

Section 1 – Executive Summary

1.1 Introduction

The purpose of this Draft Environmental Impact Report (DEIR) is to evaluate and disclose potential environmental impacts resulting from the implementation of the proposed construction and operation a logistics center consisting of two buildings located approximately 0.4 miles west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive and north and west of Lance Drive in the City of Riverside, California, along with its associated street and utility improvements (hereinafter referred to as the Sycamore Canyon Business Park Buildings 1 and 2 Project or the Project), as further described below and in Section 3 of this DEIR.

1.1.1 Lead and Responsible Agencies

This DEIR has been prepared by the City of Riverside (City) as “lead agency” in accordance with the Guidelines for the Implementation of the California Environmental Quality Act (State *CEQA Guidelines*), (Sections 15000–15387 of the California Code of Regulations), and the City’s *CEQA Guidelines*. The City’s address is:

City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522
Contact: Ms. Patricia Brenes, Principal Planner

Responsible agencies for the Project include:

- **Regional Water Quality Control Board:** For issuance of a Notice of Intent prior to construction operations related to National Pollutant Discharge Elimination System (NPDES) Construction Permit, issuance of a water quality certification pursuant to Section 401 of the Clean Water Act in connection with issuance of a Section 404 Clean Water Act permit.
- **California Department of Fish and Wildlife:** Issuance of agreements under Section 1601-1602 of the Fish and Game Code related to streambed alterations.
- **U.S. Army Corps of Engineers:** Issuance of Section 404 permits under the Clean Water Act.
- **Western Municipal Water District:** Approval and construction of water improvements.

1.1.2 Environmental Process

The EIR process typically consists of three parts—the Notice of Preparation (NOP), DEIR, and Final EIR. The City has determined that a full scope EIR is required for the Project; therefore, pursuant to State CEQA Guidelines Section 15060(d) the City proceeded directly to preparation of the NOP. The NOP was distributed to the State Clearinghouse, responsible agencies, and

other interested parties, on August 18, 2015. Pursuant to Section 15082 of the State CEQA Guidelines, recipients of the NOP were requested to provide responses within 30 days after their receipt of the NOP. Copies of the NOP and the NOP distribution list are located in Appendix A. Copies of comments regarding the NOP, received by the City, are also included in Appendix A.

An EIR is an informational document intended to inform decision makers and the general public of potentially significant environmental impacts of a project. An EIR also identifies possible ways to minimize these potentially significant impacts (referred to as mitigation) and describes alternatives to a project that may also reduce its significant impacts. Having the authority to take action on the proposed Project, the City Planning Commission and City Council will consider the information in this EIR in their evaluations of the proposal. The findings and conclusions presented in the EIR regarding environmental impacts do not control the City's discretion to approve, deny, or modify the Project, but instead are presented as information to aid the decision-making process.

As set forth in Section 15021 of the State CEQA Guidelines, as lead agency, the City has the duty to avoid or minimize environmental damage where feasible. Furthermore, Section 15021(d) of the State CEQA Guidelines states that, "CEQA recognizes that in determining whether and how a project should be approved, a public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social factors, and in particular the goal of providing a decent home and satisfying living environment for every Californian." Other public agencies (i.e., Responsible and Trustee Agencies) that may use this DEIR in their decision-making or permit processes, will consider the information in this DEIR along with other information that may be presented during the CEQA process. In accordance with CEQA, the public agencies will be required to make findings for each significant environmental impact of the proposed Project. If the agency determines that significant impacts cannot be reduced to less than significant, the Lead Agency must assess whether the benefits of the proposed Project outweigh unmitigated significant environmental effects, and the Agency will be required to adopt a statement of overriding considerations stating the reasons supporting their action notwithstanding the proposed Project's significant environmental effects.

1.2 Project Information

1.2.1 Project Applicant

The Project Applicants are:

Hillwood Invest Properties
901 Via Piedmonts, Suite 175
Ontario, CA 91764
Contact: Ned Sciortino

and

The Magnon Companies
815 Marlborough Avenue, Suite 200
Riverside, CA 92507
Contact: Dave Stapley

1.2.2 Project Location

The proposed Sycamore Canyon Business Park Buildings 1 and 2 Project (Project) is located in northwestern Riverside County in the City of Riverside (City). The overall Project vicinity is shown on **Figure 1-1 – Vicinity Map**. The Project site encompasses approximately 76 gross acres (71 net acres) and is located at the eastern portion of the City of Riverside (“City”) within the Sycamore Canyon Business Park in the Sycamore Canyon/Canyon Springs neighborhood. The Project includes off-site storm drain infrastructure improvements consisting of 1,200 linear feet (LF) of 60-inch diameter reinforced concrete pipe (RCP) and 286 LF of 54-inch diameter RCP, as shown on **Figure 1-2 – Location Map**. The Project site is located approximately 0.4-mile west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive, north and west of Lance Drive. The Assessor’s Parcel Numbers (APNs) for the Project site are provided in **Table 1-A**.

Table 1-A – Project Site APNs

263-020-003	263-300-003	263-300-030
263-020-004	263-300-004	263-300-033
263-020-005	263-300-005	263-300-034 (portion)
263-020-006	263-300-006	263-300-035
263-300-001	263-300-025	263-300-036
263-300-002	263-300-029	

1.2.3 Existing Site Description

The Project site is currently vacant and mostly undeveloped. Dense riparian vegetation follows an existing on-site southerly-draining streambed that runs through the central area of the Project site. The rest of the site generally consist of nonnative grassland, with evidence of man-made earthen trails leading to the adjacent Sycamore Canyon Wilderness Park. There is also small disturbed area in the southeastern portion of the Project site, which has been used for rock crushing, sand stockpiling, and construction equipment storage. A concrete V-ditch is also located in the southeastern area of the site that connects to a V-ditch located on the western side of the adjacent Big 5 Sporting Goods Store Distribution Center.

The Project site can be accessed from Sierra Ridge Drive, Lance Drive, and Dan Kipper Drive.

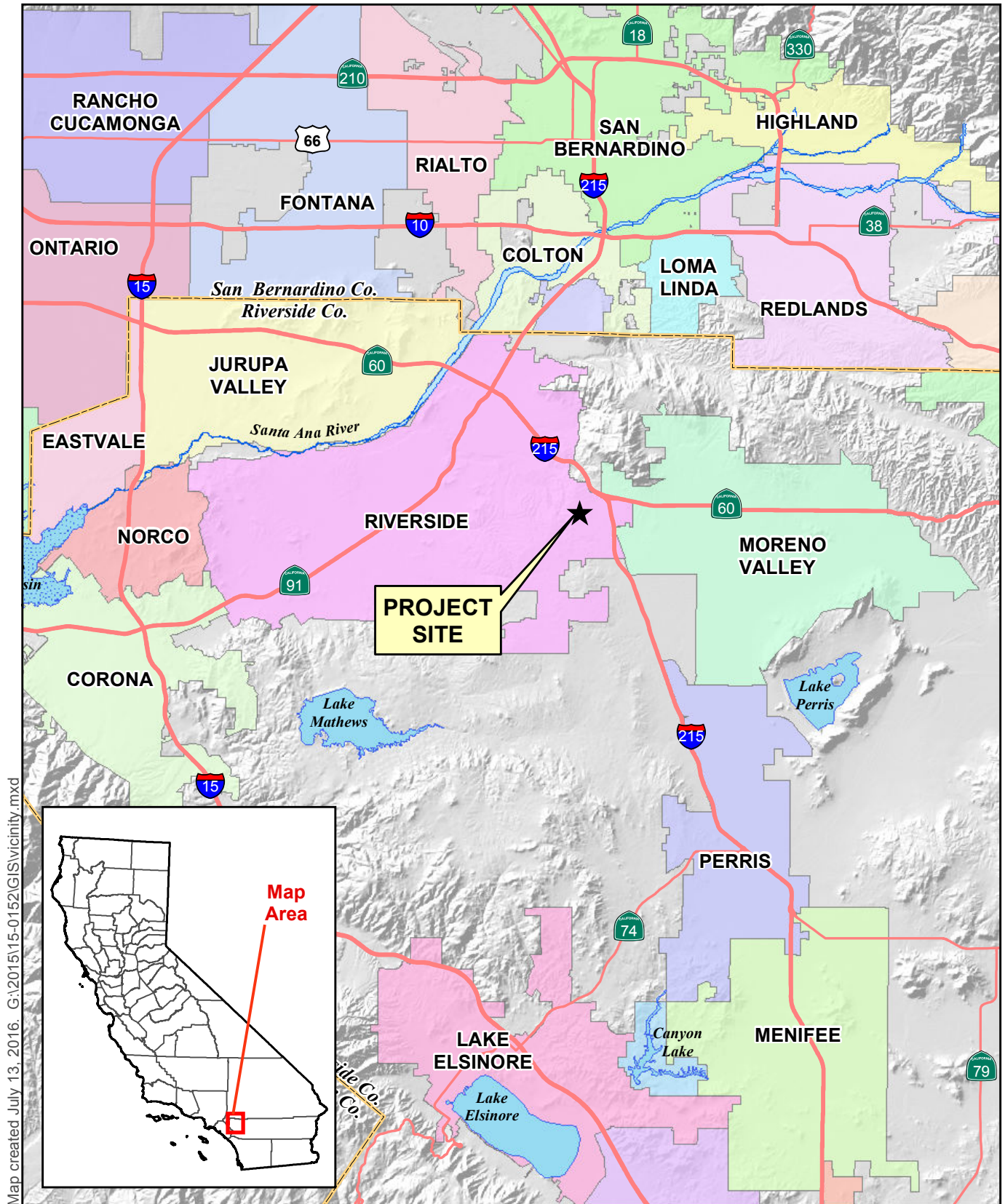
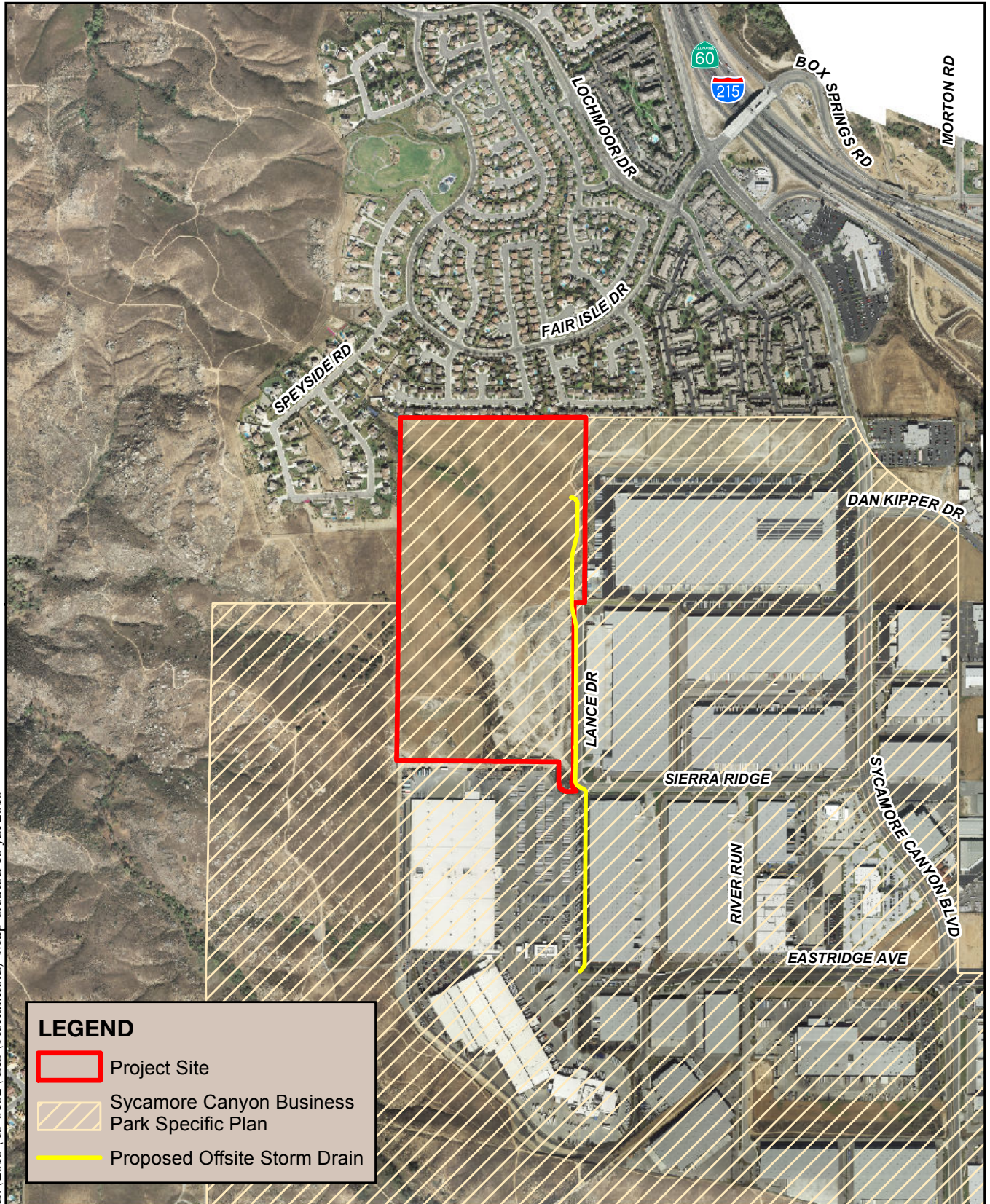





Figure 1-1 – Vicinity Map
 Sycamore Canyon Business Park Buildings 1 and 2

G:\2015\15-0152\GIS\Aerial.mxd; Map created 13 Jul 2016



LEGEND

-  Project Site
-  Sycamore Canyon Business Park Specific Plan
-  Proposed Offsite Storm Drain

Sources: Thienes Engineering, Aug. 2015;
Riverside County, 2016; City of Riverside, 2012.



0 500 1,000 1,500
Feet

Figure 1-2 - Location Map

Sycamore Canyon Business Park Buildings 1 and 2 DEIR

1.3 Project Description

The proposed Project includes construction and operation of two buildings (Building 1 and Building 2) within the Sycamore Canyon Business Park, including on- and off-site improvements. These buildings are proposed to operate as a distribution center, and will encompass up to 1.4 million square feet collectively, as shown in **Figure 1-3 – Proposed Site Plan**. The Project site is owned by two separate and unrelated owners; therefore the future uses of each building are anticipated to be unrelated. Tenants have not been identified. Development of the Project site is guided by the Sycamore Canyon Business Park Specific Plan (SCBPSP). The SCBPSP designates the proposed Project site as Industrial, and the City's Zoning Map zones the site for BMP (Business and Manufacturing Park).

Building 1 will be sited on Parcel 1 and approximately 1,012,995 square feet in size. Building 1 will have 147 dock doors located along the east and west sides of the structure. Building 1 is proposed to be approximately 41 feet in height from grade and will include approximately 446 parking stalls (including 10 Americans with Disabilities Act (ADA)-compliant stalls) and 278 trailer stalls. A trail (and parking lot) and Fire Access/Parks Maintenance Road leading to the Sycamore Canyon Wilderness Park, will be provided in an easement located along the southern portion of Parcel 1. Parcel 1 will be served by existing sewer and water pipelines located in Lance Drive. Access to Parcel 1 will be provided by two proposed driveways from Lance Drive at the southeast and northeast areas of the parcel.

Building 2 will be sited on Parcel 2 to the north of Building 1. Building 2 will be approximately 362,174 square feet in size, which includes up to approximately 10,000 square feet of office space, and approximately 352,174 square feet of logistics/industrial use. Building 2 will have 45 dock doors along the south side of the structure, which is proposed to be approximately 37 feet in height from grade. Building 2/Parcel 2 will include approximately 143 parking stalls (including 8 ADA-compliant stalls) and 74 trailer stalls. Parcel 2 will be served by existing sewer and water pipelines located in Lance Drive. Access to Parcel 2 will be provided by one proposed driveway from Lance Drive at the southeast area of the parcel.

Combined, the two buildings propose up to approximately 1,355,169 square feet for logistics use, approximately 20,000 square feet of office space, 589 parking stalls, and 352 trailer stalls. Due to the proximity of the Sycamore Canyon Wilderness Park to the west of the Project site, the Project's proposed lighting will also be required to adhere to Section 6.1.4 of the MSHCP, which addresses potential impacts at the urban/wildlands interface. MSHCP Section 6.1.4 requires that night lighting be directed away from natural open space and incorporate shielding so as not to increase ambient lighting in wildlands areas. Likewise, the fencing and shielding components of the Project shall confirm to the standards of the City's Parks, Recreation and Community Services Department, the SCBS SP, and the *Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan*.

The Project includes a 2.96 Mitigation Area along the western edge, in proximity with the Sycamore Canyon Wilderness Park, to replace the loss of the existing blue line stream that

runs diagonally across the property from northwest to southeast. The Mitigation Area will be planted with native riparian and riparian scrub habitat consisting of approximately 106 trees and 538 shrubs and meander like a naturally occurring drainage. The Mitigation Area will be managed in perpetuity by a non-wasting endowment and protected from future development by a conservation easement.

Currently, there are no recycled water facilities in proximity to the Project site, therefore the Project does not propose to construct recycled water facilities or use recycled water.

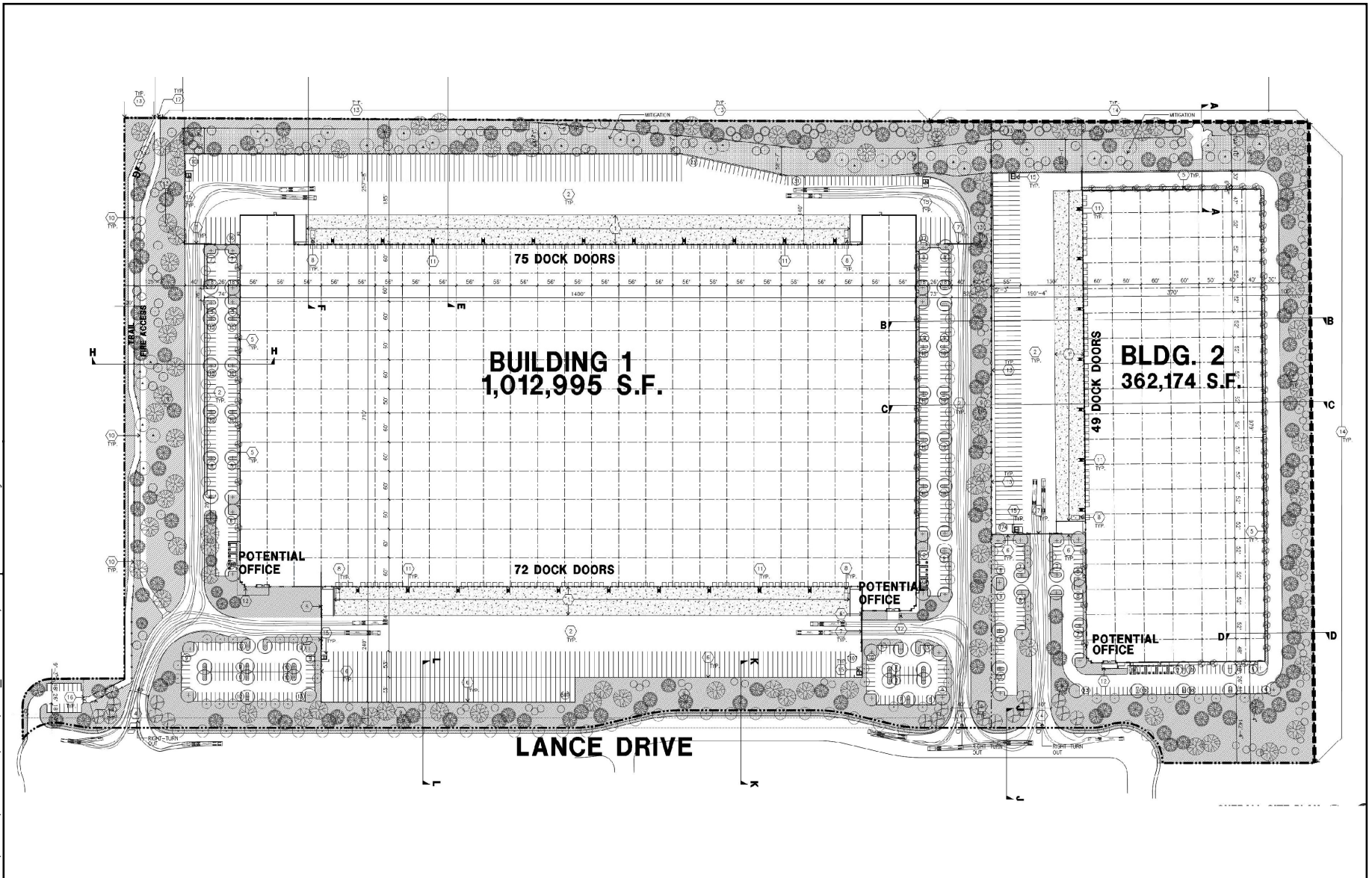
Off-site storm drain infrastructure improvements will be necessary to expand conveyance of Project site storm water runoff in order to reach an existing 120-inch diameter storm drain located in Eastridge Avenue. Portions of this proposed storm drain will be within the Lance Drive right-of-way; however, an easement will also be required to construct portions of this pipeline within private property (the Ozburn Hessey Logistics Center). The proposed off-site storm drain consists of approximately 1,200 linear feet (LF) of 60-inch diameter reinforced concrete pipe (RCP) and 286 LF of 54-inch diameter RCP.

The Project includes many sustainability features that address energy efficiency, renewable energy, water conservation and efficiency, solid waste, transportation and motor vehicles, on-site equipment, loading docks, and construction (Section 3, Project Description).

Implementation of the Project would require the public agencies to use this DEIR for the actions listed in Section 1.5, in addition to any other discretionary actions deemed necessary. These actions are each described in detail in Section 3.2 (Project Characteristics).

Construction is anticipated to begin in the first quarter of 2017 and take approximately 12 months. Therefore, the Project is anticipated to open in the first quarter of 2018. The Project proposes to operate 24 hours a day, 7 days a week. Approximately 917 daily truck trips are anticipated.

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Source: HPA Architecture, July 2016.

Figure 1-3 - Proposed Site Plan
Sycamore Canyon Business Park Buildings 1 and 2 DEIR



Not to Scale

1.4 Project Objectives

The objectives of the proposed Project are:

- Because the Project site is owned by two separate and unrelated land owners, develop and operate a large format logistics center, consisting of two stand-alone buildings, to accommodate the intended uses of those separate and unrelated land owners.
- Develop and operate a logistics center that takes advantage of existing City infrastructure and is adjacent to similar industrial, logistics, and distribution center uses.
- Develop and operate a large format logistics center that is in close proximity to March Inland Port, State Route 215/State Route 60 and Interstate 10, to support the distribution of goods throughout the region and that also limits traffic truck disruption to residential areas within the City and neighboring jurisdictions.
- Develop and operate a large format logistics center that will attract quality tenants and will be competitive with other similar facilities in the region.
- Maximize efficient goods movement throughout the region by locating a large format logistics center in close proximity to the Ports of Los Angeles and Long Beach, enabling trucks servicing the site to achieve a minimum of two roundtrips per day.
- Develop and operate a large format logistics center that maximizes the use of one of the few remaining large industrial sites in the City and that is in proximity to the Ports of Los Angeles and Long Beach, to realize substantial unmet demand in the City and the region, allowing the City to compete on a domestic and international scale through the efficient and cost-effective movement of goods.
- Develop and operate a large format logistics center that meets industry standards for operational design criteria.
- Implement the *Sycamore Canyon Business Park Specific Plan* through development of a land use allowed by the Industrial land use designation and consistent with the development standards and criteria relevant to the site and proposed use.
- Facilitate the development of underutilized land currently planned for industrial uses that, maximizes the use of the site and responds to market demand within the *Sycamore Canyon Business Park Specific Plan* area for a large format logistics center.
- Provide a densely landscaped buffer between the Project site and the residential development to the north.
- Provide on-site conservation to mitigate for the loss of riparian/riverine resources.
- Positively contribute to the economy of the City through new capital investment, creation of new employment opportunities, including opportunities for highly trained workers, and expansion of the tax base.

1.5 Discretionary Actions and Approvals

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

City of Riverside

- General Plan Amendment to Circulation Element (P16-0101)
- Specific Plan Amendment to Circulation Plan (P16-0101)
- Tentative Parcel Map No. 36879 (P16-0102)
- Design Review (P14-1081)
- Minor Conditional Use Permit (P14-1082)
- Grading Exceptions and Variance, Case Number P16-0103
- Certification of the Environmental Impact Report (P14-1072)
- Issuance of applicable building and grading permits
- Easement for fire access road
- Easement for trail
- Easement for offsite storm drain construction within private property
- Conservation easement for Mitigation Area

California Department of Fish and Wildlife

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

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

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

US Army Corps of Engineers

- Permit per Section 404 of the Clean Water Act

1.6 Areas of Controversy and Issues to be Resolved

By the close of the 30-day public review period, twelve (12) responses to the NOP were received. Three additional comment letters were received after the public review period and will also be addressed in the DEIR. Comments in response to the NOP were received from the following:

- Alec Gerry
- Riverside County Airport Land Use Commission
- California Department of Transportation
- City of Moreno Valley
- Friends of Riverside's Hills
- Laborers International Union of North America, Local Union 1184
- Maureen Clemens
- Raj Daniel
- Ralphs Grocery Company
- Southern California Association of Governments
- Sycamore Highlands Action Group (SHAG, two comment letters received)
- Southern California Gas Company
- U.S. Fish and Wildlife Service
- Western Municipal Water District

Because the Project is considered to be of statewide, regional, or area wide significance, per Section 15206(b) (2)(E), of the State *CEQA Guidelines* a scoping meeting was held on August 26, 2015 at 6465 Sycamore Canyon Boulevard, Riverside, CA. Oral comments received at the scoping meeting will also be addressed in the DEIR. It should be noted that the majority of these oral comments are also reiterated in SHAG's comment letter.

Section 5 of the DEIR addresses each environmental effect that was determined to be potentially significant during preparation of the Project's NOP (Appendix A). Each effect is organized into an issue area; those that will be analyzed (and the section of the DEIR in which the analysis is contained) are listed below:

- Aesthetics (Section 5.1)
- Agriculture & Forestry Resources (Section 5.2)
- Air Quality (Section 5.3)
- Biological Resources (Section 5.4)
- Cultural Resources (Section 5.5)

- Geology & Soils (Section 5.6)
- Greenhouse Gas Emissions (Section 5.7)
- Hazards & Hazardous Materials (Section 5.8)
- Hydrology & Water Quality (Section 5.9)
- Land Use & Planning (Section 5.10)
- Mineral Resources (Section 5.11)
- Noise (Section 5.12)
- Population/Housing (Section 5.13)
- Public Services (Section 5.14)
- Recreation (Section 5.15)
- Transportation/Traffic (Section 5.16)
- Utilities & Service Systems (Section 5.17)

Section 7 of this DEIR includes a discussion and analysis based on Appendix F of the State CEQA Guidelines, which requires EIRs to include a discussion of the potential energy impacts of projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy.

State *CEQA Guidelines* Section 15123(b)(3) requires that an EIR identify issues to be resolved; this includes the choice among alternatives and whether or how to mitigate significant impacts. The major issues to be resolved for the proposed Project include decisions by the City as to whether:

- the Draft EIR adequately describes the potential environmental impacts of the proposed Project;
- the recommended mitigation measures should be adopted or modified;
- additional mitigation measures need to be applied;
- the Project should or should not be approved as proposed; or
- the Project should be modified based on the alternatives considered in the DEIR.

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1.7 Environmental Analysis

The following table, **Table 1-B – DEIR Impact Summary Matrix**, provides a summary of impacts related to the proposed Project. The table identifies significant environmental impacts resulting from the Project along with applicable mitigation, pursuant to State *CEQA Guidelines* Section 15123(b)(1).

Table 1-B - DEIR Impact Summary Matrix

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
Aesthetics	Substantial adverse effect on a scenic vista	No mitigation is required.	Less than significant.
	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.	No mitigation is required.	Less than significant.
	Substantially degrade the existing visual character or quality of the site and its surroundings.	MM AES 1: To provide separation between the Project site and the adjacent residential uses and to be consistent with the wall constructed on the project located east of the Project site and north of Dan Kipper Drive, the developer shall install an 8-foot tall wall constructed of two-sided decorative masonry material along the Project site's northern property line and that portion of the Project's westerly property line adjacent to existing residential uses. As part of the Design Review process and prior to the issuance of a grading permit, the Project developer shall submit a revised site plan showing the 8-foot tall wall and the proposed materials and decorative treatment for such wall to the City of Riverside Community and Economic Development Department Planning Division and the Parks, Recreation, and Community Services Department for review and approval..	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		<p>MM AES 2: For consistency with the Sycamore Canyon Wilderness Park Management Plan, the Project developer shall install a wrought iron fence with a mow curb under the gate along the western boundary of the Project site. The fence and gate shall be constructed per the specifications of the City of Riverside Parks, Recreation, and Community Services Department Standard Sycamore Canyon Wrought Iron Fence Detail 5520. The Standard Detail is designed for a 6-foot high fence and the post, footing, and rail sizes shall be minimum sizes as shown in Standard Detail 5520. Pickets shall remain solid. If the developer chooses to install a taller fence, a maximum 8-feet high fence is permitted. Note that increased fence height may require increased post, footing and rail sizes, which shall be engineered and stamped approved by a structural engineer. As part of Design Review and prior to the issuance of a grading permit, the developer shall submit a revised site plan showing this fence, the modified standard detail (if a fence taller than 8 feet is proposed), and specifications to the City of Riverside Community and Economic Development Department Planning Division and the Parks, Recreation, and Community Services Department for review and approval.</p>	Less than significant.
		<p>MM AES 3: If the Project developer wants to construct a private 8-foot tall tubular steel fence along the northern boundary of the trail, such fence shall be installed a minimum of three-feet from the edge of the trail and clear of the Fire Access/Parks Maintenance Road easement. If the Project developer chooses to construct said private fence, as part of Design Review and prior to the issuance of a grading permit the developer shall submit a revised site plan showing this fence as a separate graphic fence line and a materials board showing the proposed design and materials to the Community and Economic Development Department,</p>	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		Planning Division and the Parks, Recreation, and Community Services Department for review and approval. If the Project developer chooses not to construct this private fence, this mitigation measure does not apply.	
		MM AES 4: In order to screen views of the parking lot, loading docks, and trailer parking areas from the public right-of-way, the on-site fencing securing the trailer parking areas and the metal, manual operated gates that permit access to these areas shall incorporate an opaque layer (i.e. mesh or screening) that will withstand wind loads of 85 miles per hour. As part of Design Review and prior to the issuance of a grading permit, a revised site plan and materials board showing the proposed screening shall be submitted to the Community and Economic Development Department, Planning Division for review and approval.	Less than significant.
		<p>MM AES 5: To provide safe and controlled pedestrian and bicycle access to the Sycamore Canyon Wilderness Park in a manner consistent with the design and materials of the fence in mitigation measure MM AES 2, the Project developer shall:</p> <ul style="list-style-type: none"> a. Construct the proposed trail consistent with the City of Riverside Parks, Recreation, and Community Services Department trail standards. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that identifies this standard and shows the Parks, Recreation, and Community Services Department Standard Trail Construction detail shall be submitted to the Parks, Recreation, and Community Services Department for review and approval. b. Install a galvanized steel swing arm gate access 	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		<p>gate that locks in the open and closed positions at the trail parking lot driveway entry. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the detail for this gate and Standard Detail #5110 shall be submitted to the City of Riverside Community and Economic Development Department, Planning Division for review and approval.</p> <p>c. Install pedestrian/bicycle gates between the trail parking lot and the beginning of the trail and between the western terminus of the trail and the Sycamore Canyon Wilderness Park per the City's standard pedestrian/bicycle gate. These gates shall be minimum 4-feet wide and constructed of material to match the standard solid picket Sycamore Canyon wrought iron fence with mow curb under the gate identified in mitigation measure MM AES 2. The pedestrian/bicycle gates shall be lockable in the open and closed position. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the detail for these gates shall be submitted to the City of Riverside Community and Economic Development Department, Planning Division for review and approval.</p> <p>d. Install Parks, Recreation, and Community Services Department Standard PVC trail fence along the northern side of the trail in-between the Fire Access/Parks Maintenance Road and along those portions of the southern side of the trail where the grade drops 3 feet or more. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that references the Standard 3-rail PVC fence detail only and includes Parks, Recreation, and Community Services Department Standard PVC trail fence</p>	

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		<p>shall be submitted to the Parks, Recreation, and Community Services Department for review and approval.</p> <p>Install Parks, Recreation, and Community Services Department standard trail sign at the Project's western property line and at the proposed trail parking lot. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that includes a note that states "PRCSD standard trail sign" and Parks, Recreation, and Community Services Department standard trail sign detail 12 shall be submitted to the Parks, Recreation, and Community Services Department for review and approval.</p>	
		<p>MM AES 6: To provide access for fire and parks maintenance vehicles consistent with the intent of the Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan, the Project developer shall:</p> <ul style="list-style-type: none"> a. Design and construct the Fire Access/Parks Maintenance Road per the Hillwood/Sycamore Modified Trail Detail No. 1.¹ As part of Design Review and prior to the issuance of a grading permit, the revised site plan that states "Fire Access/Parks Maintenance Road designed to meet minimum fire vehicle wheel load and turning radius" and includes Hillwood/Sycamore Modified Trail Detail No. 1 shall be submitted to the Community and Economic Development Department, Planning Division, the Parks, Recreation, and Community Services Department, and the City Fire Department for review and approval. <p>Install vehicular gates between the vehicular access road</p>	Less than significant.

¹ This detail is shown on page 5.1-38 of this DEIR.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		on the south end of the Project site and the eastern terminus of the Fire Access/Parks Maintenance Road and between the western terminus of the Fire Access/Parks Maintenance Road and the Sycamore Canyon Wilderness Park. The vehicular gates shall be double galvanized steel swing arm gates a minimum of 12-feet in width and provided with a Knox padlock. The gates shall lock in the open and closed positions per Park Standard Detail No. 5110. The gate at the western property line shall be constructed to match standard solid picket Sycamore Canyon iron fence detail materials including mow curb under gate. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the details of these gates and Park Standard Detail No. 5110 shall be submitted to the Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.	
		MM AES 7: To ensure there is adequate clearance for the fire vehicles, prior to building permit issuance the landscape plans shall be revised to relocate the trees shown on the trail and the Fire Access/Parks Maintenance Road such that all trees shall be setback from the trail and Fire Access/Parks Maintenance Road easements a minimum of 5 feet. Once planted, the developer shall maintain all trees such that a minimum 13.5-feet vertical clearance over the Fire Access/Parks Maintenance Road and a minimum 8.5-feet vertical clearance over the trail is provided and maintained. The revised landscape plans shall be designed per the City's Water Efficient Landscape and Irrigation Ordinance adopted on December 1, 2015 (http://aquarius.riversideca.gov/clerkdb/0/doc/215696/Page1.aspx). The revised landscape plans shall be reviewed and approved by City Design Review staff and Western Municipal Water District as part of Design	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		Review prior to the issuance of a grading permit.	
		MM AES 8: To ensure that all roof-mounted equipment shall be adequately screened, prior to the issuance of a grading permit as part of the Design Review process, the proposed screening shall be reviewed and approved by Design Review staff.	Less than significant.
		<p>MM AES 9: To offset the long expanses of wall surfaces on Building 1 and Building 2, prior to the issuance of a grading permit as part of the Design Review process, revised architectural plans and elevations shall be submitted for review and approval by the City of Riverside Design Review staff.</p> <ul style="list-style-type: none"> a. The revised architectural plans and building elevation for the west elevation of Building 1 shall include some of the same elements used on the front elevation to offset the long (1,394 feet) expanse of wall surface, including providing design techniques like those at the office areas on every corner of Building 1. The new design shall implement articulation to create pockets of light and shadow. b. The revised architectural plans and building elevation for the north elevation of Building 2 shall be articulated in the same manner as the front elevation and shall include the same elements used on the east elevation to offset the long (978 feet) expanse of wall surface. The exterior features provided at the office areas shall be provided on every corner of Building 2. The new design shall implement articulation to create pockets of light and shadow. 	Less than significant.
		MM AES 10: To reduce light spill and glow into the residential backyards to the north, lighting mounted on	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		the north wall of Building 2 shall be placed on this wall as low as feasible to provide the required security lighting.	
		MM AES 11: In order to avoid the appearance of a flat wall, as part of the Design Review process prior to the issuance of a grading permit, revised plans showing the incorporation of design features such as articulation and the use of color on the 14-feet-tall wall proposed along the east side of the truck parking and loading docks east of Building 1 shall be submitted for review and approval by Design Review staff.	Less than significant.
	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	MM AES 10 above.	Less than significant.
Agriculture & Forestry Resources	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation, to non-agricultural use.	No mitigation is required.	No impact.
	Conflict with an existing agricultural use, or Williamson Act Contract.	No mitigation is required.	No impact.
	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)), timberland (as defined by Public	No mitigation is required.	No impact.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	Resources Code section 4526), or timberland zoned Timberland Production (as defined by Resources Code section 51104 (g)).		
	Result in the loss of forest land or conservation of forest land to non-forest use.	No mitigation is required.	No impact.
	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.	No mitigation is required.	No impact.
Air Quality	Conflict with or obstruct implementation of the applicable air quality plan	No mitigation is required.	Less than significant.
	Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	MM AQ 1: Solar or light-emitting diodes (LEDs) shall be installed for outdoor lighting. Prior to building permit issuance, the City shall verify building plans contain these features.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 2: Indoor and outdoor lighting shall incorporate motion sensors to turn off fixtures when not in use. The site and buildings shall be designed to take advantage of daylight, such that use of daylight is an integral part of the lighting systems. Prior to building permit issuance, the City shall verify building plans contain these features.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 3: Trees and landscaping shall be installed along the west and south exterior building walls to	Significant and

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		reduce energy use. Vegetative or man-made exterior wall shading devices or window treatments shall be provided for east, south, and west-facing walls with windows. Landscaping and/or building plans shall contain these features and are subject to City verification prior to building permit issuance.	unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 4: Light colored “cool” roofs shall be installed over office area spaces and cool pavement shall be installed in parking areas. Prior to building permit issuance, the City shall verify building plans contain these features.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 5: Energy efficient heating and cooling systems, appliances and equipment, and control systems that are Energy Star rated shall be installed in future office improvement plans. Refrigerants and heating, ventilation, and air conditioning (HVAC) equipment shall also be selected to minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The efficiency of the building envelope shall also be increased (i.e., the barrier between conditioned and unconditioned spaces). This includes installation of insulation to minimize heat transfer and thermal bridging and to limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. The City shall verify tenant improvement plans include these features. The City shall verify these features are installed prior to issuance of occupancy permits.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 6: Energy Star rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment shall be installed. Prior to building permit issuance, the City shall verify building plans contain these features.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		MM AQ 7: All buildings shall be designed with “solar ready” roofs that can structurally accommodate future installation of rooftop solar panels. Prior to building permit issuance, the City shall verify roofs are “solar ready.” If future building operators are providing rooftop solar panels, they shall submit plans for solar panels to the City prior to occupancy.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 8: The Project’s landscaping plans shall incorporate water-efficient landscaping, with a preference for xeriscape landscape palette. Landscaping plans shall be approved by the City verification prior to building permit issuance.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 9: All building owner shall provide education about water conservation and available programs and incentives to building operators to distribute to employees.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 10: Interior and exterior waste storage areas shall be provided for recyclables and green waste. Prior to occupancy permits, the City shall verify interior and exterior storage areas are provided for recyclables and green waste. The property operator will also provide readily available information provided by the City for employee education about reducing waste and available recycling services.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 11: Up to three electric vehicle charging stations shall be provided to encourage the use of low or zero-emission vehicles. Prior to building permit issuance, the City shall verify building plans contain electric vehicle charging stations.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		MM AQ 12: Adequate bicycle parking near building entrances shall be provided at the site. Facilities that encourage bicycle commuting (e.g., locked bicycle storage or covered or indoor bicycle parking) shall be provided. Prior to building permit issuance, the City shall verify building plans contain adequate bicycle parking.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 13: All facilities shall post signs informing users of requirements limiting idling to five minutes or less pursuant to Title 13 of the California Code of Regulations, Section 2485. The City shall verify signage has been installed prior to occupancy.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 14: Electrical hookups shall be installed at all loading docks to allow transport refrigeration units (TRUs) with electric standby capabilities to plug in when TRUs are in use. Trucks incapable of using the electrical hookups shall be prohibited from accessing the site as set forth in the lease agreement. The City shall verify electrical hookups have been installed prior to occupancy and shall confirm lease agreement includes such language.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 15: Service equipment (i.e., forklifts) used within the site shall be electric or compressed natural gas-powered.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 16: The Building Operator shall support and encourage ridesharing and transit for the construction crew and regular employees by providing information on ridesharing and transit opportunities.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		MM AQ 17: During grading, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA) Tier 3 off-road emissions standards. Proof of compliance shall be reviewed by the City prior to issuance of a grading permit.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 18: Locally produced and/or manufactured building materials shall be used for at least 10% of the construction materials used for the Project. Verification shall be submitted to the City prior to issuance of a building permit.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 19: “Green” building materials shall be used where feasible, such as those materials that are resource efficient and recycled and manufactured in an environmentally friendly way. Verification of the feasibility or infeasibility of securing these materials shall be submitted to the City prior to issuance of a building permit.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 20: Pursuant to SCAQMD Rule 403 (e) – Additional Requirements for Large Operations – the Project will implement applicable dust control measures specified in Table 2 of the Rule and will implement additional measures specified in Table 3 of the Rule if performance standards cannot be met through use of Table 2 measures. The Project will submit a Large Operation Notification (Form 403 N) to the SCAQMD prior to commencing construction activities. Consistent with Rule 403, the following general-practice BMPs will be implemented as part of the Project’s construction specifications so that all construction-related emissions, including fugitive dust, would result in less than significant impacts: a) All exposed surfaces (e.g., parking areas,	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		<p>staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three times per day.</p> <p>b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</p> <p>c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</p> <p>d) All vehicle speeds on unpaved roads shall be limited to 15 mph.</p> <p>e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>f) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points.</p> <p>g) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator if visible emissions are apparent to onsite construction staff.</p> <p>h) A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations</p>	
		MM AQ 21: To reduce VOC emissions during	Significant and

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		construction, the building construction activities and architectural coating (painting) activities shall not occur concurrently.	unavoidable. A statement of overriding considerations is required prior to Project approval.
		<p>MM AQ 22: The Project shall implement the following measures to reduce emissions from on-site heavy duty trucks within six months after operations commence:</p> <p>a) Post signs informing truck drivers about the health effects of diesel particulates, the CARB diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas.</p> <p>b) Tenants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the building are in good condition, and in proper tune pursuant to manufacturer's specifications. The records shall be maintained on site and be made available for inspection by the City.</p> <p>b) The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board approved courses (such as the free, one-day Course #512).</p>	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 23: In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants with information related to SCAQMD's Carl Moyer Program, or other such programs that promote truck retrofits or "clean" vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		regulations, and importance of not parking in residential areas. If trucks older than 2007 model year will be used at a facility, the developer/successor-in-interest shall require, within one year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD's website (http://www.aqmd.gov). Tenants will be required to use those funds, if awarded.	
		MM AQ 24: Any yard trucks used on-site to move trailers in or around the loading areas shall be electric in place of traditional diesel powered yard trucks.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM AQ 25: The building operator shall provide signage or flyers that advise truck drivers of the closest restaurants, fueling stations, truck repair facilities, lodging, and entertainment.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	MM AQ 1 through MM AQ 25 , above.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
	Expose sensitive receptors to substantial pollutant	No mitigation is required.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	concentrations.		
	Create objectionable odors affecting a substantial number of people.	No mitigation is required.	Less than significant.
Biological Resources	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	MM Bio 1: To comply with the provisions of the MBTA and the California Fish and Game Code, potential impacts to nesting habitat (i.e., site grading or removal of trees) shall be limited to the times when birds are less likely to be nesting (i.e., the non-breeding season, approximately September to February) to the extent feasible. The period from approximately February 1 to August 31 covers the breeding season for most birds that may occur in the Project area. If construction is conducted during breeding season, a qualified biologist shall check potential nesting sites no more than three (3) days prior to any Project related ground disturbance or tree removal activities. If nesting birds are present, the area shall be avoided until young have fledged (as determined by a qualified biologist). Avoidance will involve prescribed 500-foot buffer zone for birds of prey and 100- to 300-foot buffer zone for songbirds from sensitive locations.	Less than significant.
		MM Bio 2: Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl shall be conducted on the Project site and within 150 meters (500 feet) 30 days by a qualified biologist prior to any ground disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season. If feasible, the owls will be relocated to the Sycamore Canyon Wilderness Park or to property owned by the California Department of Fish and Wildlife in proximity to the Project site.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.	MM Bio 3: As required by the Project's DBESP, prior to issuance of grading permits the Project proponent shall provide evidence to the City Planning Division that a Habitat Mitigation and Monitoring Plan (HMMP) has been approved by the USFWS and CDFW for the Mitigation Area. Success criteria for the HMMP will include: 85% percent coverage of the existing riparian habitat, no more than 10% cover of non-native species, and reduction of supplemental watering during the last two years of monitoring. The Mitigation Area shall be monitored by a qualified biologist retained by the Project proponent for a minimum of five (5) years and monitoring reports shall be provided to the City, RCA, USFWS, and CDFW.	Less than significant.
		MM Bio 4: Prior to the issuance of any occupancy permit, the Project proponent shall provide evidence to the City Planning Division that the Mitigation Area has been placed under a conservation easement and dedicated to an approved mitigation entity to be managed in perpetuity.	Less than significant.
		MM Bio 5: Prior to any ground disturbing activities within jurisdictional waters, the Project proponent shall obtain the necessary authorization from the regulatory agencies for proposed impacts to jurisdictional waters. Impacts to jurisdictional waters shall require authorization by the corresponding regulatory agency. Authorization may include, but is not limited to, a Section 404 permit from the USACE, a Section 401 Water Quality Certification from the RWQCB, and a Section 1602 Streambed Alteration Agreement from CDFW. Project-specific impacts to jurisdictional waters shall be mitigated by the USACE, CDFW, and the RWQCB where applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	No mitigation is required.	No Impact.
	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	No mitigation is required.	Less than significant.
	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	No mitigation is required.	Less than significant.
	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	<p>MM Bio 2, above.</p> <p>MM Bio 6: The Project shall be required to comply with the following standard best management practices (BMPs) outlined in Volume I, Appendix C of the MSHCP:</p> <ul style="list-style-type: none"> A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to 	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		<p>the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be completed.</p> <ul style="list-style-type: none"> • Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian species identified in MSHCP Global Species Objective No. 7. • The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint. • Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas. • The Permittee, City of Riverside, shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance 	

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		with project approval conditions including these BMPs.	
		<p>MM Bio 7: The Project shall also comply with the following BMPs, not outlined in Volume I, Appendix C of the MSHCP:</p> <ul style="list-style-type: none"> Any night lighting shall be directed away from natural open space areas and directed downward and towards the center of the development. Energy-efficient LPS or HPS lamps shall be used exclusively to dampen glare. During construction, equipment storage, fueling, and staging areas will be located on areas of the site with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas will be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions will be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials will be reported to appropriate entities including but not limited to applicable jurisdictional City, USFWS, and CDFW, RWQCB regulated areas and will be cleaned up immediately and contaminated soils removed to approved disposal areas. To avoid attracting predators of the species of concern during site grading and construction activities, the Project site will be kept clean of debris. All food related trash items will be enclosed in sealed containers and regularly removed from the site(s). This requirement will be addressed by the biologist conducting the training session prior to site grading. 	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		MM Rec 1 through MM Rec 3 , below.	
		<p>MM BIO 8: To avoid impacts to the Sycamore Canyon Wilderness Park resulting from construction activity such as compaction and erosion. The Project developer shall provide a temporary barrier along the western portion of the Project site. Prior to issuance of a grading permit, the developer shall identify the type and location of this barrier to the City of Riverside Parks, Recreation, and Community Development Department for review and approval.</p> <p>MM AES 2 and MM AES 3, above.</p>	Less than significant.
Cultural Resources	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	No mitigation is required.	No Impact.
	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	<p>MM CR 1: Prior to grading permit issuance: If there are any changes to project site design and/or proposed grades, the Applicant shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, Applicant and interested tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project. The Applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the project site if the site design and/or proposed grades should be revised in consult with the City. In specific circumstances where existing and/or new resources are determined to be unavoidable and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resource to a nearby open space or designated location on the property that is not subject any future</p>	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		development, erosion or flooding.	
		<p>MM CR 2: Archaeological Monitoring: At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the Project Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>1. The Project Archaeologist, in consultation with interested tribes, the Developer and the City, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:</p> <p>a. Project grading and development scheduling;</p> <p>b. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;</p> <p>c. Plan for the controlled grading within 50 feet of the boundaries of CA-RIV-8750, CA-RIV-8751 and CA-RIV-8752. Grading within 50-feet of these sites shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the Project Archaeologist, in consultation with interested tribes, the Developer and the City. The archaeologist and Native Tribal Monitors shall ensure that the grading efforts in these areas are conducted in a manner that allows for the identification of subsurface cultural</p>	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		<p>resources. Any resources observed shall be addressed in accordance with Mitigation Measure CR 3;</p> <p>d. The determination by the project archaeologist, Developer, City and Native Tribal Monitors as to which features of sites CA-RIV-8750, CA-RIV-8751 and CA-RIV-8752 can be successfully relocated to locations onsite that will be mutually agreed upon. The relocated features will be placed in an area that will be preserved in perpetuity, so that no future disturbances will occur;</p> <p>e. The protocols and stipulations that the Developer, City, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;</p> <p>f. The 3D modeling on all the sites located within the Project site, specifically in Areas 1 (CA-RIV-8750), 2 (CA-RIV-8751), and 3 (CA-RIV-8752), as delineated on the Site Plan attached to the Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate such impacts;</p> <p>g. The location of the Cottonwood Tree requested by the Morongo Band of Mission Indians for their tribal requirements shall be noted on the Archaeological Monitoring Plan. The Monitoring Plan shall address the timing of the removal of the tree by the Morongo Band of Mission Indians and transfer of the tree to them; and</p> <p>h. The scheduling and timing of the Cultural Sensitivity Training noted in Mitigation Measure CR 4.</p>	
	Directly or indirectly destroy a unique paleontological resource or site or unique geologic	No mitigation is required.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	feature.		
	Disturb any human remains, including those interred outside of formal cemeteries.	No mitigation is required.	Less than significant.
	Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074.	<p>MM CR 1 and MM CR 2, above.</p> <p>MM CR 3: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project. The following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and</p> <p>2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:</p> <p>a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;</p>	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		<p>b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and.</p> <p>d. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center and interested tribes:</p> <p>i. Information on the location of, up to, 13 protein residue tests on the site and one or more control sites, will be provided in the final report.</p>	

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		MM CR 4: Cultural Sensitivity Training: The County certified Archaeologist and Native American Monitors shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign in sheet for attendees of this training shall be included in the Phase IV Monitoring Report	Less than significant.
Geology and Soils	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; ii) strong seismic ground shaking; iii) seismic-related ground failure, including liquefaction; and/or iv) landslides.	No mitigation is required.	Less than significant.
	Result in substantial soil erosion or the loss of topsoil.	No mitigation is required.	Less than significant.
	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and	No mitigation is required.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.		
	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.	No mitigation is required.	Less than significant.
	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	No mitigation is required.	No impact.
Greenhouse Gas Emissions	The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	MM AQ 1 through MM AQ 16 , MM AQ 18 , MM AQ 19 , and MM AQ 22 through MM AQ 25 , above.	Less than significant.
	The proposed project is consistent with the CARB Scoping Plan and regulations adopted for the purpose of reducing the emissions of greenhouse gases.	MM AQ 1 through MM AQ 16 , MM AQ 18 , MM AQ 19 , and MM AQ 22 through MM AQ 25 , above.	Less than significant.
Hazards and Hazardous Materials	Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public use airport and result in a safety hazard for	MM Haz 1: Above ground storage tanks of more than 6,000 gallons of hazardous material shall not be permitted.	Less than significant.
		MM Haz 2: A minimum of 45 days prior to submittal of	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	people residing or working in the project area.	an application for a building permit, the Project applicant shall inform the City of Riverside Planning Division and Building and Safety Division if any Project-related vertical structures or construction equipment will exceed 1711 AMSL. If it is determined that any Project-related vertical structures or construction equipment will exceed 1711 AMSL, the applicant shall file a FAA Form 7460-1, Notice of Proposed Construction or Alteration. If FAA Form 7460-1 is required to be filed, the City shall not issue a building permit until the FAA issues a determination stating that the proposed construction will not be a hazard to air navigation.	
		MM Haz 3: The following deed notice and disclosure text shall be provided to all potential purchasers of the Project site property and tenants of the building: NOTICE OF AIRPORT IN VICINITY. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)	Less than significant.
		MM Haz 4: In order to maintain the fire access identified in at Kangaroo Court per Section 6.5.5 of the <i>Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan</i> , prior to the earlier of recordation of Parcel Map 36879 or issuance of a grading permit, the trail easement trail shall be designed and shown on Parcel Map 36879 to sufficient turning radii for a Fire	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		Brush Truck. The minimum radii are 35-feet outside radius and 22-feet inside radius. The fire vehicle access shall be provided to the satisfaction of the City of Riverside Parks, Recreation, and Community Services Department.	
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements.	No mitigation is required.	Less than significant.
	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	No mitigation is required.	Less than significant.
	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	No mitigation is required.	Less than significant.
	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a	No mitigation is required.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.		
	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	No mitigation is required.	Less than significant.
	Otherwise substantially degrade water quality.	No mitigation is required.	Less than significant.
	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	No mitigation is required.	No impact.
	Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	No mitigation is required.	No impact.
	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	No mitigation is required.	No impact.
	Expose people or structures to a significant risk of loss, injury, or death involving inundation by	No mitigation is required.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	seiche, tsunami, or mudflow.		
Land Use & Planning	Physically divide an established community.	No mitigation is required.	No impact.
	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	No mitigation is required.	Less than significant.
	Conflict with any applicable habitat conservation plan or natural community conservation plan.	MM Bio 2, MM Bio 6, and MM Bio 7 , above. MM Rec 1 through MM Rec 3 , below.	Less than significant.
Mineral Resources	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.	No mitigation is required.	Less than significant.
	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	No mitigation is required.	No impact.
Noise	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise	MM NOI 1: To reduce noise impacts to the surrounding residences and Sycamore Canyon Wilderness Park, prior to any Project-related construction or site preparation, a 12-foot tall temporary noise barrier shall be installed	Significant and unavoidable. A statement of overriding considerations is required

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	ordinance, or applicable standards of other agencies.	along the Project site's northern and western property line. The barrier shall be continuous without openings, holes or cracks and shall reach the ground. The barrier may be constructed with 1-inch plywood and provide a transmission loss of at least 23 dBA to ensure construction noise levels do not exceed 75 dBA at single-family residential units located near the proposed project. Other materials providing the same transmission loss shall also be permitted with the approval of the City Planning Division.	prior to Project approval.
		MM NOI 2: To attenuate initial impact noise generated when an excavator drops rock and debris into a truck bed, heavy grade rubber mats/pads shall be placed within the bed of the trucks. These mats shall be maintained and/or replaced as necessary.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 3: During all Project-related excavation and grading, construction contractors shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 4: All stationary construction equipment shall be located so that emitted noise is directed away from the residences to the north and west and from the Sycamore Canyon Wilderness Park to the west.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 5: All construction equipment shall be shut off and not left to idle when not in use.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		MM NOI 6: All equipment staging during all phases of construction shall be located in areas that will create the greatest distance between construction-related noise/vibration sources and the residences to the north and west and the Sycamore Canyon Wilderness Park to the west.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 7: The use of amplified music or sound is prohibited on the Project site during construction.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 8: Haul truck deliveries shall be limited to the same hours specified for construction equipment.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 9: It is acknowledged that some soil compression may be necessary along the Project boundaries; however, the use of heavy equipment or vibratory rollers and soil compressors along the Project site's north and western boundaries shall be limited to the greatest degree feasible.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 10: Jackhammers, pneumatic equipment, and all other portable stationary noise sources shall be shielded and noise shall be directed away from the residences to the north and west and Sycamore Canyon Wilderness Park to the west.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 11: For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local	Significant and unavoidable. A statement of overriding

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		residents A sign shall be posted at the Project site with the contact phone number.	considerations is required prior to Project approval.
		MM NOI 12: No blasting shall take place on the Project site.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 13: To reduce noise associated with the use of back-up alarms, either ambient-sensitive self-adjusting backup alarms or manually adjustable alarms shall be used on all equipment in use on the Project site that requires a backup alarm. Ambient- sensitive self-adjusting backup alarms increase or decrease their volume based on background noise levels. The alarm self-adjusts to produce a tone that is readily noticeable over ambient noise levels (a minimum increment of 5 decibels is typically considered readily noticeable), but not so loud as to be a constant annoyance to neighbors. Close attention shall be given to the alarm's mounting location on the machine in order to minimize engine noise interference, which can be sensed by the alarm as the ambient noise level. These alarms shall be mounted as far to the rear of the machine as possible. An alarm mounted directly behind a machine radiator will sense the cooling fan's noise and adjust accordingly. If manually-adjustable alarms are used, each alarm shall be set at the beginning of each day and night shift. The manual setting feature eliminates the machine mounting location problem of the ambient-sensitive self-adjustable backup alarms. Alternatively, back-up movements can be supervised with a guide and flagging system.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 14: To reduce operational noise at the residences located west of the Project site, no trucks	Significant and unavoidable.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		shall use the northern access road or regular sized vehicle sized parking areas at Building 2 for site access, parking, queuing, or idling.	A statement of overriding considerations is required prior to Project approval.
		MM NOI 15: A restriction of nighttime use between the hours of 10:00 PM to 7:00 AM shall be implemented for the portion of the loading area and trailer parking located just south of Building 2 and within 360 feet of the western property line as shown on Figure 5.12-6 – Operational Noise Levels (L_{eq}) with Mitigation.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
		MM NOI 16: Prior to finalization of building permit, the temporary 12-foot noise barrier shall be removed and the Project applicant shall work with City Design Review staff and the property owners of receptor location 3 (6063 Bannock) and receptor location 4 (6066 Cannich) to determine the design and materials for a noise barrier that is mutually acceptable to the Project Applicant, City Design Review staff, and the property owners. The noise barrier shall be ten-foot high installed at the top of the slope of the residential properties west of the Project site. The designed noise screening will only be accomplished if the barrier's weight is at least 3.5 pounds per square foot of face area without decorative cutouts or line-of-site openings between the shielded areas and the project site. Noise control barrier may be constructed using one, or any combination of the following materials: masonry block; stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot; glass (1/4 inch thick), or other transparent material with sufficient weight per square foot; or earthen berm. Prior to the issuance of a Certificate of Occupancy for the Project, the Project applicant shall construct said noise barrier provided all of the property owners upon whose property the barrier is proposed to be constructed provide written authorization for such	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
		construction. The Project applicant shall provide written notice to the property owners of its intent to commence wall construction at least 90-days prior to the anticipated construction date. If all of the property owners do not authorize the construction of the wall in writing, including providing the applicant with all requisite legal access to the affected properties, within 60 days of applicant's written notice, the applicant shall instead pay to the property owners the equivalent cost to construct the wall, based on applicants good faith estimate.	
		MM AQ 14 , above.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	No mitigation is required.	Less than significant.
	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	MM NOI 13 through MM NOI 16 , and MM AQ 14 above.	Less than significant.
	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	MM NOI 1 through MM NOI 16 , and MM AQ 14 above.	Significant and unavoidable. A statement of overriding considerations is required prior to Project approval.
	For a project located within an airport land use plan or, where	MM Haz 3 , above.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.		
	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.	No mitigation is required.	No impact.
Population/ Housing	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	No mitigation is required.	Less than significant.
	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	No mitigation is required.	No impact.
	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	No mitigation is required.	No impact.
Public Services	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or	No mitigation is required.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection; police protection; schools; parks; and/or other public facilities.		
Recreation	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated	No mitigation is required.	Less than significant.
	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment	MM AES 3, MM AES 7, and MM HAZ 5 above.	Less than significant .
Transportation/ Traffic	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-	No mitigation.	Significant and unavoidable until improvements are constructed.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.		
	Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	No mitigation is required.	Less than significant.
	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks	No mitigation is required.	No impact.
	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	No mitigation is required.	Less than significant.
	Result in inadequate emergency access.	No mitigation is required.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities).	No mitigation is required.	Less than significant.
Utilities & Service Systems	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	No mitigation is required.	No impact.
	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	No mitigation is required.	Less than significant.
	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	No mitigation is required.	Less than significant.
	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	No mitigation is required.	Less than significant.
	Result in a determination by the wastewater treatment provider	No mitigation is required.	Less than significant.

Impact Category	Impact	Mitigation Measure	Impact After Mitigation
	which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.		
	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	No mitigation is required.	Less than significant.
	Comply with federal, state, and local statutes and regulations related to solid waste.	No mitigation is required.	No impact.

1.8 Summary of Project Alternatives

State *CEQA Guidelines* Section 15126.6 identifies the parameters within which consideration and discussion of alternatives to a proposed project should occur. As stated in this section of the guidelines, alternatives must focus on those that are reasonably feasible and which attain most of the basic objectives of a project. Each alternative must be capable of avoiding or substantially lessening any significant effects of the proposed project. The rationale for selecting the alternatives to be evaluated and a discussion of the “no project” alternative are also required, pursuant to Section 15126.6.

This Draft EIR evaluates 1) a No Project Alternative, 2) a Specific Plan Build Alternative, and 3) a Reduced Density Alternative.

Alternative 1, No Project: Pursuant to State *CEQA Guidelines* Section 15126.6(e)(3)(B), the No Project Alternative for a development project on identifiable property is the circumstance under which the proposed Project does not proceed, and the discussion of the No Project Alternative must compare the environmental effects from the Project site remaining in its existing state, versus the environmental effects that would occur if the proposed Project is approved. Accordingly, under the No Build Alternative, the site would remain in its existing condition and no development would occur.

Alternative 2, Specific Plan Build: Pursuant to State *CEQA Guidelines* Section 15126.6(e)(3)(C), the impacts of the No Project Alternative should also be evaluated by projecting what would reasonably be expected to occur in the foreseeable future if the proposed Project were not approved. The GP 2025 designates the Project site for B/OP (Business/Office Park). Additionally, the *Sycamore Canyon Business Park Specific Plan* designates the Project site for Industrial, which permits the logistics center use proposed by the Project as well as industrial and business office use, manufacturing, publishing and printing, research office and laboratory uses. Under Alternative 2, the Project site would be developed with approximately 1.37 million SF of manufacturing uses. Alternative 2 would also include the on-site Mitigation Area on the western portion of the Project site and retain the trail and fire access at the southern portion of the Project site.

Alternative 3, Reduced Density: Under the reduced density logistics alternative, the proposed development of the site would be scaled down by reducing the building floor area by 30 percent of that proposed in the original 1.43 million SF project. The reduction in floor area would lead to a proportional reduction in the building footprint (1,003,519 SF of floor area) and a corresponding decrease in Project parking area. This alternative assumes access to the site, trail and fire access to Sycamore Canyon Wilderness Park, and the on-site Mitigation Area would be the same as the proposed Project. The reduced density alternative could be realized by either scaling down both proposed buildings or by constructing only one building. If both buildings are scaled down, Building 1 would comprise approximately 709,096 SF, and Building

2 would comprise approximately 294,423 SF, for a total of 1,003,519 SF of floor area. A single building would have approximately 1,003,519 SF of floor area.

Table 1-C – Comparison of Alternatives Matrix, below, compares the potential environmental impacts of each alternative and ranks each alternative as having impacts that are increased, similar, or reduced in comparison to the proposed Project.

Table 1-C – Comparison of Alternatives Matrix

Environmental Issue	Proposed Project	Alternative 1 No Project	Alternative 2 Specific Plan Build	Alternative 3 Reduced Density
Aesthetics	LTSM	Reduced	Similar	Similar
Agriculture and Forestry Resources	LTS	Similar	Similar	Similar
Air Quality	SU	Reduced, still SU	Increased	Reduced, still SU
Biological Resources	LTSM	Reduced	Similar	Similar
Cultural Resources	LTSM	Reduced	Similar	Similar
Geology and Soils	LTS	Reduced	Similar	Similar
Greenhouse Gas (GHG) Emissions	LTSM	Reduced	Increased	Reduced
Hazards and Hazardous Materials	LTSM	Reduced	Similar	Similar
Hydrology and Water Quality	LTS	Reduced	Similar	Similar
Land Use and Planning	LTS	Reduced	Similar	Similar
Mineral Resources	LTS	Reduced	Similar	Similar
Noise	SU	Reduced, still SU	Increased	Reduced, still SU
Population and Housing	LTS	Reduced	Similar	Similar
Public Services	LTS	Reduced	Similar	Similar
Recreation	LTS	Increased	Similar	Similar
Transportation / Traffic	SU	Reduced, still SU	Increased	Reduced, still SU
Utilities/Service Systems	LTS	Reduced	Similar	Similar

LTS = Less than Significant Impact

LTSM = Less than Significant Impact with Mitigation

SU = Significant and Unavoidable Impact

1.9 Environmentally Superior Alternative

Section 15126.6(e)(2) of the State *CEQA Guidelines*, requires the identification of the environmentally superior alternative. Of the alternatives evaluated above, Alternative 1 (No Project, No Build) is the environmentally superior alternative, because the Project site would stay in its existing condition. Since no development would occur, Alternative 1 would eliminate the significant and unavoidable impacts to air quality, noise, and transportation/traffic. The State *CEQA Guidelines* also require the identification of another environmentally superior alternative if the No Project Alternative is the environmentally superior alternative.

Alternative 3 (Reduced Density Alternative) is environmentally superior to the proposed Project because this alternative would reduce impacts to air quality, GHG emissions, noise, and transportation/traffic by approximately 30 percent in comparison to the proposed Project. However, it would not reduce the significant and unavoidable impacts to air quality, noise, and transportation/traffic to less than significant. The one building option under Alternative 3 would meet most of the Project objectives and would meet the market demand for buildings greater than 1 million SF; however, it would not meet the objective of a logistics center with two stand-alone buildings to accommodate the intended uses of two separate and unrelated landowners.

Although Alternative 3 meets most of the Project objectives, because of scarcity of sites of this size, the attendant land cost of sites of this size, and the low Inland Empire market lease rates for product of this type, unless site coverage reaches at least 45 percent the rate of return from the lease would be too low to justify the cost and risk of investment. Site coverage under Alternative 3 is only 31 percent. Thus, the feasibility of Alternative 3 is further impacted by the loss of economies of scale in the construction of a smaller building, which would drive the rate of return on the investment to below zero. Finally, a survey of industrial buildings in the Inland Empire submarket shows very low availability of buildings in the 1,000,000 square foot size range and greater and a high availability of buildings in the 700,000 square foot size range, and the 300,000 square foot size range, respectively. Due to all of these factors, a reasonable developer would not take the risk to develop the reduced density alternative. For these reasons, Alternative 3 is rejected as infeasible.

1.10 Other CEQA Topics

The State *CEQA Guidelines* set forth several general content requirements for a DEIR, including certain potential impacts which must be addressed. Those impact areas applicable to this Project include the potential for the Project to cause cumulative impacts (Section 15130); unavoidable adverse impacts (Section 15126(b)); growth inducing impacts (Section 15126(d)); or significant irreversible changes caused by a project (Section 15126.2(c)). Section 15125(d) of the State *CEQA Guidelines* also requires an EIR to discuss any inconsistencies between the proposed Project and applicable general and regional plans. These topics are summarized below and discussed in Section 6 of the DEIR.

1.10.1 Significant Unavoidable Adverse Impacts

This topic is intended to address any significant impacts that cannot be mitigated to below a level of significance (State *CEQA Guidelines* Section 15126.2). As discussed in detail throughout Section 5.0 Environmental Impact Analysis of this DEIR, the proposed Project will not result in any Project-specific or cumulatively significant unavoidable adverse impacts related to aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, GHG emissions, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, hydrology and water quality, utilities and service systems, or energy conservation.

The proposed Project will result in Project-specific or cumulatively significant unavoidable impacts to air quality (construction and operations), noise, and , transportation/traffic.

1.10.2 Growth Inducing Impacts

According to State *CEQA Guidelines* Section 15126.2 (d), a project may foster economic or population growth, or additional housing, either indirectly or directly, in a geographical area if it meets any one of the following criteria:

- A project would remove obstacles to population growth;
- Increases in the population may tax existing community service facilities, causing significant environmental effects; or
- A project would encourage and facilitate other activities that could significantly affect the environment.

As discussed in Section 3.0 Project Description of this DEIR, the Project will involve construction and operation of two logistics center buildings. Other than a storm drain that will serve only the Project, the Project will not require the expansion of infrastructure or utilities and will not remove obstacles to population growth. Further, the Project itself does not involve the creation of households and will not directly impact population growth. The jobs that are created during Project construction and operation are anticipated to be occupied by individuals already residing in the Project vicinity and so the proposed Project will not have an indirect impact on population growth either.

1.10.3 Significant Irreversible Environmental Changes which would be Involved in the Proposed Project Should it be Implemented

The intent of this section of this DEIR is to discuss primary and secondary impacts of the proposed Project that result in significant irreversible changes in the environment. State *CEQA Guidelines* Section 15126.2(c) identifies, as examples, such things as use of nonrenewable natural resources, irreversible changes in land use, and irreversible damage to the environment resulting from environmental accidents associated with a project.

As discussed in Section 3.0 – Project Description, the proposed Project will involve construction and operation of two buildings to serve as a logistics center. The proposed Project site is currently undeveloped, except for a concrete v-ditch, and so implementation of

the Project would result in irreversible environmental changes at the Project site. Nevertheless, the proposed Project site is within the *SCBPSP* and is designated for industrial use. Likewise, in the City's Zoning Map the Project site is zoned as Business and Manufacturing Park Zone. The proposed logistics center at the Project site is consistent with these land use and zoning designations and so these irreversible changes are not considered significant.

Nonrenewable resources, such as gravel and steel, will be consumed during Project construction. Energy, fossil fuels, oils, and natural gas will be irreversibly committed during Project construction. These same resources are used for vehicles traveling to and from the Project site and energy used to operate the site. The continued use of these resources associated with Project operations represents a long-term obligation. The energy consumed in construction and operation of the Project may be considered a permanent investment. However, the Project will use "green" building materials, where feasible, to reduce impacts to nonrenewable resources. Further, the Project will incorporate energy efficiency features in an effort to conserve energy over the life of its operation. Therefore, the proposed Project will not result in long-term significant energy use.