C would be dedicated to the City and operated and managed by the City's Parks, Recreation, & Community Services Department. The Project therefore enhances trail/and pedestrian linkages.	Consistent	
Policy LU-4.6	Ensure protection of prehistoric resources through consultations with the Native American tribe(s) identified by the Native American Heritage Commission pursuant to Government Code § 65352.3 and as required by the California Environmental Quality Act.	The City of Riverside held Government-to-Government Consultations with the tribes recommended by the Native American Heritage Commission. The City also consulted with those tribes requesting consultation under the newer AB 52 procedures.	Consistent	
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 functioning wildlife habitat.	As outlined 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	Consistent	

		associated riparian woodland vegetation. 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 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. The Project will largely retain and increase the preserved natural drainage course and vegetation. The Project site is located adjacent to and outside of the Sycamore Canyon Wilderness Park. The Project will not have any direct impacts to the park and has been designed to ensure there are no indirect impacts (light, noise, stormwater runoff, unauthorized access, etc.) on the park and the functioning wildlife habitat. The Project will also be consistent with the MSHCP.	
Policy LU-7.2	Design new development adjacent and in close proximity to native wildlife in a manner which protects and preserves habitat.	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 3.0-10A and 3.0-10B – Landscape Design. 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 MSHCP. Parcels A and B are designated as a Restricted Property and Conservation Area that contains a jurisdictional drainage and associated riparian habitat that supports a sensitive bird, the least Bell's vireo. The proposed Project will result in a net gain of 0.63 acre, for a total of 12.23 acres conserved, that will be managed in perpetuity by a professional conservation	Consistent

		organization funded by the applicant. Eight-foot high concrete tilt up walls will separate the loading docks and drive aisles of Buildings A and B from the onsite Restricted Property/Conservation Area in order to eliminate indirect impacts such as noise and light into this area.	
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.	The Project site does not contain one of the six arroyos recognized in the City's Grading Code (Title 17) and as identified in the General Plan Open Space and Conservation Element, Figure OS-4 – Arroyos. However, the Project site does contain un-named drainage features that are tributary to Sycamore Canyon Creek which flows through the Sycamore Canyon Wilderness Park. The most prominent drainage feature in the Project site is located within the existing 11.6 acre Restricted Property area, as shown on Figure 3.0-3 – Project Site Map, intended for preservation in a natural condition. The proposed Project will result in a net gain of 0.63 acre, for a total of 12.23 acres of Restricted Property/ Conservation Area, that will be managed in perpetuity by a professional conservation organization funded by the applicant.	Consistent
Policy LU-7.4	Continue to participate in the Western Riverside County Species Habitat Conservation Plan (MSHCP).	The City adopted the MSHCP on September 23, 2003, and as a signatory to the MSHCP, adopted Ordinance No. 6709 (which is codified as Chapter 16.72 of the Riverside Municipal Code). Ordinance No. 6709 established a Local Development Mitigation Fee (LDMF) to be used by the Western Riverside County Regional Conservation Authority to implement the MSHCP. The proposed Project is required to participate in the MSHCP through the payment of the LDMF at the time building permits are issued pursuant to the provisions of Ordinance No. 6709 in addition to compliance with all other application provisions. The Project's compliance with other provisions of the MSHCP is discussed in Section 5.3 – Biological Resources.	Consistent
Objective LU-9:	Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objective.		
Policy LU-9.1	Identify sufficient locations for residential and non-residential development to accommodate growth	The Project site has a GP 2025 land use designation of B/OP – Business/Office Park and a zoning designation of BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park	Consistent

	anticipated through the year 2025 on the General Plan Land Use Policy Map (Figure LU-10).	Overlay Zones). The Project site is designated as Industrial in the SCBPSP, which allows warehouse uses. The Project is consistent with the land use designation and zoning and requires no General Plan Amendment, Zoning Amendment, or Specific Plan Amendment. Please refer to Table 2 for discussions of the Project's consistency with the SCBPSP.	
Policy LU-9.3	Designate areas for urban land uses where adequate urban levels of public facilities and services exist or are planned, in accordance with the public facilities and service provisions policies of this General Plan.	The proposed Project has been planned and designed in such a manner to take advantage of existing City infrastructure. Furthermore, the proposed Project is located adjacent to other industrial logistics and distribution centers.	Consistent
Objective LU-22:	Avoid land use/transportation decisions that would adversely impact the long-term viability of the March Air Reserve Base/March Inland Port, Riverside Municipal Airport, and Flabob Airport.		
Policy LU-22.2	Work cooperatively with the Riverside County Airport Land Use Commission in developing, defining, implementing and protecting airport influence zones around the MARB/MIP, Riverside Municipal and Flabob Airports and in implementing the new Airport Land Use Compatibility Plan.	The Project site is located within the March Air Reserve Base Land Use Compatibility Plan (MARB/IPA LUCP). The proposed Project site is located within Zone C1 of the LUCP which requires airspace review for structures over 70 feet in height. Both Buildings A and B have a maximum building height of 45 feet, including parapets. Thus, the proposed buildings would not exceed the height limit. In addition, the FAA staff has reviewed project information under the provisions of Title 14 of the Code of Federal Regulations, part 77 for Buildings A and B and issued determinations of <i>No Hazard to Air Navigation</i> based on the following building heights: Building A, with 1596 feet site elevation (SE), 45 feet above ground level (AGL) and 1641 feet above mean sea level (AMSL); and Building B, with 1609 feet SE, 45 feet AGL, and 1654 AMSL. Building A and Building B will be subject to the intensity requirements of C1 Zone. As show in the Land Use Section, on Table 5.10-2 – ALUC Density Calculation Based on C1 Zone, the employment density does not exceed the ALUC maximum occupancy rates.	Consistent
Objective LU-24:	Maximize the economic impact of Riverside's industrial land by careful use of industrial properties, giving priority to clean enterprises that yield large numbers of highly skilled, high-paying jobs relative to site size.		

Policy LU-24.1	Tailor zoning regulations for industrial and business/office park uses to ensure that future uses are in concert with the City's wider policy goals.	The proposed Project is located within the SCBPSP in the eastern portion of the City of Riverside, California. The Project site has a GP 2025 land use designation of B/OP and a zoning designation of BMP-SP and requires no General Plan Amendment, Zoning Amendment, or Specific Plan Amendment.	Consistent
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.	The applicant is required to provide street improvements along Barton Street and Alessandro Boulevard, including sidewalk, parkway, curb, and gutter, in accordance with the requirements of Public Works Department.	Consistent
Policy LU-27.4	Encourage trees on private property to add to the City's urban forest.	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 required landscaping for Parcel 1 is 23,014 square feet. 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. 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.	Consistent
Objective LU-30:	Establish Riverside's neighborhoods 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.	The Project is located within the Sycamore Canyon Business Park Specific Plan and adheres to the objectives, standards and guidelines of the Specific Plan. Additionally, the Project is consistent with the current General Plan 2025 and the City's Zoning Code. As outlined in Section 3.0 Project Description (Tables 3.0-3 and 3.0-4), Buildings A and B will adhere to the provisions of the City's Citywide Design and Sign Guidelines.	Consistent

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.	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 the 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. These color palettes are in line with the aesthetics of the surrounding buildings.	Consistent
Objective LU-79:	Preserve and enhance the natural character and qualities of Sycamore Canyon Wilderness Park.		
Policy LU-79.2	Ensure that development on the periphery of the park is minimally disruptive and maximally screened from the Park.	The Project is located within the SCBPSP and is directly adjacent to the Sycamore Canyon Wilderness Park (northern boundary of the Project site shares park's southern boundary). The Projects' proposed fencing and on-site landscaping will provide visual appeal, functionality, and will act as a buffer between the Project site and the adjacent park. The Project has been designed to include appropriate building setbacks from the Wilderness Park (approximately 120-140 feet for Building A and 90-190 feet for Building B) as well as enhanced landscaping for additional screening, so as to be minimally disruptive. As described in Section 3.2, 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 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. The perimeter walls are designed to screen the loading dock	Consistent

		areas and drive aisles from public views from the Sycamore Canyon Wilderness Park and from Alessandro Boulevard. The Project proposes landscaping including native vegetation 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 3.0-10A and 3.0-10B – Landscape Design. The proposed landscaping, which exceeds the City's requirements, will provide additional screening of the buildings and loading docks and drive aisles from public views. The Project proposes Parcel C to be developed with a trailhead parking lot for the Sycamore Canyon Wilderness Park, which would aid in facilitating access to the park and providing improved amenities to park users upon entering the park, such as parking, bike racks, and water fountains. As an official designated entrance to the park and trails, it would minimize impacts on undisturbed areas and reduce unauthorized trail access and use. Additionally, as discussed in Section 5.3 – Biological Resources, the Project is required to comply with the Urban/Wildlands Interface Guidelines set forth in the MSHCP.	
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.	Sycamore Canyon Wilderness Park, an open space wilderness reserve with on-site bike and hiking trails for recreational uses, is located immediately north of the Project site. Parcel C is proposed to be developed with a trailhead parking lot for the Sycamore Canyon Wilderness Park. It consists of 51,284 square feet (1.18 acres) and 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. The northerly terminus of Barton Street is identified as "a minor trailhead" in the <i>Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan</i>, but planned for within the park's boundaries. The proposed trailhead parking lot is not required within the Project site (which is outside of the park boundaries) but is being provided by the applicant as an amenity and enhancement to the City's Sycamore Canyon Wilderness Park. Parcel C	Consistent

		would be dedicated to the City and operated and managed by the City's Parks, Recreation, & Community Services Department. Thus, the addition of the trailhead parking lot would serve to enhance access to the park by facilitating access and providing improved amenities to park users. Additionally, the proposed Project will adhere to the City's Citywide Design and Sign Guidelines. As discussed in Section 5.3 – Biological Resources, the Project is required to comply with the provisions of the MSHCP, including MSHCP Section 6.1.4 (Guidelines Pertaining to Urban/Wildlands Interface) to ensure adjacent habitat is protected and preserved. The project will also be consistent with recommendations made in the 1999 Stephens Kangaroo Rat Management Plan and Updated Conceptual Development Plan for Sycamore Canyon Wilderness Park. This will include complying with all required trail, fire access road, and fence design per Parks, Recreation and Community Services Department details.	
Objective LU-80: Policy LU-80.3	Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth. Minimize any adverse land use conflicts between industrial uses and the residential and open space properties that abut specific plan areas.	The proposed Project is located within the SCBPSP and abuts the Sycamore Canyon Wilderness Park to the north. The Project will provide a trailhead parking lot as part of Parcel C which will provide connectivity for recreational users of the Sycamore Canyon Wilderness Park. Fencing and on-site landscaping will provide visual appeal, functionality, and will act as a buffer between the Project site and surrounding land uses. Finally, the Project is required to comply with the MSHCP which will reduce land use conflicts between the Project operations and the park. No residential uses directly abut the Project site. The nearest residential uses are located approximately 300 feet south and southeast of the Project site, across Alessandro Boulevard. The Project would not directly conflict with these residential areas. Additionally, the Project would facilitate access to the park and providing trailhead amenities to residents who may use the park.	Consistent
Policy LU-80.6	Promote the development of Sycamore Canyon to achieve economic success defined by	The proposed Project is located within the SCBPSP and proposes the construction of approximately 603,100 square feet of light industrial warehousing and office space. The development of the Project will	Consistent

	a diverse and compatible industrial base that provides economic opportunities for all its citizens. The City preferred outcome is to promote light industrial/flex space to maximize employment opportunities and utilization of the limited land supply. To achieve this goal, the City must first overcome complex infrastructure issues that limit development in the area. Large “big box” distribution or warehouse facilities will be necessary on a limited basis to create the critical mass required to solve some of these infrastructure issues.	implement the goals and objectives of the SCBPSP by contributing to the City’s industrial base, which will provide high paying jobs for residents within the City who may be among those seeking employment opportunities stemming from the Project. Furthermore, the Project has been efficiently designed and will reduce infrastructure costs because the Project will be located in an area that already has existing water pipelines, telephone lines, cable lines, and natural gas service set in place.	
Circulation and Community Mobility Element			
Objective CCM-6:	Cooperate in the implementation of regional and inter-jurisdictional transportation plans and improvements to the regional transportation system.		
Policy CCM-6.1	Encourage the reduction of vehicle miles, reduce the total number of daily peak hour vehicular trips, increase the vehicle occupancy rate and provide better utilization of the circulation system through the development and implementation of TDM programs contained in the	As outlined in Section 5.7.3, Project Design Considerations include: • Provide sidewalks to facilitate and encourage pedestrian access, which would reduce vehicle miles traveled • 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 • Promote the use of bicycles as an alternative means of transportation by providing short-term and/or long-term bicycle	Consistent

	SCAQMD and County of Riverside TDM Guidelines.	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. Implementation of these design features encourages a reduction of vehicle miles and daily peak hour trips.	
Objective CCM-12:	Facilitate goods movement as a means of economic expansion, while protecting residents and visitors from the negative effects typically associated with truck operations and rail service.		
Policy CCM-12.1	Discourage the use of public streets for heavy freight loading and unloading.	The Project has been designed to facilitate traffic in an efficient manner using the existing roadway network to access the site. Trucks would enter both sites and access the loading dock areas for loading and unloading and would not be expected to load or unload outside of the Project site along public roadways where equipment or goods would not be secure. Due to the lane configuration, bike lane, and curb & sidewalks along Alessandro Boulevard there is not adequate space for safe truck loading and unloading and therefore it is not expected to occur. Any loading and unloading along Barton Street outside the Projects fencing would block access for its own users and therefore it is not expected to occur here either. Therefore, the use of public streets for loading and unloading is discouraged.	Consistent
Policy CCM-12.2	Ensure that new development projects provide adequate truck loading and unloading facilities.	The 88 dock doors at Building A and 34 dock doors at Building B are anticipated to provide adequate loading and unloading facilities for the Project. No loading or unloading is anticipated outside of the Parcel 1 or Parcel 2's perimeter fences or walls.	Consistent
Policy CCM-12.4	Strive to minimize through truck traffic in residential areas and enforce City codes that restrict trucks on certain streets.	Due to the location of the Project site and the existing roadway and freeway network truck traffic in residential areas will be minimized. Regional access to the project site is provided via the I-215 Freeway at Alessandro Boulevard interchange. The shortest connection to a freeway (the I-215) from the Project site is approximately 1.5 miles east on Alessandro Boulevard. Connection to a freeway traveling west along	Consistent

		Alessandro Boulevard and Central Avenue is approximately 5.5 miles to the State Route-91 freeway and goes through residential areas with multiple traffic signals. It is not anticipated that going west would be the preferred route to connect to a freeway, because going east is shorter and has less signals. In addition, as outlined in the Traffic Analysis, <i>Section 1.5 Site Adjacent Roadway and site Access Improvements</i>, trucks will be restricted from heading westbound on Alessandro Boulevard at both the Barton Street & Driveway 1 (for Building B) and Driveway 2/ Vista Grande Drive & Alessandro Boulevard (for Building A). Therefore, the Project strives to minimize through truck traffic in residential areas.	
Objective CCM-13:	Ensure that adequate on- and off-street parking is provided throughout Riverside.		
Policy CCM-13.1	Ensure that new development provides adequate parking.	As outlined in Section 3.0, Project Description, per the City's Site Development Standards a minimum of 430 parking spaces are required for Building A and 388 are proposed. The Zoning Code allows for variances to be requested to deviate from development standards. A parking variance is being requested for Building A. The City's Municipal Code does not require on-site truck trailer parking, but the Project will provide 110 trailer parking stalls. All parking will be provided on-site. The proposed number of parking spaces will be adequate for the proposed use and anticipated operation of Building A. A minimum of 234 parking spaces are required for Building B, and 235 are proposed. The Project provides adequate parking on-site and there is not required or proposed parking off-site.	Consistent
Public Safety Element			
Objective PS-1:	Minimize the potential damage to existing and new structures and loss of life that may result from geologic and seismic hazards.		
Policy PS-1.1	Ensure that all new development in the City abides by the most recently adopted City and State seismic and geotechnical requirements.	The nearest fault is approximately 8.7 miles from the Project site and the Project site is not susceptible to liquefaction or landslides. The Project site is not within an area with soils identified as having a high shrink-swell potential (GP 2025, Figure PS-3), and the Project's geological investigation testing on-site soils and determined that the soils have a "very low" expansion potential (NorCal Engineering, p.18) and are underlain by granitic bedrock (NorCal Engineering, p. 4); thus, collapse is unlikely.	Consistent

		Additionally, the potential for lateral spreading at the Project site is considered low because the site is underlain by dense subsurface soil and bedrock (NorCal Engineering, p.4). The Project site is also not within an area susceptible to subsidence (RCMMC). Thus, the Project site is not considered to be susceptible or located on a site or unit that is unstable. Even so, the Project will incorporate the Project-specific geotechnical recommendations provided by NorCal Engineering and will conform to the adopted building code; potential impacts associated with seismically induced landslides will be less than significant.	
Objective PS-2:	Reduce potential flood hazards within Riverside.		
Policy PS-2.1	Reduce flood risks for residents and businesses within urbanized areas, as feasible.	The Project site is not within a 100-year flood zone or dam inundation area (GP 2025, Figure PS-4).	Consistent
Policy PS-2.2	Encourage flood control infrastructure that does not reduce the natural character or limit the use of the site.	The Project site is installing infrastructure to address stormwater runoff that is conveyed to and across the site. The stormwater infrastructure will generally convey stormwater runoff in the same direction and discharge in the same location as it does in its natural condition. The prominent drainage that supports mature riparian vegetation will be avoided and preserved on site in its natural condition. The infrastructure would not reduce the natural character or limit the use of the site. .	Consistent
Policy PS-2.3	Minimize additional flood risk exposure in developing areas.	As the Project will implement the PWQMP, SWPPP, and will comply with NPDES permit requirements, the Project will not contribute to a flood or dam inundation hazard.	Consistent
Objective PS-3:	Minimize risks associated with the storage, transport and disposal of hazardous materials.		
Policy PS-3.1	Ensure that hazardous materials used in business and industry are handled properly.	Although the overall quantity of hazardous materials and waste generated in the Project area may increase as a result of implementation of the proposed Project, all new development that will handle or use hazardous materials would be required to comply with the regulations, standards, and guidelines established by USEPA, the State of California, County of Riverside and City of Riverside, related to storage, use, and disposal of hazardous materials.	Consistent

		Both the federal and state governments require all businesses that handle more than a specified amount of hazardous materials to submit a hazardous material business plan (HMBP) to a regulating agency. The federal government requires owners and operators of a facility to complete and submit an emergency and hazardous chemical inventory form annually, known as the Tier II form, if the facility handles at a minimum or greater: • 500 pounds (or 227--- approximately 55 gallons) or applicable Federal threshold quantities for extremely hazardous substances listed in 40 CFR Part 355, Appendix A and B and hazardous chemicals, whichever is lower; • 10,000 pounds of a hazardous chemical that is not an extremely hazardous substance; • 75,000 gallons of gasoline; or • 100,000 gallons of diesel. Any new business that meets the specified criteria must submit a full hazardous materials disclosure report that includes an inventory of the hazardous materials generated, used, stored, handled, or emitted; and emergency response plans and procedures to be used in the event of a significant or threatened significant release of a hazardous material. The plan needs to identify the procedures to follow for immediate notification to all appropriate agencies and personnel in the event of a release, identification of local emergency medical assistance appropriate for potential accident scenarios, contact information for all company emergency coordinators of the business, a listing and location of emergency equipment at the business, an evacuation plan, and a training program for business personnel. As a result of oversight by the appropriate federal, state, and local agencies, and compliance with applicable regulations related to the
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Policy PS-3.3	Work with responsible Federal, State, and County agencies to identify and regulate the disposal of toxic materials.	handling and storage of hazardous materials the risk of the public's potential exposure to hazardous substances are less than significant. Future users would be required to comply with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and disposal of hazardous/toxic waste. Due to required coordination between future users and agencies regarding disposal of toxic materials impacts to the public and works is considered less than significant.	Consistent
Policy PS-3.4	Reduce the risks associated with ground transportation hazards, where feasible.	As stated in Policy PS-3.3, future users would be required to comply with all applicable Federal, State, and local laws and regulations pertaining to the transport of hazardous materials. Due to these regulations, risks associated with the ground transportation of hazards is considered less than significant.	Consistent
Policy PS-3.5	Encourage sewer service to minimize groundwater contamination.	Building A will have a sewer service system and Building B will have a septic system. It is not feasible for Building B to connect to the City's 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 will have a septic system and leach lines. Building A will connect to the existing public sewer system in Alessandro Boulevard. To prevent groundwater contamination a PWQMP and SWPPP are required. Due to implementation of the PWQMP and SWPPP groundwater contamination is considered less than significant.	Consistent
Objective PS-4:	Protect the community from hazards related to air and ground transportation.		
Policy PS-4.1	Minimize the risk of potential hazards associated with aircraft operations at the Riverside Municipal Airport, March Air Reserve Base/March Inland Port, and Flabob Airport through the adoption and implementation of the	The site is located within the C-1 Primary Approach/Departure Zone of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The March Air Reserve Base requires the review of objects greater than 70 feet tall. The Project is proposing two buildings between 42-45 feet. Since the Project does not exceed 70 feet and no other airport is nearby potential hazards are considered less than significant. Building A and Building B will be subject to the intensity requirements of Zone C1 of ALUC Per Person Average Acre Maximum Occupancy of 100 and ALUC Per Person Single Acre Maximum Occupancy of 250 for warehouse	Consistent

	Airport Protection Overlay Zone, and the Riverside County Airport Land Use Compatibility Plan, which includes the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.	use. Occupancy calculations for the proposed Project included in Section 5.8 Hazards & Hazardous Materials, Table 5.8-3 Proposed Project ALUC Occupancy Level Calculations demonstrate the maximum occupancy requirements of the C1 Zone will not be exceeded	
Policy PS-4.2	When planning for development near airports, anticipate possible increases in airport activity and expansion of airport facilities and services and the effects these changes may have on public safety.	The Project site is not directly adjacent to any airports. The closest airport is MARB located east and across the I-215 freeway. Therefore, expansion of airport facilities and service would not have any effects regarding the proposed Project to public safety.	Consistent
Policy PS-4.3	Encourage development in the vicinity of the Riverside Municipal Airport that would not cause land use conflicts, hazards to aviation or hazards to the public and that is in compliance with the Riverside County Airport Land Use Compatibility Plan for the airport.	The Project site is located approximately 9 miles from the Riverside Municipal Airport and would not conflict with any land use conflicts, hazards to aviation or hazards to the public and is in compliance with the Riverside County Airport Land Use Compatibility Plan.	Consistent
Policy PS-4.6	Ensure that development within airport influence areas is consistent with the Airport Protection Overlay Zone development standards and the Riverside County Airport Land Use Compatibility Plan, which	As part of the Project design features, the Project will provide for the safety of on-site employees, customers, and visitors, and will provide for the safe handling of any potential occurrences of hazardous materials that may be encountered during Project construction. In addition, the Project will include risk-reduction design measures due to the Project site's proximity to MARB as discussed in Section 5.8 – Hazards and Hazardous Materials, of this DEIR.	Consistent

	includes the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.		
Policy PS-4.7	Ensure compatible land uses near March Air Reserve Base/March Inland Port through implementation of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, adopted in November 2014.	As stated in Section 5.10.3 Project Design Consideration, the Project site is within the March Air Reserve Base Land Use Compatibility Plan (MARB/IPA LUCP) and will ensure the Project contains compatible land uses. Therefore, impacts related to incompatible land uses near March Air Reserve/March Inland Port are considered less than significant.	Consistent
Objective PS-6: Protect property in urbanized and nonurbanized areas from fire hazards.			
Policy PS-6.1	Ensure that sufficient fire stations, personnel and equipment are provided to meet the needs of the community as it grows in size and population.	As outlined in Section 7, Environmental Effects Found Not Significant, the project will not induce substantial population growth. The Project site is not inherently high risk for causing fires, susceptible to fires, or dangerous, and would not be expected to put a high burden on fire protection services. The Project will pay development impact fees as required by Chapter 16.52 of the Riverside Municipal Code (RMC).	Consistent
Policy PS-6.2	Endeavor to meet/maintain a response time of five minutes for Riverside's urbanized areas.	The RFD's goal is to maintain a 5-minute response time for the first arriving units 90 percent of the time for all EMS and fire related incidents. Given the Project site's proximity to the nearest fire station (Fire Station 9 – Canyon Crest, at 6674 Alessandro Boulevard, approximately 2 miles northwest), response time is anticipated to be within the City's 5-minute response time average.	Consistent
Policy PS-6.3	Integrate fire safety considerations in the planning process.	As described in Section 5.15.3, the Project will provide adequate fire access to ensure the safety for building occupants as well as the Riverside Fire Department (RFD). Building A and Building B will have a 26-foot-wide fire access lane (refer to Figure 3.0-3 – Site Plan), which would allow room for fire trucks to easily navigate through the planned development. The Project's buildings will be outfitted with sprinkler systems as a means of further protecting the structures from potential wildfire impacts	Consistent
Policy PS-6.4	Evaluate all new development to be located	The Project is not within a VHFHSZ. Figure PS-7, "Fire Hazard Areas," of the GP 2025 identifies areas of fire hazard with hazard ratings ranging from	Consistent

	in or adjacent to wildland areas to assess its vulnerability to fire and its potential as a source of fire.	moderate, high, and very high. The major urban/wildland interface areas identified in GP Figure PS-7 closest to the Project site are from Hills and Canyons, partially within the site, and nearest the site, which includes the Sycamore Canyon Wilderness Park directly adjacent to the north. The Project will provide adequate fire access (26-foot-wide fire access lane) to ensure the safety for building occupants as well as Riverside Fire Department. The edge treatment between Building A in Parcel 1 and the Sycamore Canyon Wilderness Park includes an 8-foot high concrete wall and landscaping with fire resistant groundcover, shrubs and columnar trees, consistent with the SCWP SKRMP. The edge treatment between Building B in Parcel 2 includes a 4-foot high wall with 4-foot high tubular steel fence on top along with landscaping that includes fire resistant groundcover, shrubs and columnar trees, also consistent with the SCWP SKRMP. The proposed trailhead parking lot (Parcel C, approximately 1.18 acres) provides an additional set back with landscaping and buffer from the Sycamore Canyon Wilderness Park boundary. The concrete walls, fire resistant landscaping, and setbacks between the wilderness park boundary and the buildings all reduce the risk of fires spreading to the park from the Project site or from the Project site to the park. The Project will comply with Local Regulations from the Office of Emergency Management, the Riverside Operational Area - Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), the Hazardous Materials Response Plan, and the Multi-Hazard Functional Planning and Interagency Response. Please refer to Section 5.15.5 for a complete discussion of the Project's potential wildfire risks.	
Policy PS-6.5	Mitigate existing fire hazards related to urban development or patterns of urban development as they are identified and as resources permit.	The Project site is not located within the GP 2025 designated hazard fire severity zones. The Project site is bordered by Alessandro Boulevard to the south, Barton Street to the west, Sycamore Canyon Wilderness Park to the north, and undeveloped private land to the east. The risk for the Project site to exacerbate wildfire risks for a wildfire spreading to or from the Project site to these roadways will be relatively unlikely because there is generally little wildfire fuel on roadways. The Project would be constructed and operated in compliance with the CFC and CBC, along with being compliant with the GP 2025 and would not exacerbate wildfire risks or the	Consistent

		uncontrolled spread of a wildfire. The vegetation within the Restricted Property/Conservation Area on-site will be managed in perpetuity by a professional conservation organization funded by the applicant and therefore would not provide a significant source of wildfire fuel.	
Policy PS-6.6	Continue to implement stringent brush-clearance requirements in areas subject to wildland fire hazards.	The Project site is not located within the GP 2025 designated hazard fire severity zones. Figure PS-7, “Fire Hazard Areas,” of the GP 2025 identifies areas of fire hazard with hazard ratings ranging from moderate, high, and very high. The major urban/wildland interface areas identified in GP Figure PS-7 closest to the Project site are from <i>Hills and Canyons</i> , partially within the site, and nearest the site, which includes the Sycamore Canyon Wilderness Park directly adjacent to the north. The Project would be constructed and operated in compliance with the CFC and CBC, along with being compliant with the GP 2025, applicable brush-clearance and/or weed abatement requirements, and would not exacerbate wildfire risks or the uncontrolled spread of a wildfire.	Consistent
Policy PS-6.7	Continue to involve the City Fire Department in the development review process.	The City Fire Department has reviewed the Site plan for consistency with RMC Title 16 Building Code, and the Project will meet the requirements of the code.	Consistent
Policy PS-6.8	Pursue strategies that maintain and improve the City's Class 2 ISO rating.	This is a municipal measure and not directly applicable to the Project.	Consistent
Policy PS-6.9	Provide outreach and education to the community regarding fire safety and prevention.	This is a municipal measure and not directly applicable to the Project.	Consistent
Policy PS-6.10	Identify noncontiguous streets and other barriers to rapid response and pursue measures to eliminate the barriers.	The Project is located adjacent to Barton Street, a noncontiguous street. The Project includes street improvements at the terminus of Barton Street, including a Fire Department access gate.	Consistent
Policy PS-6.11	Promote the prevention, detection, investigation and prosecution of accidental	This is a municipal measure and not directly applicable to the Project.	Consistent

	and arson fires through coordinated investigative and training partnerships with fire and law enforcement agencies and prosecuting authorities.		
Objective PS-8:	Improve community safety and reduce opportunities for criminal activity through appropriate physical design.		
Policy PS-8.1	Maximize natural surveillance in all new development through physical design features that promote visibility.	The applicant has developed the Project site to have natural surveillance by having the conservation easement between Building A and Building B. In addition, the Project site is located south the Sycamore Canyon Wilderness Park which is heavily used by residents for recreational use.	Consistent
Objective PS-9:	Minimize the effects from natural and urban disasters by providing adequate levels of emergency response services to all residents in Riverside.		
Policy PS-9.8	Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding and structural and wildland fires by requiring feasible mitigation of such impacts on discretionary development projects.	Per Section 5.6 Geology, the closest active fault is approximately 8.7 miles from the Project site. The Project will be designed to resist seismic impacts in accordance with the California Building Code and the Riverside Municipal Code Title 16 – Buildings and Construction Standards. The Project is not located within a 100-year flood zone and therefore impacts related to flood are unlikely. Per GP 2025, the Project site is not located within the designated hazard fire severity zones.	Consistent
Noise Element			
Objective N-1:	Minimize noise levels from point sources throughout the community and, wherever possible, mitigate the effects of noise to provide a safe and healthful environment.		
Policy N-1.2	Require the inclusion of noise-reducing design features in development consistent with standards in Figure N-10(Noise/Land Use Compatibility Criteria), Title 24 California Code of	As discussed in Section 5.11.3, the Project would adhere to all applicable requirements of Part 11 of Title 24 of the California Green Building Standards Code. Section 5.507, Environmental Comfort, addresses interior noise control in non-residential buildings. This section provides the minimum Sound Transmission Class and Outdoor-Indoor Sound Transmission Class for wall, roof-ceiling assemblies, and windows for buildings located within the 65 CNEL contour of an airport, freeway,	Consistent

	Regulations and Title 7 of the Municipal Code.	expressway, railroad, industrial source, or fixed guideway source as determined by the Noise Element of the General Plan. Buildings shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly average equivalent level of 50 dB(A) L_{eq}	
Policy N-1.3	Enforce the City of Riverside Noise Control Code to ensure that stationary noise and noise emanating from construction activities, private developments/residences and special events are minimized.	Code enforcement is a municipal measure and not directly applicable to the Project. Nonetheless, the Project would ensure noise emanating from construction activities is minimized. The nearest residences to the Project site are located approximately 300 feet south and southeast of the site, across Alessandro Boulevard. As discussed in Section 5.11.5, construction noise levels would range from 54 to 60 dB(A) L_{eq} at the adjacent residential land uses. Construction noise levels would not exceed the FTA recommended threshold of 80 dB(A) L_{eq} at any adjacent residential property lines. Additionally, the implementation of mitigation measure MM NOI-1 would include a 12-foot temporary noise barrier installed at the perimeter of the limits of disturbance between the construction activities and the adjacent Sycamore Canyon Wilderness Park to minimize construction activity noise to the park.	Consistent
Policy N-1.4	Incorporate noise considerations into the site plan review process, particularly with regard to parking and loading area, ingress/egress points and refuse collection areas.	The Project is not immediately adjacent to residential uses; the nearest residential uses are single and multi-family residences approximately 300 feet south and southeast of the Project site across Alessandro Boulevard. Therefore, activities associated with parking and loading areas would be located away from these residential uses. Access to Building B will be provided from Barton Street and Access to Building A would be provided via a driveway and new traffic signal is proposed at Vista Grande Drive and Alessandro Boulevard to facilitate access to Building A.	Consistent
Policy N-1.5	Avoid locating noise-sensitive land uses in existing and anticipated noise-impacted areas.	The Project site is located south of the Sycamore Canyon Wilderness Park. With the implementation of MM NOI-1 , a 12-foot temporary noise barrier shall be installed at the perimeter of the limits of disturbance between the construction activities and the adjacent Sycamore Canyon Wilderness Park	Consistent

Policy N-1.8	Continue to consider noise concerns in evaluating all proposed development decisions and roadway projects.	to the north and east and the on-site conservation areas to reduce potential construction noise level impacts in these areas (please refer to Section 5.11.6 for a full description of MM NOI-1). A Noise Analysis was prepared for the Project and is included in Appendix J of this DEIR. The Noise Analysis and DEIR Section 5.11 – Noise provide the information needed by City decision makers to consider noise concerns in evaluating the Project. With the implementation of MM NOI-1 , a 12-foot temporary noise barrier shall be installed at the perimeter of the limits of disturbance between the construction activities and the adjacent Sycamore Canyon Wilderness Park to the north and east and the on-site conservation areas to reduce potential construction noise level impacts in these areas (please refer to Section 5.11.6 for a full description of MM NOI-1).	Consistent
Objective N-2: Policy N-2.1	Minimize the adverse effects of airport-related noise through proper land use planning. Ensure that new development can be made compatible with the noise environment by using noise/land use compatibility standards (Figure N-10 – Noise/Land Use Noise Compatibility Criteria) and the airport noise contour maps (found in the riverside County Airport Land Use compatibility Plans) as guides to future planning and development decisions.	This policy is a municipal responsibility. Nonetheless, the noise/land use compatibility standards in GP 2025 Figure 5.12-2, Noise Land/Use Compatibility Criteria, indicate that industrial uses are normally acceptable in areas where the CNEL is up to 70 dBA, conditionally acceptable up to 80 dBA, and normally unacceptable above 80 dBA. As shown on Table 5.11.6, construction noise levels would not exceed the normally acceptable threshold of 80 dBA. In areas where noise level limits are exceeded, with the implementation of MM NOI-1 , a 12-foot temporary noise barrier shall be installed at the perimeter of the limits of disturbance between the construction activities and the adjacent Sycamore Canyon Wilderness Park to the north and east and the on-site conservation areas to reduce potential construction noise level impacts in these areas (please refer to Section 5.11.6 for a full description of MM NOI-1). Additionally, Table 5.11-8 indicates operational noise levels would not exceed the normally acceptable threshold. With regard to airport noise, the Project is located within Zone C1 of the March Air Reserve Base/Inland Import Airport Land Use Compatibility Plan. Please refer to Section 5.8 – Hazards for a discussion of the Project's consistency with this Compatibility Plan.	Consistent

Policy N-2.5	Utilize the Airport protection Overlay Zone, as appropriate, to advise landowners of special noise considerations associated with their development. Ensure the viability of March Air Reserve Base/March Inland Port.	The Project is located within Zone C1 of the March Air Reserve Base/Inland Import Airport Land Use Compatibility Plan. Please refer to Section 5.8 – Hazards for a discussion of the Project’s consistency with this Compatibility Plan.	Consistent
Objective N-3			
Policy N-3.1	Avoid placing noise-sensitive land uses (e.g., residential uses, hospitals, assisted living facilities, group homes, schools, day care centers, etc.) within the high noise impact areas (over 65dB CNEL) for March Air Reserve Base/March Inland Port in accordance with the Riverside County 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.	The Project is not a noise-sensitive land use; the Project is located within Zone C1 of the March Air Reserve Base/Inland Import Airport Land Use Compatibility Plan. Please refer to Section 5.8 – Hazards for a discussion of the Project’s consistency with this Compatibility Plan.	Consistent
Policy N-3.2	Work with the Riverside County Airport Land Use Commission and the March Joint Powers Authority to develop noise/land use guidelines and City land use plans that are consistent with ALUC policies.	This is a municipal measure and is not directly applicable to the Project. However, Section 5.8.4 of Hazards includes a discussion of the Project’s consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP).	Consistent
Policy N-3.3	Carefully consider planned future operations of the March Air Reserve Base and March Inland Port in land use decisions for properties	This is a municipal measure and is not directly applicable to the Project. However, Section 5.8.4 of Hazards includes a discussion of the Project’s consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP).	Consistent

	within the airport-influenced area.		
Objective N-4	Minimize ground transportation-related noise impacts.		
Policy N-4.1	Ensure that noise impacts generated by vehicular sources are minimized through the use of noise reduction features (e.g., earthen berms, landscaped walls, lowered streets, improved technology).	As discussed in Section 5.11.5, Project-related traffic would increase ambient noise levels by 0.2 dB(A) or less in existing, year 2023, and year 2040 conditions. The Project-related increases in ambient noise would not be audible and would not exceed the thresholds. Additionally, the implementation of mitigation measure MM NOI-1 would include a 12-foot temporary noise barrier to reduce noise from construction vehicles and equipment.	Consistent
Open Space and Conservation Element			
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-1.1	Protect and preserve open space and natural habitat wherever possible.	The Project site contains an existing 11.6-acre area legally designated as "Restricted Property." The Restricted Property area supports a jurisdictional drainage and associated riparian habitat. The Project includes removing 0.81 acre of this area for a driveway connecting Parcel 1/Building A to Alessandro Boulevard. As part of mitigation for the Project, 1.44 acres will be added, for a net gain of 0.63 acre of new Restricted Property that will also have a Conservation Easement recorded over it. The proposed 12.23-acre Restricted Property/Conservation Area will be managed in perpetuity by a professional conservation organization funded by the applicant. The Project will protect and preserve open space and natural habitat.	Consistent
Policy OS-1.3	Work with Riverside County and adjacent cities, landowners and conservation organizations to preserve, protect and enhance open space and natural resources.	This is a municipal measure and not directly applicable to the Project. However, as outlined above, the Project includes a 12.23-acre Restricted Property/Conservation Area that supports a jurisdictional drainage and associated riparian habitat and will be managed in perpetuity by a professional conservation organization funded by the applicant.	Consistent

Policy OS-1.4	Support efforts of State and Federal agencies and private conservation organizations to acquire properties for open space and conservation uses. Support efforts of nonprofit preservation groups, such as the Riverside Land Conservancy, to acquire properties for open space and conservation purposes.	The Project will preserve open space and sensitive habitat onsite. As outlined above, the Project includes a 12.23-acre Restricted Property/Conservation Area that supports a jurisdictional drainage and associated riparian habitat and will be managed in perpetuity by a professional conservation organization funded by the applicant.	Consistent
Policy OS-1.5	Require the provision of open space linkages between development projects, consistent with the provisions of the Trails Master Plan, Open Space Plan and other environmental considerations including the MSHCP.	Current open space that is located onsite is linked to the Sycamore Canyon Wilderness Park via Drainage A, which will continue to be protected and preserved with the 12.23-acre Restricted Property/Conservation Area. All provisions between the preserved open space and the development are consistent with the provisions of Open Space Plans, MSHCP, etc.	Consistent
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.	The Project would implement sidewalks to facilitate and encourage pedestrian and access.	Consistent
Objective OS-2:	Minimize the extent of urban development in the hillsides, and mitigate any significant adverse consequences associated with urbanization.		
Policy OS-2.2	Limit the extent and intensity of uses and development in areas of	As discussed in Section 5.1.5, the Project's proposed structures will not substantially impact the scenic vistas of the Sycamore Canyon Wilderness Park or Box Springs Mountains and as the proposed Project does not	Consistent

	unstable terrain, steep terrain, scenic vistas, arroyos and other critical environmental areas.	represent a significant change in the viewshed from what currently exists in the area. As further discussed, Implementation of the Project will not damage scenic resources within a State highway or City-designated Scenic Boulevard although it will permanently impact a total of 0.25 acres of scenic resources in the City. However, the area impacted will only be 0.25 acres of the 3.45 acres of existing riparian vegetation.	
Policy OS-2.3	Control the grading of land, pursuant to the City's Grading Code, to minimize the potential for erosion, landsliding and other forms of land failure, as well as to limit the potential negative aesthetic impact of excessive modification of natural landforms.	As described in Section 3.2, 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). These retaining walls are not expected to degrade existing visual characters of public views since they will be angled facing away from the Sycamore Canyon Wilderness Park and they will include a color palette resembling colors similar to the surrounding landscape.	Consistent
Policy OS-2.4	Recognize the value of ridgelines, hillsides and arroyos as significant natural and visual resources and strengthen their role as features which define the character of the City and its individual neighborhoods.	Due to the Project's distance from the Box Springs Mountains as well as the elevations of these mountains, it will not block views of these mountains from Alessandro Boulevard or the existing uses (commercial and residential) south of Alessandro Boulevard. The Project will not result in a substantial adverse effect on views of these mountains within the area. As outlined above, the Project includes a 12.23-acre Restricted Property/Conservation Area that supports a jurisdictional drainage and associated riparian habitat and will be managed in perpetuity by a professional conservation organization funded by the applicant.	Consistent

Protect biotic communities and critical habitats for endangered species throughout the General Plan Area.			
Objective OS-5: Policy OS-5.1	Preserve significant habitat and environmentally sensitive areas, including hillsides, rock outcroppings, creeks, streams, viewsheds, and arroyos through application of the RC Zone standards and the Hillside/Arroyo standards of the City's Grading Code.	As described in Section 5.3.5 and Threshold A of 5.3.6, the Project proposes to mitigate permanent and temporary impacts to riparian habitat and other sensitive natural communities with creation and restoration on-site (see MM BIO-6 in Section 5.3.7). Further, as described in Section 5.4.4, Project design considerations have been made in efforts to minimize and/or avoid potential impacts to bedrock outcrops with milling features identified on site.	Consistent
Policy OS-5.2	Continue to participate in the MSHCP program and ensure all projects comply with applicable requirements.	As discussed in Section 5.3 – Biological Resources, the Project would comply with all applicable MSHCP requirements. Refer to Sections 5.3.6 – 5.3.7 of the Biological Resources Section for a complete discussion of how this project will comply with Habitat Conservation Plans and protect native plant communities, including sage scrub, riparian areas and vernal pools, consistent with the MSHCP.	Consistent
Policy OS-5.3	Continue to participate in the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan including Collection of mitigation fees.	As discussed in Section 5.3 – Biological Resources, the Project is not within an SKRHCP Core Reserve. For compliance with SKRHCP, MM BIO-8 will require the Project proponent to pay the SKR mitigation fee in effect at the time a grading permit is issued.	Consistent
Policy OS-5.4	Protect native plant communities in the General Plan Area, including sage scrub, riparian areas and vernal pools, consistent with the MSHCP.	As described in Section 5.3.5 and Threshold A of 5.3.6, the Project proposes to mitigate permanent and temporary impacts to riparian habitat and other sensitive natural communities with creation and restoration on-site (see MM BIO-6 in Section 5.3.7). Refer to Sections 5.3.6 – 5.3.7 of the Biological Resources Section for a complete discussion of how this project will comply with Habitat Conservation Plans and protect native plant communities, including sage scrub, riparian areas and vernal pools, consistent with the MSHCP.	Consistent
Objective OS-6:	Preserve and maintain wildlife movement corridors.		

Policy OS-6.1	Protect and enhance known wildlife migratory corridors and create new corridors as feasible.	The roadway/access to Parcel 1/ Building A shall include culverts to provide a hydrological connection to the riparian habitat on the east side of the roadway and a corridor for small wildlife species. Due to the Project's location adjacent to Alessandro Boulevard, a six lane, divided roadway, the Project site is not anticipated to serve as a wildlife corridor from areas to the southwest, south and southeast to the Sycamore Canyon Wilderness Park to the north. Wildlife that occurs within the site may use the existing drainages and associated riparian vegetation through the site north to the Sycamore Canyon Wilderness Park, or east to the adjacent undeveloped private property.	Consistent
Policy OS-6.2	Support regional and local efforts to acquire develop and maintain open space linkages.	The Project was not found to be in an MSHCP Critical Cell or core linkages however, the Restricted Property would continue to be in place and is being actively restored and added to by the Project. Improvements to the natural areas and additional acres being added to the restricted property would support regional and local efforts to maintain open space. Additionally, the culverts under the roadway to access Building A would provide a connection to the rest of the Sycamore Canyon Wilderness Park and open space land adjacent to the project. Small mammals, reptiles and birds would be able to utilize them for movement.	Consistent
Policy OS-6.3	Preserve the integrity of Riverside's arroyos and riparian habitat areas through the preservation of native plants.	Permanent impacts will be mitigated with the implementation of the Mitigation Planting Plan which includes the reestablishment of native riparian vegetation.	Consistent
Objective OS-8:	Encourage the efficient use of energy resources by residential and commercial users		
Policy OS-8.1	Support the development and use of non-polluting, renewable energy sources.	As described in Section 5.5.3, the Project's design considerations would include designing the proposed 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.	Consistent
Policy OS-8.2	Require incorporation of energy conservation features	As described in Section 5.5.3, the Project's design considerations would include designing electrical systems to comply with the provisions of the	Consistent

	in the design of all new construction and substantial rehabilitation projects pursuant to Title 24 and encourage the installation of conservation devices in existing developments.	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.	
Policy OS-8.3	Encourage private energy conservation programs that minimize high energy demand and that use alternative energy sources.	This is a municipal measure and not directly applicable to the Project. Nonetheless, as described in Section 5.5.3, the Project's design considerations would include designing 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.	Consistent
Policy OS-8.4	Incorporate solar considerations into development regulations that allow existing and proposed buildings to use solar facilities.	As described in Section 5.5.3, the Project's design considerations would include designing the proposed 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.	Consistent
Policy OS-8.5	Develop landscaping guidelines that support the use of vegetation for shading and wind reduction and otherwise help reduce energy consumption in new development for compatibility with renewable energy sources (i.e., solar pools).	As described in Section 5.5.3, the Project's design considerations would include that surface parking lots will be landscaped in accordance with City standards to reduce heat island effect and the Project would 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.	Consistent
Policy OS-8.6	Require all new development to incorporate energy efficient lighting, heating and cooling systems	As part of the Project's project design considerations (see Section 5.5.3), the Project would design electrical 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	Consistent

	pursuant to the Uniform Building Code and Title 24.	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 standard.	
Policy OS-8.9	Encourage construction and subdivision design that allows the use of solar energy systems.	As described in Section 5.5.3, the Project's design considerations would include designing the proposed 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.	Consistent
Policy OS-8.10	Support the use of public transportation, bicycling and other alternative transportation modes in order to reduce the consumption of non-renewable energy supplies.	As described in Section 5.5.3, the Project would 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.	Consistent
Policy OS-8.11	Support public education programs for City residents and businesses to provide information on energy conservation and on alternative to nonrenewable energy resources.	This is a municipal measure and not directly applicable to the Project. Nonetheless, as described in Section 5.5.3, the Project's design considerations would include designing the proposed 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.	Consistent
Policy OS-8.12	Require bicycle parking in new non-residential development.	As described in Section 5.5.3, the Project would 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.	Consistent
Air Quality Element			
Objective AQ-1:	Adopt land use policies that site polluting facilities away from sensitive receptors and vice versa; improve job-housing balance; reduce vehicle miles traveled and length of work trips; and improve the flow of traffic.		

Policy AQ-1.3	Separate, buffer and protect sensitive receptors from significant sources of pollution to the greatest extent possible.	The proposed warehouse/distribution center use at the Project site is consistent with the site's Industrial land use designation in the <i>SCBPSP</i> . The nearest sensitive receptors to the Project site include single and multi-family residences approximately 300 feet south and southeast of the Project site across Alessandro Boulevard.	Consistent
Policy AQ-1.8	Promote "Job/Housing Opportunity Zones" and incentives to support housing in job-rich areas and jobs in housing-rich areas, where the jobs are located at non-polluting or extremely low polluting entities.	This is a municipal measure and not directly applicable to the Project. Nonetheless, the Project site's surrounding land uses included single and multi-family residences south and southeast of the Project site, across Alessandro Boulevard. While tenants for these proposed warehouses have not been identified to date, the operation of the Project would result in additional employment opportunities in the area. As described in Section 5.2.5, the Project would not exceed any air quality significance thresholds and construction and operational activity would not result in an exceedance of the SCAQMD's diesel particulate matter (DPM) cancer risk exposure threshold of 10 in one million, or non-cancer risk threshold of 1.0.	Consistent
Policy AQ-1.9	Adhere to the adopted Master Plan for open spaces, trails and bikeways.	The Project would include the development of a trailhead parking lot for the Sycamore Canyon Wilderness Park and will be designated as open space. 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 would include improvements such as bike racks, trail fencing, gates and signage.	Consistent
Policy AQ-1.15	Establish land use patterns that reduce the number and length of motor vehicle trips and promote alternative modes of travel.	As described in Section 3.2.3, the Project's sustainability features would include implementing sidewalks to facilitate and encourage pedestrian access, which would reduce vehicle miles traveled (VMT) and associated energy consumption.	Consistent
Policy AQ-1.16	Design safe and efficient vehicular access to commercial and uses from	In addition to access to Building B from Barton Street, the Project would include installation of improvements to Alessandro Boulevard along the Project's frontage, including curb and gutter, curb adjacent sidewalk, street	Consistent

	arterial streets to ensure efficient vehicular ingress and egress.	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.	
Policy AQ-1.17	Avoid locating multiple-family developments close to commercial areas that emit harmful air contaminants.	The proposed warehouse/distribution center use at the Project site is consistent with the site's Industrial land use designation in the <i>SCBPSP</i> . The nearest sensitive receptors to the Project site include single and multi-family residences approximately 300 feet south and southeast of the Project site across Alessandro Boulevard. As discussed in Section 5.2.5, neither Project-related emissions from construction or operation activity would exceed the localized significance thresholds for air quality impacts to sensitive receptors for NOx, CO, PM ₁₀ , or PM _{2.5} . The Project will not expose workers or residents in the immediate Project vicinity to cancer or non-cancer risks in excess of SCAQMD thresholds.	Consistent
Policy AQ-1.20	Create the maximum possible opportunities for bicycles as an alternative work transportation mode.	As described in Section 3.2.3, the Project's sustainability features would include promoting 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.	Consistent
Policy AQ-1.21	Cooperate and participate in regional air quality management plans, programs and enforcement measures.	The Project site is within the South Coast Air Basin, which is covered by the SCAQMD Air Quality Management Plan (AQMP). As discussed in Section 5.2.5, The Project would be consistent with the land use and zoning designations and would therefore be consistent with the growth assumptions of the 2016 AQMP. Additionally, the Project would not result in an air quality violation and would not conflict with or obstruct the implementation of the AQMP.	Consistent
Policy AQ-1.22	Implement the required components of the Congestion Management Plan (CMP) and continue to work with Riverside County	The Project's design considerations (see Section 5.2.3) include considerations that would be consistent with applicable CMP policies as they relate to reducing vehicle traffic and encouraging alternative modes of transportation, thereby reducing air quality impacts. These design considerations include implementing sidewalks to facilitate and encourage	Consistent

	Transportation Commission on annual updates to the CMP.	pedestrian and access, which would reduce VMT and associated energy consumption, providing a total of 39 EV parking stalls to encourage the use of low or zero-emission vehicles, providing a total of 13 clean air/van pool parking stalls to support and encourage ridesharing, and promoting 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.	
Objective AQ-2:	Reduce air pollution by reducing emissions from mobile sources.		
Policy AQ-2.4	Monitor and strive to achieve performance goals and/or VMT reduction which are consistent with SCAG's goals.	As described in Section 3.2.3, the Project's sustainability features would include support and encouragement of ridesharing and transit for the construction crew by the building manager, provision of a total of 13 clean air/van pool parking stalls to support and encourage ridesharing, 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, and implementation of sidewalks to facilitate and encourage pedestrian access, all of which would work toward reducing VMT and associated energy consumption.	Consistent
Policy AQ-2.6	Develop trip reduction plans that promote alternative work schedules, ridesharing, telecommuting and work-at-home programs, employee education and preferential parking.	As described in Section 3.2.3, the Project's sustainability features would include support and encouragement of ridesharing and transit for the construction crew by the building manager, provision of a total of 13 clean air/van pool parking stalls to support and encourage ridesharing, promotion of 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.	Consistent
Policy AQ-2.8	Work with Riverside Transit Authority (RTA) to establish mass transit mechanisms for	This is a municipal measure and is not directly applicable to the Project. Nonetheless, regarding reductions in vehicle trips, as described in Section 5.2.3, as part of the Project's design considerations, the building operator	Consistent

	the reduction of work-related and non-work-related vehicle trips.	would support and encourage ridesharing and transit for the construction crew and the Project would provide a total of 13 clean air/van pool parking stalls to support and encourage ridesharing. The Project would additionally 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 Project is required to provide sidewalk with the capability for RTA to install an Americans with Disabilities Act (ADA) compliant RTA bus stop bench and pole marker in the future along Alessandro Boulevard, near the Alessandro Boulevard/ Vista Grande Drive intersection.	
Policy AQ-2.11	Develop ways to incorporate the "Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities" into the Development Review process and Citywide air quality education programs.	On November 10, 2020, the Riverside City Council adopted updates to the Good Neighbor Guidelines, in addition to associated amendments to Title 19 – Zoning Code of the Riverside Municipal Code (RMC), the Hunter Business Park Specific Plan, and the Sycamore Canyon Business Park Specific Plan related to siting industrial uses in the City when located adjacent to sensitive receptors, including residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public spaces. City Council action also allowed any project achieving substantial completion within 90 days of the effective date of the implementing ordinance to continue to be subject to the 2008 GNG. As this Project was deemed complete prior to adoption of the updated GNG, it does not need to comply with the updated GNG. While the Project is not required to adhere to the updated Good Neighbor Guidelines, the Project would be in compliance with the updates. Section 5.2.5 discusses the Project's consistency with applicable "Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities." The updated 2020 Good Neighbor Guidelines include new requirements for technical studies and new guidelines related to noise and neighborhood character. The Project is consistent as the technical studies were prepared including Air Quality Analysis and Health Risk Assessment (Appendix C). As outlined in Section 5.11 Noise, Mitigation Measure MM NOI-1 is required to	Consistent

		minimize construction noise and operational noise generated by the Project will comply with the noise standards in Title 7 of the RMC. As outlined in Section 5.1 Aesthetics, extensive design considerations are included in the Project, as well as Mitigation Measure MM AES-2, to minimize visual impacts from the Project on nearby sensitive receptors. Although the Project is not required to comply with the updated Title 19 development standards or the updated GNGs, the project is consistent with all new requirements related to warehouse uses.	
Policy AQ-2.24	Support full compliance with the SCAQMD's Clean Fleet Rules.	As discussed in Section 5.2.5, 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. This regulation is in line with the overall goals of the SCAQMD Clean Fleet Rules of reducing both toxic and smog-forming air pollutants.	Consistent
Objective AQ-3:	Prevent and reduce pollution from stationary sources, including point sources (such as power plants and refinery boilers) and area sources, including (including small emission sources such as residential water heaters and architectural coatings).		
Policy AQ-3.6	Support "green" building codes that require air conditioning/filtration installation, upgrades or improvements for all buildings, but particularly for those associated with sensitive receptors.	As described in Section 3.2.3, the design of 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. The Project would additionally incorporate the use of Energy Star products such as appliances, building products, heating and cooling equipment, and other energy-efficient equipment.	Consistent

Policy AQ-3.7	Require use of pollution control measures for stationery and area sources through the use of best available control activities, fuel/material substitution, cleaner fuel alternatives, product reformulation, change in work practices and of control measures identified in the latest AQMP.	The Project would implement control measures to reduce potential impacts to air quality, including but not limited to limiting idling times of construction vehicles to no more than 5 minutes in accordance with CCR, Title 13, Motor Vehicles, section 2449(d)(3) Idling.	Consistent
Objective AQ-4:	Reduce particulate matter, as defined by the Environmental Protection Agency (EPA), as either airborne photochemical precipitates or windborne dust.		
Policy AQ-4.1	Identify and monitor sources, enforce existing regulations and promote stronger controls to reduce particulate matter (e.g., require clean fuels for street sweepers and trash trucks, exceed the AQMD requirements for fleet rules).	As discussed in Section 5.2.3, 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.	Consistent
Policy AQ-4.2	Reduce particulate matter from agriculture (e.g., require use of clean non-diesel equipment and particulate traps), construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way and off-road vehicles to the extent possible, as	As discussed in Section 5.2.3, 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 to reduce NO _x and diesel particulate matter. Construction operations are subject to the requirements established by the SCAQMD including Rule 403, Fugitive Dust. Rule 403 requires the use of best available control measures for fugitive dust. Standard dust and emission control during grading operations would be implemented to reduce potential nuisance impacts and to ensure compliance with SCAQMD Rule 403, which is estimated to result in a 61 percent reduction in fugitive dust.	Consistent

	provided in SCAQMD Rule 403.		
Policy AQ-4.3	Support the reduction of all particulates potential sources.	Sources contributing to particulate matter pollution include road dust, windblown dust, agriculture, construction, fireplaces and wood burning stoves, and vehicle dust. The greatest sources of particulate matter associated with the proposed Project include road and windblown dust during construction. Construction operations are subject to the requirements established by the SCAQMD including Rule 403, Fugitive Dust. Rule 403 requires the use of best available control measures for fugitive dust. Standard dust and emission control during grading operations would be implemented to reduce potential nuisance impacts and to ensure compliance with SCAQMD Rule 403, which is estimated to result in a 61 percent reduction in fugitive dust.	Consistent
Policy AQ-4.4	Support programs that reduce emissions from building materials and methods that generate excessive pollutants through incentives and/or regulations.	As described in Section 5.2.3, as part of the Project's design considerations, the Project would use "green" building materials where feasible, such as those materials that are resource-efficient and recycled and manufactured in an environmentally conscious way and would use locally produced and/or manufactured building materials for at least 10% of the construction materials used for the Project.	Consistent
Policy AQ-4.5	Require the suspension of all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.	The proposed Project will comply with SCAQMD Rule 403, which requires grading and excavation activities to cease when winds exceed 25 mph	Consistent
Policy AQ-4.6	Cooperate with local, regional, State and Federal jurisdictions to better control particulate matter.	The greatest sources of particulate matter associated with the proposed Project include road and windblown dust during construction. Construction operations are subject to the requirements established by the SCAQMD including Rule 403, Fugitive Dust. Rule 403 requires the use of best available control measures for fugitive dust. Standard dust and emission control during grading operations would be implemented to reduce potential nuisance impacts and to ensure compliance with SCAQMD Rule 403, which is estimated to result in a 61 percent reduction in fugitive dust.	Consistent

Objective AQ-5:	Increase energy efficiency and conservation in an effort to reduce air pollution.		
Policy AQ-5.1	Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.	As described in Section 3.2.3, the Project's sustainability features would include sorting, recycling, and diverting from landfills Project-related construction and demolition waste in accordance with mandatory regulatory requirements, providing interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas, and the property operator will provide readily available information provided by the City for employee education about reducing waste and available recycling services.	Consistent
Policy AQ-5.3	Continue and expand use of renewable energy resources such as wind, solar, water, landfill gas, and geothermal sources.	The Project will be built with "solar ready" roofs that will structurally accommodate later installation of rooftop solar panels.	Consistent
Policy AQ-5.6	Support the use of automated equipment for conditioned facilities to control heating and air conditioning.	The Project would incorporate use of Energy Star products such as appliances, building products, heating and cooling equipment, and other energy-efficient equipment.	Consistent
Policy AQ-5.7	Require residential building construction to meet or exceed energy use guidelines in Title 24 of the California Administrative Code.	This measure is not directly applicable to the Project as the Project does not include residential buildings. Nonetheless, as described in Section 5.2.3, the Project would design electrical systems to comply with the provisions of the Title 24 standards for non-residential buildings.	Consistent
Objective AQ-8:	Make sustainability and global warming education a priority for the City's effort to protect public health and achieve State and Federal clean air standards.		
Policy AQ-8.17	Develop measures that a minimum of 40 percent of the waste from all construction sites throughout Riverside be recycled by the end of 2008.	This is a municipal measure and is not directly applicable to the Project. Nonetheless, as described in Section 5.2.3, the Project would sort, recycle, and divert from landfills Project-related construction and demolition waste in accordance with mandatory regulatory requirements.	Consistent
Public Facilities and Infrastructure Element			

Provide superior water service to customers.			
Objective PF-1: Policy PF-1.1	Coordinate the demands of new development with the capacity of the water system.	For industrial development, a Water Supply Assessment (WSA) would be required if the “project” consists of a development larger than 650,000 square feet or 40 acres. The proposed Project entails the construction and operation of a total of 603,100 square feet of warehouse space on approximately 34.49 acres. Therefore, the Project does not meet the threshold for requiring a WSA. Per the Sycamore Canyon Business Park Specific Plan, Western has stated that there is adequate water volume available to serve any potential industrial development within the Specific Plan Area. Additionally, per Metropolitan’s 2015 UWMP report, Western will have sufficient water supply available to serve the Project including any reasonably foreseeable future development during normal, dry and multiple dry years. Therefore, sufficient water supplies exist to serve the Project.	Consistent
Policy PF-1.2	Support the efforts of the Riverside Public Utilities Department, Eastern Municipal Water District and Western Municipal Water District to work together for coordination of water services.	The Project would be supplied by Western Municipal Water District. Under normal water year conditions, Western relies almost entirely on imported SWP and Colorado River water supplies (CRA) from Metropolitan. Water supplies from the SWP and CRA are increasingly constrained due to California’s previous drought situation and Metropolitan has developed a Water Supply Allocation Plan (WSAP) and Water Surplus and Demand Management Plan (WSDM) to provide guidance on managing regional water supply actions. When the WSAP is in effect Metropolitan member agencies, including Western, do not lose their ability to receive imported water but instead are limited in the amounts that they can purchase without being assessed a surcharge (WSA, p. 14). Nevertheless, Western updated its Drought Allocation Plan (DAP) in 2015 to prepare for the possibility of Metropolitan water allocations being cut.	Consistent
Policy PF-1.3	Continue to require that new development fund fair-share costs associated with the provision of water service.	The Project would be supplied by Western Municipal Water District and would pay any applicable fees/costs associated with the Project’s water service.	Consistent
Policy PF-1.4	Ensure the provision of water services consistent	This is a municipal measure and is not directly applicable to the Project. Nonetheless, as described in Section 5.14.5, the Project is consistent with	Consistent

	with the growth planned for the General Plan area, including the Sphere of Influence, working with other providers.	the GP 2025 and the Sycamore Canyon Business Park Specific Plan. Also, per the Sycamore Canyon Business Park Specific Plan, Western has stated that there is adequate water volume available to serve any potential industrial development within the Specific Plan Area.	
Policy PF-1.5	Implement water conservation programs aimed at reducing demands from new and existing development.	Given the constraints on imported water supplies, water conservation strategies are being implemented at the State, regional, and local levels. At the State level, CALGreen, California's building code imposes mandatory measures for water efficiency and conservation. To meet the State-mandated goal of a 20 percent reduction in per capita water usage by 2020, Western is expanding its water conservation project by developing a Water Use Efficiency Master Plan (WUEMP) (UWMP, p. 9-1). The WUEMP includes a number of programs to achieve its conservation goals, with a specific focus on improving the efficiency of outdoor irrigation because this sector provides the opportunity for the largest and most cost effective savings (UWMP, Appendix P). Additionally, both a Water Conservation and Supply Shortage Program (WCSSP) and a Drought Allocation Plan (DAP) have been prepared by Western in conjunction with its retail agencies (UWMP, p. 8-1). The DAP provides Westerns and its wholesale customers with a means of allocating limited imported water supplies from Metropolitan under shortage conditions (UWMP, p. 8-1). The WCSSP addresses the retail area and describes size stages of water supply shortages and provides a set of strategies to ensure that water is beneficially used at the customer level (UWMP, P. 8-2).	Consistent
Objective PF-3:	Maintain sufficient levels of wastewater service throughout the community.		
Policy PF-3.1	Coordinate the demands of new development with the capacity of the wastewater system.	The Projected Average Flow Increase for the Project was calculated per the wastewater flow factor listed under the 2019 Sewer Master Plan Volume 3 in Table 5.4 Wastewater Flow Factors. Per Table 5.4, industrial land use types have a wastewater flow factor of 670 gallons per day per acre (gpd/ac). Parcel 1 at 24.31 acres is anticipated to generate approximately 16,288 gallons per day (mgd) and Parcel 2 at 10.32 acres is anticipated to generate approximately 6,914 mgd. As outlined in Section 5.14.1, the RWQCP has recently been expanded to have a capacity of 46 mgd, and the Project would not require RPU to expand wastewater treatment facilities.	Consistent

Policy PF-3.2	Continue to require that new development fund fair-share costs associated with the provision of wastewater service.	The Project would be supplied by the City's wastewater (sewer) collection system and would pay any applicable fees/costs associated with the Project's wastewater service.	Consistent
Objective PF-4:	Provide sufficient levels of storm drainage service to protect the community from flood hazards and minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.		
Policy PF-4.2	Continue to cooperate in regional programs to implement the National Pollutant Discharge Elimination System program.	As described in Section 3.2.2, 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.	Consistent
Objective PF-6:	Provide affordable, reliable, and, to the extent practical, environmentally sensitive energy resources to residents and businesses.		
Policy PF-6.1	Continue to support the development of green power and expand the use of green power in the City's energy portfolio.	As described in Section 5.5.3, the Project's design considerations would include designing the proposed 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.	Consistent
Policy PF-6.3	Promote and encourage energy conservation.	As described in Section 5.5.3, the Project's design considerations would include designing electrical 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. Additionally, the Project would 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 and incorporate use of Energy Star products such as appliances, building products, heating and cooling equipment, appliances, and other energy-efficient equipment.	Consistent
Policy PF-6.4	Encourage energy-efficient development through its site	As described in Section 5.5.3, the design building will have "solar ready" roofs that will structurally accommodate later installation of rooftop solar	Consistent

	plan and building design standards guidelines.	panels. Additionally, the Project will utilize Energy Star products such as appliances, building products, heating and cooling equipment, appliances, and other energy-efficient equipment.	
Policy PF-6.5	Promote green building design.	The California Green Building Standard Code (CalGreen) requires projects involving construction and demolition to recycle, reuse, compost, and/or salvage a minimum of 50 percent by weight of material or waste generated on site. Additionally, as described in Section 5.5.3, the Project's design considerations would include designing the proposed 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.	Consistent
Historic Preservation Element			
Objective HP-1:	To use historic preservation principles as an equal component in the planning and development process.		
Policy HP-1.1:	The City shall promote the preservation of cultural resources to ensure that citizens of Riverside have the opportunity to understand and appreciate the City's unique heritage.	The Project site is vacant and does not contain any historic buildings, structures, or districts. Further analysis is provided in Section 5.4 for Cultural Resources and Section 5.13 for Tribal Cultural Resources. As discussed in Section 5.13 Tribal Cultural Resources, Public Resources Code (PRC) Section 21074 provides a definition of tribal cultural resources, defining them as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe." Pursuant to AB 52 and at the Tribes' requests, the City entered consultations with the Pechanga Tribe of Luiseño Indians and the Soboba Band of Luiseño Indians. A Traditional Cultural Property (TCP) Study was prepared at the Pechanga Tribe's request while a Tribal Cultural Landscape (TCL) Study was conducted at the request of the Soboba Tribe. The studies determined that the project site is within the general boundary of the respective Traditional Cultural Property/Tribal Cultural Resource (TCP/TCR) and TCL and the bedrock milling features on the site are considered contributing features. Due to design considerations of the Project, a total of eight out of fourteen bedrock outcrops, 22 of 36 milling slicks, and four of seven complete milling sites, a majority of the individual	Consistent

		bedrock milling site resources, will be avoided and preserved. Additionally, Parcels A and B within the Project encompass 12.23 acres and include onsite preserved bedrock milling sites as well as a drainage course and associated habitat that will be preserved under a conservation easement and managed in perpetuity. Therefore, this 12.23 conservation area would retain and preserve undeveloped natural land within the TCP/TCR and TCL. The Project's impacts to the identified TCP/TCR and TCL are considered less than significant.	
Policy HP-1.3:	The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and federal cultural resources protection and management laws in its planning and project review process.	Further analysis is provided in Section 5.4 for Cultural Resources, Section 5.6 Geology and Soils (for paleontological resources), and Section 5.13 for Tribal Cultural Resources. As outlined above, Project design considerations have been made in efforts to minimize and/or avoid potential impacts to the bedrock outcrops with milling features within Parcel 2 identified on site. As described in the response to HP-1.1 above, tribal cultural resources may consist of "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" (PRC Section 21074). The project site is within the general boundary of the respective TCP/TCR and TCL and the bedrock milling features on the site are considered contributing features. Due to design considerations of the Project as summarized in the previous paragraph, a total of eight out of fourteen bedrock outcrops, 22 of 36 milling slicks, and four of seven complete milling sites, a majority of the individual bedrock milling site resources, will be avoided and preserved. Additionally, Parcels A and B within the Project encompass 12.23 acres and include onsite preserved bedrock milling sites as well as a drainage course and associated habitat that will be preserved under a conservation easement and managed in perpetuity. Therefore, this 12.23 conservation area would retain and preserve undeveloped natural land within the TCP/TCR and TCL. No paleontological resources were found in or nearby the Project area during the field survey, the assessment concurs with the County's Low	Consistent

		paleontological sensitivity ranking. Project related ground disturbance is not likely to impact significant paleontological resources in the Project area. Mitigation is not recommended unless a fossil is encountered during grading and other construction activities. If an unanticipated on-site fossil is discovered during construction, implementation of mitigation measure MM GEO-1 is required. This is a municipal measure and is not directly applicable to the Project.	Consistent
Policy HP-1.7:	The City shall ensure consistency between this Historic Preservation Element and all other General Plan elements, including subsequent updates of the General Plan.		
Objective HP-2:	To continue an active program to identify, interpret and designate the City's cultural resources.		
Policy HP-2.1:	The City shall actively pursue a comprehensive program to document and preserve historic buildings, structures, districts, sites (including archaeological sites), objects, landscapes, and natural resources.	This is a municipal measure and is not directly applicable to the Project.	Consistent
Policy HP-2.3:	The City shall provide information to citizens, and the building community about what to do upon the discovery of archaeological resources and burial sites, as well as, the treatment, preservation, and repatriation of such resources.	This is a municipal measure and is not directly applicable to the Project.	Consistent
Objective HP-3:	To promote the City's cultural resources as a means to enhance the City's identity as an important center of Southern California history.		

Objective HP-4:	To fully integrate the consideration of cultural resources as a major aspect of the City's planning, permitting and development activities.	
Policy HP-4.3:	The City shall work with the appropriate tribe to identify and address, in a culturally appropriate manner, cultural resources and tribal sacred sites through the development review process.	The Project requires discretionary review by the City of Riverside; therefore, notification of Native American tribes in the vicinity of the Project site was required for this Project under Assembly Bill (AB) 52. Pursuant to AB 52 consultation, the City sent letters to the nine (9) tribes who identified their affiliation with the area requesting for information on the Project site and government-to-government consultation on October 18, 2019. Five Tribes requested actual government-to-government consultation: the Morongo Band of Mission Indians, the Rincon Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians, and the Soboba Band of Luiseño Indians. The project site is within the general boundary of the respective TCP/TCR and TCL and the bedrock milling features on the site are considered contributing features. Due to design considerations of the Project as summarized in the previous paragraph, a total of eight out of fourteen bedrock outcrops, 22 of 36 milling slicks, and four of seven complete milling sites, a majority of the individual bedrock milling site resources, will be avoided and preserved. Additionally, Parcels A and B within the Project encompass 12.23 acres and include onsite preserved bedrock milling sites as well as a drainage course and associated habitat that will be preserved under a conservation easement and managed in perpetuity. Therefore, this 12.23 conservation area would retain and preserve undeveloped natural land within the TCP/TCR and TCL. Further, Mitigation Measures MM CUL-1 through MM CUL-9 are included to reduce potential impacts to tribal resources, including to potentially undiscovered/unknown tribal cultural resources that may be unearthed/discovered during construction activities.
Objective HP-5:	To ensure compatibility between new development and existing cultural resources.	
Policy HP-5-1:	The City shall use its design and plot plan review	Consistent

	processes to encourage new construction to be compatible in scale and character with cultural resources and historic districts.	(confidential), as requested by the Soboba Band of Luiseño Indians, and a Traditional Cultural Property (TCP) Study, prepared by AE (confidential), as requested by the Pechanga Band of Luiseño Indians. The reports indicated that both the TCL and TCP/TCR identified in the respective studies are potentially eligible for listing in the California (CRHR) and National Register (NRHR). The studies determined that the project site is within the general boundary of the respective TCP/TCR and TCL and the bedrock milling features on the site are considered contributing features. Due to the design of the Project as summarized in the previous paragraph, a total of eight out of fourteen bedrock outcrops, 22 of 36 milling slicks, and four of seven complete milling sites, a majority of the individual resources, will be avoided and preserved. Additionally, Parcels A and B within the Project encompass 12.23 acres and include onsite preserved bedrock milling sites as well as a drainage course and associated habitat that will be preserved under a conservation easement and managed in perpetuity. Therefore, this 12.23 conservation area would retain and preserve undeveloped natural land within the TCP/TCR and TCL. Project design considerations have been made in efforts to minimize and/or avoid potential impacts to the tribal cultural resources identified on site. With the design considerations as well as the Project's small size and location on the periphery of the TCP/TCR and TCL, the Project's impacts to the identified TCR/TCP and TCL are considered less than significant. Further, Mitigation Measures MM CUL-1 through MM CUL-9 are included to reduce potential impacts to tribal resources, including to potentially undiscovered/unknown tribal cultural resources that may be unearthed/discovered during construction activities.
Objective HP-6:	To actively pursue funding for a first-class historic preservation program, including money needed for educational materials, studies, surveys, staffing, and incentives for preservation by private property owners.	
Objective HP-7:	To encourage both public and private stewardship of the City's cultural resources.	
Policy HP-7.4:	The City shall promote the preservation of cultural	This is a municipal measure and is not directly applicable to the Project.
		Consistent

	resources controlled by other governmental agencies, including those related to federal, state, county, school district, and other agencies.		
Parks and Recreation Element			
Objective PR-2:	Increase access to existing and future parks and expand pedestrian linkages between park and recreational facilities throughout Riverside.	facilities throughout	
Policy PR-2.2	Implement the revisions to the City's trails system as identified in the 2003 Park, Recreation and Community Services Master Plan.	Parcel C is proposed to be developed with a trailhead parking lot for the Sycamore Canyon Wilderness Park. It consists of 51,284 square feet (1.18 acres) and 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.	Consistent
Policy PR-2.3	Improve and create more connections and increase the safety of the bicycling, equestrian and pedestrian trail system within the City.	Parcel C would be dedicated to the City and operated and managed by the City's Parks, Recreation, & Community Services Department. The parking lot and trail head will be designed, constructed, and maintained to the standards and specifications of the City's Park, Recreation, and Community Services Department, the SCBPSP, and the Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan. Therefore, Parcel C would improve and create a better connection to Sycamore Canyon Wilderness Park and connect to an existing Class II Bike Lane along Alessandro Boulevard, identified in the City of Riverside Bicycle Master Plan.	Consistent

Table 2: Project Consistency with Sycamore Canyon Business Park Specific Plan (SCBPSP) Policies

Applicable Sycamore Canyon Business Park Specific Plan Policies and Objectives		Relationship of the Project to the Policy
Development Plan Goal: A comprehensive plan and policies to encourage and facilitate high quality industrial development in the subject area.		
Objectives	Establishment of site design standards to assure quality development	The Project site is designated as Industrial in the SCBPSP, which allows warehouse uses. 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 23240 adopted November 7, 2012. The Project site is located within an Industrial area within the SCBPSP (Exhibit 5: Land Use Map). Permitted uses in the “Industrial” subarea include warehousing. Therefore, the proposed Project is a permitted use within the SCBPSP subarea designation. The SCBPSP lot standards is minimum lot size of 5 acres, with additional requirements for minimum one acre lots. Minimum lot widths shall be 300 feet for five acre and larger lots, and 140 feet for one acre lots. Parcel 1 of the Project is 24.31 acres and Parcel 2 is 10.32 acres. As outlined in Section 3.0 Project Description, Tables 3.0-2, the Project will meet or exceed all of the minimum lot area and width requirements. The SCBPSP setback standards for all arterial streets within the Industrial designated areas are: • Front Yards – 50-foot landscaped building setback • Side Yard – 20-foot building setback with no landscape requirement • Rear Yard – 20-foot building setback with no landscape requirement with exception of all lots adjacent to Sycamore Canyon Park which shall have a 20-foot landscaped building setback • Interior Side Street – 20-foot landscaped building setback.

	As outlined in Section 3.0 Project Description, Tables 3.0-3 (Building A) and 3.0-4 (Building B), the Project will meet or exceed all of the minimum required setbacks. The SCBPSP parking standards include: • All required parking shall be provided on-site • One parking space per 1,000 SF of warehousing • One parking space per 250 SF of office As outlined in Section 3.0, Project Description Tables 3.0-3 (Building A) and 3.0-4 (Building B), the Project will not meet the parking standards for Building A but will exceed the parking standards for Building B. A Variance is requested for Building A to allow 388 parking spaces, where 430 parking spaces are required by the City's Municipal Code. The Code does not require on-site truck trailer parking, but the Project will provide 110 trailer parking stalls. All parking will be provided on site. The SCBPSP outdoor storage and loading area requirements are: • All uses, except storage and unloading shall be conducted entirely within an enclosed building. • No stored material may exceed the height of required walls. • All loading facilities and maneuvering areas must be on site with the use served. • Aisle width to loading docks shall be a minimum of fifty feet exclusive of truck parking area. • All loading areas shall be screened from public view by landscaping or walls. • Loading facilities shall be prohibited in required front or side setback areas. All operations except storage and unloading are anticipated to occur within the buildings at the Project site and no stored material is expected to exceed the height of the perimeter concrete tilt up screening walls, which are 8 feet in height. As outlined in Section 3.0, Project Description and as shown on the site plan, the loading docks, which will serve as the loading and maneuvering	
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	areas for trucks are located on-site. The aisle width to loading docks is a minimum of 50 feet exclusive of truck parking areas. All loading areas are screened from public views along road rights-of-way by an 8-foot concrete tilt up screening wall and in some areas landscaping as well. Loading areas are not located within front or side setback areas. The SCBPSP Lighting and utilities requirements are: • Lighting shall be used to provide illumination for security and safety of parking, loading, and access areas. • All lighting shall be shielded to keep light spread within the site boundaries. • Light fixtures in parking areas shall not exceed twenty-five feet in height. Security light fixtures shall not project above the fascia or roofline of the building. • Street light fixtures shall not exceed thirty-five feet in height. • All ground-mounted utility facilities such as transformers, back-flow preventors shall be adequately screened from public view. • All electrical lines less than 12KV and telephone lines within the Plan area shall be installed underground. As outlined in Section 5.1 Aesthetics, a photometric study with manufacturer's cut sheets of all exterior lighting on buildings, in landscaped areas, and in parking lots was prepared and submitted to Planning Division staff for review, consistent with City standard lighting conditions. The standard lighting conditions proposed that light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty feet (20) in height, including the height of any concrete or other base material. The photometric plan shows that no light spill from parking lot and building lights will occur outside of the Building pad footprints. The photometric plan shows that Parcel 1 and Parcel 2 would not have light spillage to other parcels (Parcel A, B, C, respectively) and the properties surrounding the Project site would be 0 foot candle. The Project does not include above ground electrical or telephone lines.	
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	SCBPSP sign standards, display medians, and rail service standards – plans for signs or median displays shall be submitted to the Planning Division staff for review and approval to ensure consistency with SCBPSP standards. The Project does not include rail service. SCBPSP standards for screening of mechanical equipment and trash collection areas include: • To the maximum extent possible, all utility and operational equipment located on the exterior of the building shall be screened from public view through the use of walls or landscaping. • Storage and trash collection areas will be permitted in rear and interior side setback areas provided that trash containers are enclosed within a masonry wall with a metal gate. • Such container enclosures shall have a concrete base and have walls with a minimum height of six feet. All operational equipment located on the exterior of buildings and trash collection areas are screened from public view along road rights-of-way by an 8-foot concrete tilt up screening wall and in some areas landscaping as well. Trash container enclosures meet the SCBPSP design criteria. SCBPSP standards for walls/fence standards include: • Walls and fences will be required as a means of screening when landscaping materials alone would prove insufficient as determined by the Design Review Board. • Solid walls and fences required as a means of screening, loading and outdoor storage areas shall be at least six feet high with a maximum of twelve feet and will be constructed in accordance with the design criteria of this Plan. • Walls constructed within required front setback areas shall not exceed three feet in height. • Walls shall be constructed of masonry or concrete materials consistent with, and complimentary to, building architecture.
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	Recognition of Air Installation Compatibility Use Zone (AICUZ) impact and topographic features as development constraints	The Project site is within the March Air Reserve Base Land Use Compatibility Plan (MARB/IPA LUCP) with restrictions on heights of buildings, structures and vegetation to comply with low flying aircraft. The Project buildings adhere to the building height limit of 45 feet. The proposed Project site is located within Zone C1 of the LUCP, as discussed in Section 5.8, Hazards and Hazardous Materials. This Project was determined to be consistent with the MARB/IPA LUCP, with the condition that the Federal Aviation Administration (FAA) review any structures with top of roof exceeding 124 feet. Per the Project's Phase I Environmental Site Assessment the proposed warehouse buildings' maximum height is 45 feet which would be below FAA maximum height.
	Preservation of Sycamore Canyon as a unique natural resource with City-wide open space value	The Project has been designed to avoid impacts to the Sycamore Canyon Wilderness park and would not have any grading occur within the park. Parcel C is proposed to be developed with a trailhead parking lot for the Sycamore Canyon Wilderness Park. 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.
	Efficient and orderly development to minimize infrastructure costs	The Project has been designed to facilitate traffic in an efficient manner using the existing roadway network. The majority of passenger cars and truck traffic is expected to use Barton Street and Driveway 2 to Alessandro Boulevard which will provide on-/offramp access to I-215. Vehicular

		access to the Project will be provided via Driveway 1 on Barton Street and Driveway 2 on Alessandro Boulevard. Both driveways are assumed to allow full-access turning movements. Regional access to the project site is provided via the I-215 Freeway at Alessandro Boulevard interchange. As discussed in the IS (Appendix A), 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.
Circulation: Policies for the Specific Plan include access controls as a means of assuring adequate traffic flow and safety		
Policies	Access to an arterial shall be limited to one point for 300 feet of frontage, or one point per parcel with less than 300 feet of frontage	Building A will have access to Alessandro Boulevard, an arterial, via Driveway 2. Building B will have access to Barton Street, a local street, via Driveway 1.
	Combine access to arterials between adjacent properties shall be encouraged wherever possible to reduce the number of encroachments	Building A would have access to Alessandro Boulevard, an arterial, via Driveway 2. Due to the existing Restricted Property (RP) between Building A and Alessandro Boulevard, combining access to Alessandro Boulevard between adjacent properties is not feasible. Additionally, the property east of the Project is undeveloped, which would not make combining access to Alessandro Boulevard feasible. The property west of Building A is developed, but part of the existing RP is between the properties, which would create further impacts to the RP and would not be feasible.
	Access points shall be located a minimum of 100 feet from the back of curb returns at intersections of arterials whenever possible.	Parcel 1/Building A would have access to Alessandro Boulevard, an arterial, via its new proposed driveway aligned with Vista Grande Drive to the south (Driveway 2, as identified in the Traffic Operations Analysis report). This driveway would be more than 100 feet long, measured from the back of curb returns at the intersection of Alessandro Boulevard. Therefore, access into Parcel 1 and around Building A is setback greater than 100 feet from Alessandro Boulevard.
	Median island breaks and left turn access shall be subject to Public Works Department Approval	Alessandro Boulevard contains an existing median island break at Vista Grande Drive, where access road to Parcel 1/Building A (Driveway 2 as identified in Traffic Operations Analysis Report) is planned. Therefore, a new median island break is not required for the proposed Project. The design plans for the proposed traffic signal to be installed at Vista Grande Drive and Alessandro Boulevard, including left turn access, will require Public Works Department review and approval. Project approval ultimately lies with the Planning Commission and City Council.

Landscaping/Design Criteria: Implementation of the Sycamore Canyon Business Park Specific Plan will be strongly affected by the landscaping and design of the development sites.		
Objective	Create a strong unified landscape character in the plan area. This will be done by implementing the standard city landscaping requirements for industrial and commercial developments	The SCBPSP landscaping/design criteria basic objective is to create a strong unified landscape character in the plan area. This will be done by implementing the standard city landscaping requirement for industrial and commercial developments. Characteristics of City Standards include: • Use of water conserving turf, ground cover, and trees. • All slopes adjacent to and/or visible from Sycamore Canyon Park shall be treated with native plant materials. • Use of standard curb and gutter treatments. The selection of plant materials should be made with water conservation and low maintenance characteristics as major considerations. The aesthetic qualities of such plants should blend with the native plant material in the area; especially at edges of the project near the Sycamore Canyon open space. A plant list is included to suggest appropriate material selection. Where the rear or side yard of industrial development abuts the Sycamore Canyon Open Space area, special consideration shall be given to the design of required landscaping so as to provide a visual buffer. Methods to be employed shall include undulating berms and dense planting of native materials to include trees and shrubbery. On-site landscaping is proposed along the perimeters of Buildings A and B and along the proposed access road/driveway from Alessandro Boulevard to Building A (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 Water Efficient Landscape Ordinance. The landscape plan is designed to provide visual appeal and screen the views of loading dock areas in Buildings A and B from the adjacent residential areas and the Sycamore Canyon Wilderness Park consistent with the SCBPSP. Street improvements required along Barton Street and Alessandro Boulevard include standard curb and gutter treatments. Therefore, the Project is consistent with the landscape requirements of the SCBPSP.