

**A.1**

**NOTICE OF PREPARATION**



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 15-121350

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CITY OF RIVERSIDE Date: 08/18/2015

County/Agency of Filing: RIVERSIDE Document No: E-201500762

Project Title: SYCAMORE CANYON BUSINESS PARK BUILDINGS 1 AND 2

Project Applicant Name: HPA, INC. Phone Number: (951) 826-5371

Project Applicant Address: C/O 3900 MAIN STREET, 3RD FLOOR, RIVERSIDE, CA 92522

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

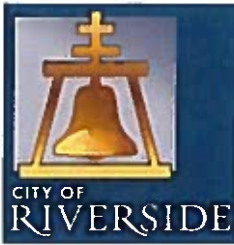
- Environmental Impact Report \_\_\_\_\_
- Negative Declaration \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
- Project Subject to Certified Regulatory Programs \_\_\_\_\_
- County Administration Fee \_\_\_\_\_
  - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
  - Project that is exempt from fees (Notice of Exemption)

Total Received \_\_\_\_\_ \$0.00

Signature and title of person receiving payment

B. Kennemer Deputy

Notes:



FILED / POSTED

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-201500762  
08/18/2015 04:33 PM Fee: \$ 0.00  
Page 1 of 3

Community & Ec



3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** August 18, 2015

**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties

**PROJECT TITLE:** Sycamore Canyon Business Park Buildings 1 and 2

**PROJECT APPLICANT:** HPA, Inc.

**PROJECT LOCATION:** The project site is located within Section 4, Township 3 South, Range 4 West. The proposed development is located in the eastern portion of the City of Riverside on approximately 72 net acres within the Sycamore Canyon Business Park, in the Sycamore Canyon/Canyon Springs neighborhood of the City (**Figure 1 – Vicinity Map** and **Figure 2 – Location Map**). Specifically, the project site is located west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive, west of Lance Drive. The project site is bounded by residential uses to the north, northwest, and northeast, large-scale light industrial uses to the east and south, and the Sycamore Canyon Wilderness Park to the west. The project site is located on land designated for B/OP (Business/Office Park) and zoned for BMP (Business and Manufacturing Park Zone), which permit light industrial uses.

**AFFECTED ASSESSOR'S PARCELS:** 263-020-003, 263-020-004, 263-020-005, 263-020-006, 263-300-001, 263-300-003, 263-300-003, 263-300-004, 263-300-005, 263-300-006, 263-300-025, 263-300-026, 263-300-029, 263-300-030, 263-300-033, 263-300-034, 263-300-035, 263-300-036.

**PROJECT DESCRIPTION:** The proposed project consists of the grading, construction, and operation of a total approximately 1.4 million square feet of light industrial office and warehousing contained within two buildings on site, which will be subdivided into two parcels. Specifically, Building 1 will be sited within the southern three-quarters of the project site (Parcel 1) and will consist of 10,000 square feet of office space, 1,002,995 square feet of warehouse, 72 dock doors along the east side of the structure and 75 dock doors along the west side of the structure, 444 parking stalls, and 359 trailer stalls. Building 2 will be sited along the northern quarter of the project site (Parcel 2), and will consist of 10,000 square feet of office space, 410,604 square feet of warehouse, 48 dock doors along the south side of the structure,

Section 15082. During the public review period, public agencies, interested organizations and individuals have the opportunity to identify those environmental issues that have the potential to be affected by the project and that should be addressed in the EIR. For this project, the public review period is: **August 18, 2015 through September 16, 2015.**

A copy of the Notice of Preparation for the proposed project is available for public review at the Lead Agency:

**LEAD AGENCY:**

City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3rd Floor  
Riverside, California 92522  
Attn: Kyle Smith, AICP, Senior Planner  
(951) 826-5220  
[KJSmith@riversideca.gov](mailto:KJSmith@riversideca.gov)

In addition, an electronic copy of the Notice of Preparation will be made available on the City of Riverside website: <http://www.riversideca.gov/>

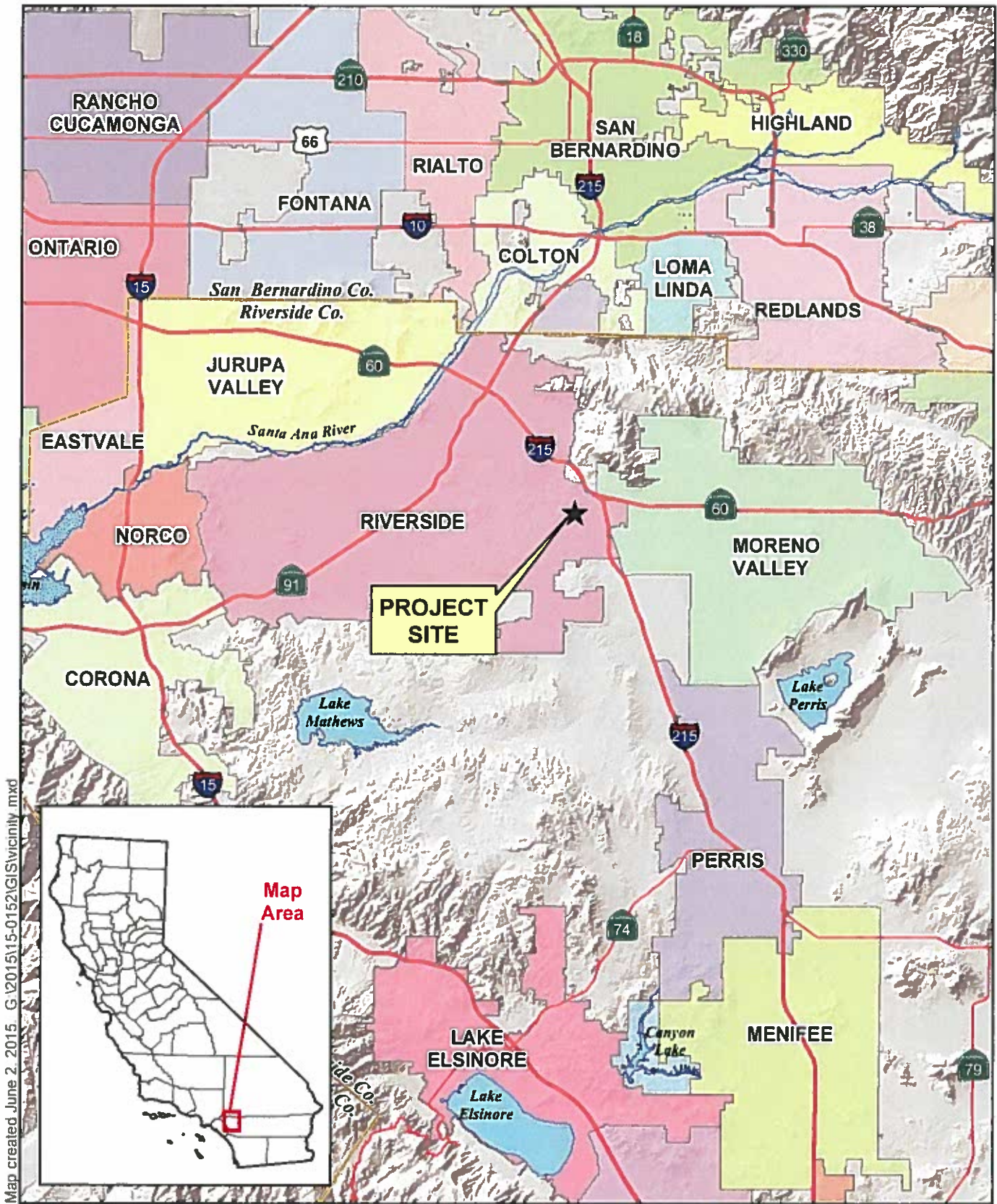
Please send your response to Kyle Smith, AICP, Senior Planner, at the physical or email address as shown above. We will need the name of a contact person in your agency or organization, if applicable.

**NEIGHBORHOOD MEETING:**

A neighborhood meeting will be held on **August 26, 2015**, at **6:30 pm – 7:30 pm** located at **6465 Sycamore Canyon Boulevard, Riverside, CA 92507.**

At this meeting, agencies, organizations, and members of the public will be provided a brief presentation on the project and will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed Sycamore Canyon Business Park Buildings 1 and 2 Project.

Please contact the Community & Economic Development Department's Planning Division at (951) 826-5371 if you have any questions about this meeting.



XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Sycamore Canyon Business Park Buildings 1 and 2



0 2 4 6 Miles

ALBERT A.  
**WEBB**  
ASSOCIATES

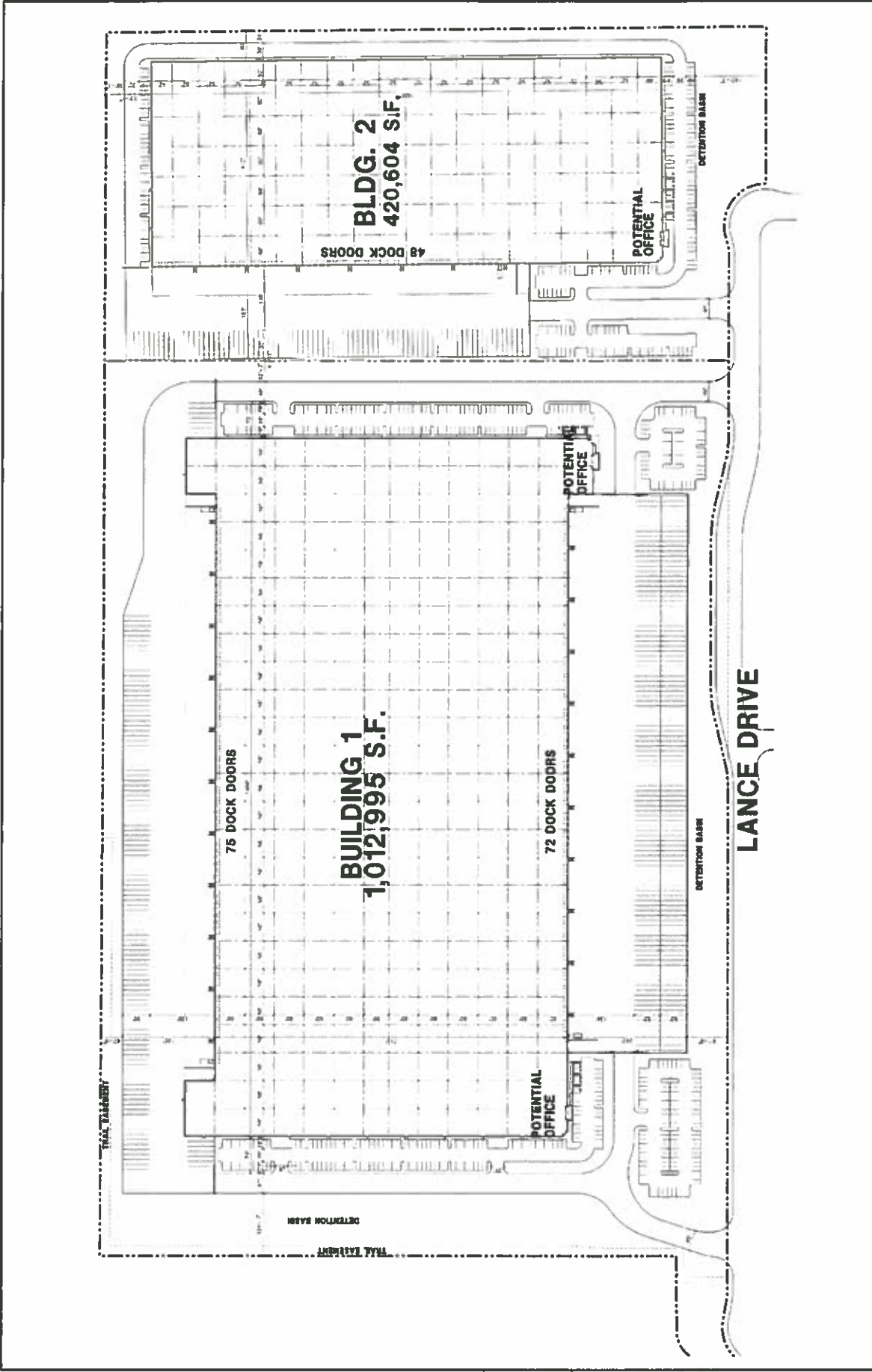


C:\2015\15-0152\CIS\Aerial.mxd; Map created 17 Jul 2015

Sources: Eagle Aerial, 2012.

**Figure 2 - Location Map**  
Sycamore Canyon Business Park Buildings 1 and 2





Source: HPA Architecture, July 2015.

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



Not to Scale



## **A.2**

# **WRITTEN COMMENTS RECEIVED IN RESPONSE TO THE NOP**



## Cheryl DeGano

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**From:** Smith, Kyle J. <KJSmith@riversideca.gov>  
**Sent:** Wednesday, August 19, 2015 8:08 AM  
**To:** Cheryl DeGano  
**Subject:** FW: Proposed development adjacent to our neighborhood  
**Attachments:** HPA Development Syc Cyn Business Park.pdf

FYI ...

*Kyle J. Smith, AICP*

Senior Planner  
City of Riverside  
Community & Economic Development Department / Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522  
Direct (951) 826-5220 Fax (951) 826-5981  
Planning General Information (951) 826-5371  
<http://www.riversideca.gov/planning/>

---

From: Alec Gerry [<mailto:alecgerry@sbcglobal.net>]  
Sent: Wednesday, August 19, 2015 7:44 AM  
To: [cherylgerry@sbcglobal.net](mailto:cherylgerry@sbcglobal.net); [seema@seema.net](mailto:seema@seema.net); [kathy\\_cocker@yahoo.com](mailto:kathy_cocker@yahoo.com); [paulmorton@sbcglobal.net](mailto:paulmorton@sbcglobal.net); [jwatusa@yahoo.com](mailto:jwatusa@yahoo.com); [TRomero951@yahoo.com](mailto:TRomero951@yahoo.com); [yjulietta81@aol.com](mailto:yjulietta81@aol.com); [teachurs@pacbell.net](mailto:teachurs@pacbell.net); [lnewhall30@charter.net](mailto:lnewhall30@charter.net); [robertopassoni@sbcglobal.net](mailto:robertopassoni@sbcglobal.net); [dms1003@sbcglobal.net](mailto:dms1003@sbcglobal.net); [monellep@aol.com](mailto:monellep@aol.com); [ronaldskyberg21@yahoo.com](mailto:ronaldskyberg21@yahoo.com); [romitij@sbcglobal.net](mailto:romitij@sbcglobal.net); [rc4hire@gmail.com](mailto:rc4hire@gmail.com); [gckhalsa@charter.net](mailto:gckhalsa@charter.net); [jeffreyswerner@gmail.com](mailto:jeffreyswerner@gmail.com); [kudtarkars@aol.com](mailto:kudtarkars@aol.com); [saziegler1@att.net](mailto:saziegler1@att.net); [waderic1028@att.net](mailto:waderic1028@att.net); [usnret1944@yahoo.com](mailto:usnret1944@yahoo.com); [falat@att.net](mailto:falat@att.net); [eyeru@msn.com](mailto:eyeru@msn.com); [tsandoval92880@gmail.com](mailto:tsandoval92880@gmail.com); Maureen Clemens; Teresa Denham; Sycamore Highlands; Melendrez, Andy; Bailey, Rusty; Smith, Kyle J.  
Subject: Proposed development adjacent to our neighborhood

Neighbors,

With the improving economy, development agencies are moving forward to build in the remaining open area of the Sycamore Canyon Business Park adjacent to our homes. Recently, an industrial warehouse development was approved by the City for the open space immediately behind the apartments and some of our community homes following some opposition of the residents in that area. This has emboldened other development companies to pursue further development. We just received notice for a proposed development in the southeast corner of the Business Park (adjacent to most of the homes in our community that border the Business Park). See the attached document for plans and maps.

This development is proposed to be two very large warehouses, one the size of the Big 5 warehouse that is already a nuisance due to noise. Of course the nearness of the proposed development would result in greater environmental impacts to the community relative even to the Big 5 mega warehouse.

The developer is clearly rushing this through since we just received notice and they set their own "community meeting" without any consultation with the community - this meeting is in only 8 days as you will see in the attached document. The developer has also initiated the 30 day EIR comment period with comments required by September 16. The developer has never contacted the community

group for input or to set an appropriate date to review the proposal - I suspect as a way of avoiding any earlier action by residents, instead forcing residents to respond in very short order to the proposal.

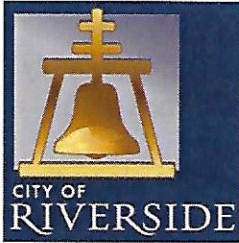
We have requested our Council Member (Andy Melendrez) to set up a meeting with the City Planning Department to review zoning classifications and ordinances. This seems to be another example of the City's "Smart Development" that just isn't smart. Not sure why we have zones, if it is appropriate for large industrial warehouses to be built adjacent to residential homes! Where is the buffer?

I don't expect that the "community meeting" in 8 days will be of any great value to our residents or other agencies - from past experience, these meetings are simply something that is required and the Developer rarely has any intention of listening to comments or addressing concerns. Nevertheless, some of us may want to attend to voice concern about the proposal. Furthermore, the City Planning Department has been more of a rubber stamp than a true planning organization - they assure only compliance with the City rules regarding development. I have yet to see them impose some common sense on a project. If there will be any change at all to the proposal it will only be due to efforts of the community and our partners at agencies that can impact the process.

I would like to host a meeting at my home 6017 Cannich Road this Sunday at 4PM to discuss this development. Please read over the attached document and bring your thoughts to the meeting. You may also invite others that you think may have an interest in this proposal.

Sincerely,  
Alec

Click [here](#) to report this email as spam.



City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** August 18, 2015

**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties

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191 parking stalls, and 80 trailer stalls (**Figure 3 – Site Plan**). Building 1 will be approximately 41 feet in height from grade, and Building 2 will be approximately 37 feet in height from grade.

The project site will also include sand filter water quality basins and a detention basin along the southern perimeter of the site, and water quality bioretention and bioinfiltration basins along the eastern perimeter of the site on Parcel 1, and another sand filter water quality basin in the northeastern perimeter of the site on Parcel 2. Access to Parcel 1 will be provided by two proposed driveways from Lance Drive, and access to Parcel 2 will be provided by one proposed driveway from Lance Drive. On-site landscaping will also be provided around the clude perimeters of Parcels 1 and 2. Additionally, a trail easement will be provided on site along the southern boundary of Parcel 1 to provide connectivity for recreational users of the Sycamore Canyon Wilderness Park from Lance Drive in the Sycamore Canyon Business Park.

The proposed project will include the following discretionary actions by the City of Riverside: amendment to the General Plan Circulation Element, amendment to the Sycamore Canyon Business Park Specific Plan's Circulation Plan, Tentative Parcel Map, Design Review, and Minor Conditional Use Permit.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The City of Riverside, as the Lead Agency, has determined that an Environmental Impact Report (EIR) will need to be prepared. The EIR will be comprehensive in nature, evaluated all issues noted in the CEQA Appendix G Environmental Checklist and Appendix F Energy Conservation. The following issues will be addressed in the DEIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise
- Public Services
- Transportation/Traffic
- Mandatory Findings of Significance
- Agriculture & Forestry Resources
- Biological Resources
- Energy Conservation
- Greenhouse Gas Emissions
- Hydrology & Water Quality
- Mineral Resources
- Population/Housing
- Recreation
- Utilities & Service Systems

The EIR will address the short- and long-term effects of the project on the environment and will evaluate the potential for the project to cause direct and indirect impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the EIR. For those impacts determined to be significant, feasible mitigation measures will be proposed. A mitigation monitoring program will be developed as required by State CEQA Guidelines Section 15126.4.

The environmental determination in this Notice of Preparation is subject to a **30-day public review period** per Public Resources Code Section 21080.4(a) and State CEQA Guidelines

Section 15082. During the public review period, public agencies, interested organizations and individuals have the opportunity to identify those environmental issues that have the potential to be affected by the project and that should be addressed in the EIR. For this project, the public review period is: **August 18, 2015 through September 16, 2015.**

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City of Riverside  
Community & Economic Development Department  
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3900 Main Street, 3rd Floor  
Riverside, California 92522  
Attn: Kyle Smith, AICP, Senior Planner  
(951) 826-5220  
[KJSmith@riversideca.gov](mailto:KJSmith@riversideca.gov)

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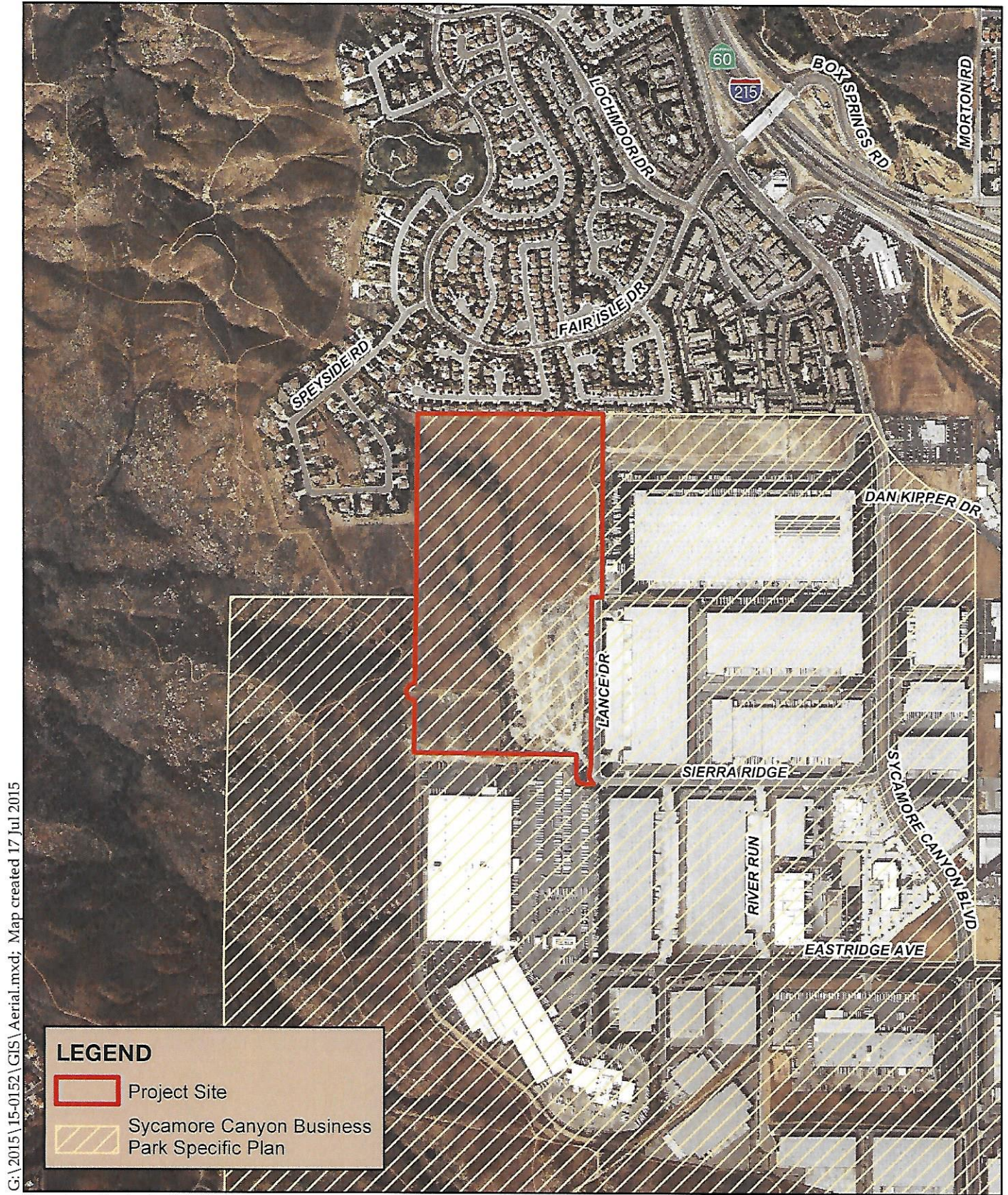
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Please contact the Community & Economic Development Department's Planning Division at (951) 826-5371 if you have any questions about this meeting.



G:\2015\15-0152\GIS\Aerial.mxd; Map created 17 Jul 2015

Sources: Eagle Aerial, 2012.

**LEGEND**

-  Project Site
-  Sycamore Canyon Business Park Specific Plan

**Figure 2 - Location Map**

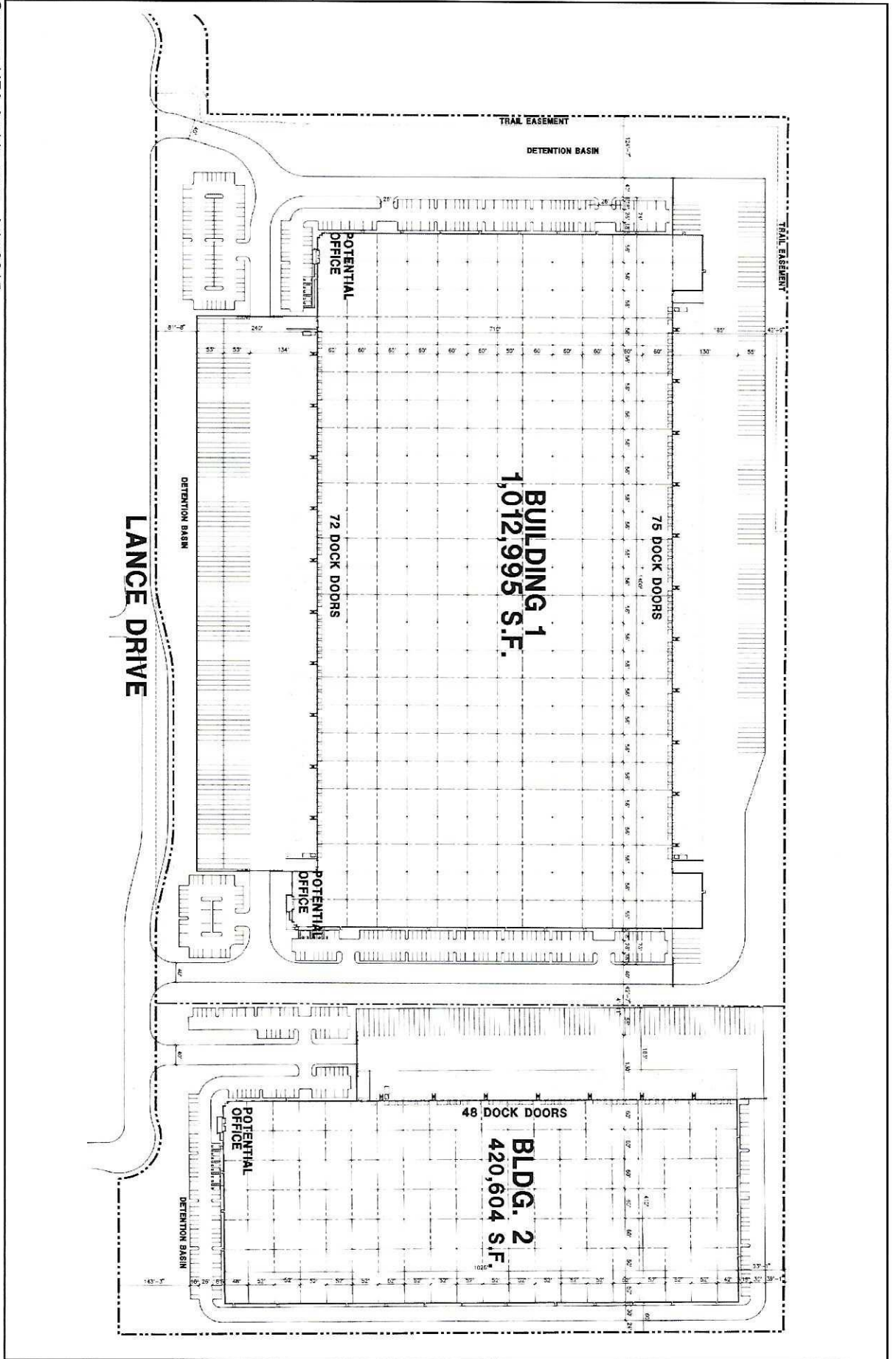
Sycamore Canyon Business Park Buildings 1 and 2



0 500 1,000 1,500  
Feet



Source: HPA Architecture, July 2015.



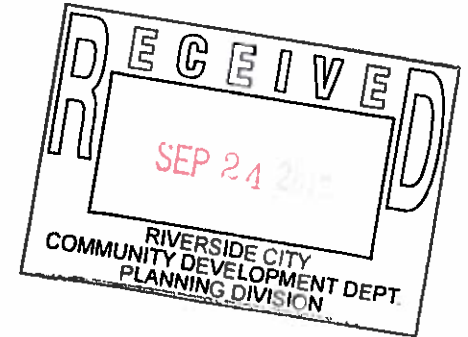
**Figure 3 - Proposed Site Plan**  
Sycamore Canyon Business Park Buildings 1 and 2



Not to Scale



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



September 15, 2015

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lerron St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Kyle J. Smith, AICP, Senior Planner  
City of Riverside Community Development Department  
Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522

**RE: Sycamore Canyon Business Park Buildings 1 and 2 - Notice of Preparation of an Environmental Impact Report**

Dear Mr. Smith:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the Notice of Preparation of a Draft Environmental Impact Report (EIR) for Sycamore Canyon Business Park, Buildings 1 and 2. This project is located within Airport Compatibility Zones C1 and D of the March Air Reserve Base/Inland Port Airport Influence Area.

With the adoption of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP), the previous determination that the City's 2025 General Plan was consistent with the 1984 Riverside County Airport Land Use Plan (as applied to the environs of March Air Reserve Base) is no longer applicable. In the interim, until such time as a determination is made that the City's General Plan is consistent with the new March ALUCP, all discretionary projects within the updated March AIA must be officially submitted to ALUC for a determination as to consistency. The proposal also qualifies as a "major land use action" as defined in the Countywide Policies section of the 2004 Riverside County Airport Land Use Compatibility Plan.

We recommend that you direct the applicant to submit this project for review by ALUC. Given that the site is partially located within Compatibility Zone C1, review at an official ALUC hearing will be required. Complete application submittals received by September 30, 2015 will be eligible for consideration at ALUC's November 12, 2015 public hearing.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Edward C. Cooper, ALUC Director

Y:\AIRPORT CASE FILES\March\Sycamore Canyon Business Park Bldgs 1 and 2 Lance Drive NOP - ltr to Riverside.doc

**From:** [Cheryl DeGano](#)  
**To:** [Jessica May](#)  
**Subject:** FW: [External] DEIR for Sycamore Canyon Business Park Buildings 1 and 2  
**Date:** Wednesday, December 02, 2015 7:03:19 AM

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Please include the Army Corps comments in Section 2.

**Cheryl DeGano** - Principal Environmental Analyst  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
t: 951.320.6052  
e: [cheryl.degano@webbassociates.com](mailto:cheryl.degano@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

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**From:** Smith, Kyle J. [mailto:[KJSmith@riversideca.gov](mailto:KJSmith@riversideca.gov)]  
**Sent:** Monday, October 19, 2015 10:57 AM  
**To:** Cheryl DeGano  
**Subject:** FW: [External] DEIR for Sycamore Canyon Business Park Buildings 1 and 2

FYI

**Kyle J. Smith, AICP**  
**Senior Planner**  
City of Riverside  
Community & Economic Development Department / Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522  
Direct (951) 826-5220 Fax (951) 826-5981  
Planning General Information (951) 826-5371  
<http://www.riversideca.gov/planning/>

**From:** Thiede, James [mailto:[james\\_thiede@fws.gov](mailto:james_thiede@fws.gov)]  
**Sent:** Thursday, October 08, 2015 1:19 PM  
**To:** Smith, Kyle J.  
**Subject:** [External] DEIR for Sycamore Canyon Business Park Buildings 1 and 2

Dear Mr. Smith,

We have examined the NOP that you sent our office regarding preparation of a DEIR for the "Sycamore Canyon Business Park Buildings 1 and 2" project, and I just wanted to touch base with you to make sure that the proponent/consultants will prepare a MSHCP Consistency Analysis, and if necessary, a Determination of Biologically Equivalent or Superior Preservation.

Aerial imagery shows the presence of a stream which appears to flow north to south through the center of the project until it reaches a group of riparian trees at the edge of the existing business park development. The consultants need to determine if the water flows beyond that point and what its ultimate destination is (e.g., Does the water enter a culvert or drain system, flow underneath the industrial park, and then exits the industrial park (perhaps on its south side) and eventually flows into Box Springs Canyon creek or other waters that connect into MSHCP water bodies?).

If the stream's waters ultimately flow into one or more MSHCP water bodies, then the City would need to further implement the MSHCP's Riparian/Riverine Policy in regards to the project.

Regards,

James Thiede  
Endangered Species Biologist  
U.S. Fish and Wildlife Service  
777 East Tahquitz Canyon Way, Suite 208  
Palm Springs, California 92262  
(760) 322-2070 x219

Click [here](#) to report this email as spam.

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8



*Serious drought  
Help save water!*

August 24, 2015

City of Riverside  
Community & Economic  
Development Department  
Kyle Smith, Senior Planner  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

Sycamore Canyon Business Park Buildings 1 and 2 (RIV 215 PM 37.56)

Mr. Smith,

We have completed our initial review for the above mentioned proposal to construct and operate approximately 1.4 million square feet of light industrial office and warehousing contained within two buildings on site. Building 1 will consist of 10,000 square feet of office space with 1,002,995 square feet of warehouse with 72 dock doors. Building 2 will consist of 410,604 square feet of warehouse with 48 dock doors.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:  
[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)  
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

Mr. Smith  
August 24, 2015  
Page 3

- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Roberts". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**MARK ROBERTS**  
Office Chief  
Intergovernmental Review, Community and Regional Planning

**From:** [Cheryl DeGano](#)  
**To:** [Jessica May](#)  
**Subject:** FW: Comments on the Notice of Preparation for the Sycamore Canyon Business Park, Buildings 1 and 2  
**Date:** Tuesday, December 01, 2015 2:36:38 PM

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Another one to save in the same manner as the Raj Daniel letter. In this instance, save it as being from the City of Moreno Valley.

**Cheryl DeGano** - Principal Environmental Analyst  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
t: 951.320.6052  
e: [cheryl.degano@webbassociates.com](mailto:cheryl.degano@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

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**From:** Smith, Kyle J. [mailto:KJSmith@riversideca.gov]  
**Sent:** Wednesday, September 16, 2015 7:23 PM  
**To:** Cheryl DeGano  
**Cc:** Kristi Smith; Eastman, Jay  
**Subject:** FW: Comments on the Notice of Preparation for the Sycamore Canyon Business Park, Buildings 1 and 2

***Kyle J. Smith, AICP***

**Senior Planner**  
City of Riverside  
Community Development Department / Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522  
Direct (951) 826-5220 Fax (951) 826-5981  
Planning General Information (951) 826-5371  
<http://www.riversideca.gov/planning/>

---

**From:** Chris Ormsby [chriso@moval.org]  
**Sent:** Wednesday, September 16, 2015 6:10 PM  
**To:** Smith, Kyle J.  
**Subject:** Comments on the Notice of Preparation for the Sycamore Canyon Business Park, Buildings 1 and 2

Kyle,

City staff has completed review of the Notice of Preparation for the Sycamore Canyon Business Park project. Transportation Engineering provided the comments below. In addition, please provide the Draft Environmental Impact Report for City review when it becomes available.

**Transportation Engineering Division Review Comments**

Based on the information contained in our standard review process, we have the following comments:

1. The project consists of a total approximately 1.4 million square feet of light, industrial office and warehousing contained within 2 buildings on approximately 72 acres within the City of Riverside Sycamore Canyon Business Park Specific Plan. The project site is located west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive, west of Lance Drive. The project site is bounded by residential uses to the north, northwest, and northeast, large-scale light industrial uses to the east and south, and the Sycamore Canyon Wilderness Park to the west, all of which are located in the City of Riverside.
2. Per the Institute of Transportation Engineers (ITE) Trip Generation Manual, below is the anticipated traffic generation by the project (vehicle trips per weekday):

Building	Office	Warehouse (car trip)	Warehouse (truck trip)	Total
#1	110	2857	714	3681
#2	110	1170	292	1572
<b>Total</b>	220	4027	1006	5253

3. With direct access to Eastridge Avenue, Sycamore Canyon Boulevard and close proximity to the I-215 freeway interchange at Eucalyptus Avenue, traffic generation from this project will impact these facilities. The Project Environmental Impact Report (EIR)



that are being prepared should further address impacts caused by the project to the existing traffic circulation and air quality and propose appropriate mitigation measures. Transportation Engineering requests that a completed copy of this EIR and its Transportation/Traffic and Air Quality elements be provided to us for further review of this project.

Please provide a copy of the Draft Environmental Impact Report directly to me for distribution. Thank you for the opportunity to review the Notice of Preparation.

Chris

**Chris Ormsby**  
Senior Planner  
Community Development  
City of Moreno Valley

p: 951.413.3229 | e: [chriso@moval.org](mailto:chriso@moval.org) w: [www.moval.org](http://www.moval.org)

14177 Frederick St., Moreno Valley, CA 92553



Click [here](#) to report this email as spam.

## Cheryl DeGano

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**From:** Smith, Kyle J. <KJSmith@riversideca.gov>  
**Sent:** Tuesday, September 01, 2015 9:52 AM  
**To:** Cheryl DeGano  
**Subject:** FW: Notice of Prep. EIR: Sycamore Canyon Business Park Building 1 and 2

FYI...

*Kyle J. Smith, AICP*

Senior Planner  
City of Riverside  
Community & Economic Development Department / Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522  
Direct (951) 826-5220 Fax (951) 826-5981  
Planning General Information (951) 826-5371  
<http://www.riversideca.gov/planning/>

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**From:** McDaniel, Randy  
**Sent:** Friday, August 28, 2015 5:03 PM  
**To:** Smith, Kyle J.  
**Subject:** Notice of Prep. EIR: Sycamore Canyon Business Park Building 1 and 2

Hi Kyle,

I received the subject notice and just wanted to make sure that the impact report scope includes doing the appropriate bio/eco surveys on the adjacent park land to identify the potential impacts that the development could have on the env. sensitive and protected adjacent Sycamore Canyon Wilderness Park. The area to include in the survey should include the parkland immediately adjacent to the development and within the park a minimum of 100' or as recommended by the project biologist, whichever is greater.

Let me know if you need a formal letter.

Thanks,

Randy McDaniel  
**Principal Park Planner, RLA #4395**

**CITY OF RIVERSIDE**  
**Parks, Rec & Comm Serv**

6927 Magnolia Avenue  
Riverside, California 92506  
(951) 826-2006

Click [here](#) to report this email as spam.

**16 Sept 2015**

**To: Kyle Smith, AICP, Senior Planner, City of Riverside**

**From: Friends of Riverside's Hills**

**Re: NOP for Sycamore Canyon Business Park Buildings 1 and 2**

Thank you for the opportunity to raise some of the important issues to be considered in the EIR for this project.

1. The project is located in an environmentally sensitive location next to Sycamore Canyon Park, a core area of the Western Riverside County MSHCP. Thus the conformance of the project with all aspects of the "Guidelines Pertaining to the Urban/Wildlands Interface" (sec 6.1.4 of the MSHCP document) must be evaluated.

City Policy OS-5.2: Continue to participate in the MSHCP Program and ensure all projects comply with applicable requirements.

2. Potential impacts to Stephens' kangaroo rat, a Federally endangered species, must be assessed.

City Policy OS-5.3: Continue to participate in the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan including collection of mitigation fees.

3. The project proposes building over a blue-line stream. The environmental impacts and necessary mitigation required if this happens need to be documented.

City Policy OS-2.2: Limit the extent and intensity of uses and development in areas of unstable terrain, steep terrain, scenic vistas, arroyos and other critical environmental areas.

4. The project is located next to a residential neighborhood. It will produce various forms of pollution (including light, sound, particulates) . Thus the necessity of siting such a development in this location needs to be considered in the light of alternative land uses.

City Policy LU-8.2: Avoid density increases or intrusion of non-residential uses that are incompatible with existing neighborhoods.

City Policy N-1.8: Continue to consider noise concerns in evaluating all proposed development decisions and roadway projects.

City Policy AQ-1.3: Separate, buffer and protect sensitive receptors from significant sources of pollution to the greatest extent possible.

Policy AQ-1.1: Ensure that all land use decisions, including enforcement actions, are made in an equitable fashion to protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status or geographic location, from the health effects of air pollution.

5. Evaluate the energy uses of the project, especially the possibility of roof-top installation of solar cells.

City Policy AQ-8.6: Promote Riverside as a Solar City through the implementation of programs for residential and commercial customers that will increase solar generation in the City to 1 MW by 2015 (enough for 1,000 homes), and 3 MW by 2020.

6. Consider a range of well thought out alternative projects for the site beyond the usual dead-on-arrival "no project". This should include less polluting alternatives such as an office building, and should include a substantial buffer of natural open space (perhaps with a trail to the park) between it and the residential area, and there should be some consideration of the feasibility of incorporating the blue line stream into the project design.

Thanks for your attention to these issues.

Len Nunney, Secretary,  
Friends of Riverside's Hills  
4477 Picacho Dr, Riverside, Ca 92507  
e-mail: [watkinshill@juno.com](mailto:watkinshill@juno.com).



T 510.836.4200  
F 510.836.4205

410 12th Street, Suite 250  
Oakland, Ca 94607

www.lozeaudrury.com  
richard@lozeaudrury.com

*Via Email and U.S. Mail*

September 29, 2015

Colleen J. Nicol, MMC, City Clerk  
City of Riverside  
3900 Main Street, 7th Floor  
Riverside, CA 92522  
[city\\_clerk@riversideca.gov](mailto:city_clerk@riversideca.gov)

Robert Kain, Secretary of the Planning  
Commission  
City of Riverside Community & Economic  
Development Department Planning Division  
3900 Main Street, 3rd Floor  
Riverside California 92522

Kyle Smith, AICP, Senior Planner  
City of Riverside Community &  
Economic Development Department -  
Planning Division  
3900 Main Street, 3rd Floor  
Riverside California 92522  
[kjsmith@riversideca.gov](mailto:kjsmith@riversideca.gov)

Emilio Ramirez, Interim Director  
City of Riverside Community &  
Economic Development Department –  
Planning Division  
3900 Main Street, 3rd Floor  
Riverside California 92522

**Re: CEQA and Land Use Notice Request for the Sycamore Canyon Business Park  
Building 1 and 2- SCH2015081042**

Dear All:

I am writing on behalf of the Laborers International Union of North America, Local Union 1184 and its members living in the City of Riverside in Riverside County (“LiUNA”), regarding the Sycamore Canyon Business Park Project Building 1 and 2 (SCH2015081042 and parcels 263-020-003-006, 263-300-001-006, 263-300-025-026, 263-300-029-030, 263-300-033-036), including all actions related or referring to the grading, construction, and operation of a total approximately 1.4 million square feet of light industrial office and warehousing space located on approximately 72 net acres within the Sycamore Canyon Business Park, west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive, west of Lance Drive.

September 29, 2015

CEQA and Land Use Notice Request for the Sycamore Canyon Business Park

Page 2 of 3

We hereby request that the City of Riverside (“City”) send by electronic mail or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
  - Notices of any public hearing held pursuant to CEQA.
  - Notices of determination that an Environmental Impact Report (“EIR”) is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
  - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
  - Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
  - Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
  - Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
  - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
  - Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
  - Notice of any Final EIR prepared pursuant to CEQA.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092,** which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

In addition, we request that the City send to us via email or U.S. mail a copy of all Planning Commission and City Council meeting and/or hearing agendas.

September 29, 2015

CEQA and Land Use Notice Request for the Sycamore Canyon Business Park

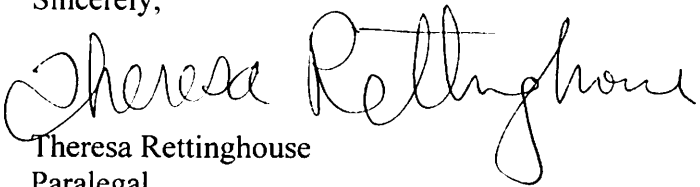
Page 3 of 3

Please send notice by email or U.S. Mail to:

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury LLP  
410 12<sup>th</sup> Street, Suite 250  
Oakland, CA 94607  
510 836-4200  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)  
[theresa@lozeaudrury.com](mailto:theresa@lozeaudrury.com)

Please call should you have any questions. Thank you for your attention to this matter.

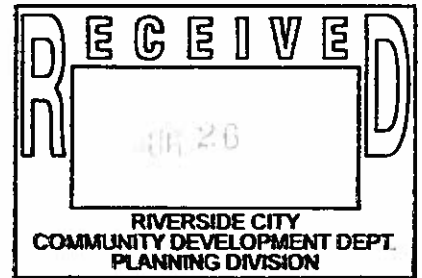
Sincerely,

A handwritten signature in cursive script that reads "Theresa Rettinghouse". The signature is written in black ink and is positioned to the right of the typed name.

Theresa Rettinghouse  
Paralegal  
Lozeau | Drury LLP

August 24<sup>th</sup>, 2015

Kyle Smith, AICP Senior Planner  
City of Riverside  
Community and Economic Development Dept.  
Planning Division  
3900 Main Street 3<sup>rd</sup> Floor  
Riverside, CA 92522



Re: Sycamore Canyon Business Park Buildings 1 and 2  
HPA Inc.

Dear Mr. Smith;

I really need to Thank You and your wonderful department for the very short notice of the meeting on Wednesday the 26<sup>th</sup> regarding the afore mentioned project.

Once again the residents are beginning to believe that all projects suggested that affect our area are pretty much given a rubber stamp by the city planning department. Why had the developer not contacted our community before this?

I know that my thoughts on this will go in your square file and I think the same of you.

Sincerely,

A handwritten signature in cursive script that reads "Maureen Clemens".

Maureen Clemens  
6012 Abernathy Drive  
Riverside, CA 92507





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

September 18, 2015

**VIA E-MAIL and USPS**

Mr. Kyle Smith, AICP  
Senior Planner  
City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**Re: Pechanga Tribe Comments on the Notice of Preparation for the Draft Environmental Impact Report, Sycamore Canyon Business Park Building 1 and 2**

Dear Mr. Smith;

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the Notice of Preparation for the above named Project dated August 18, 2015. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project and to assist the City in developing appropriate avoidance and preservation standards for the potentially significant Luiseño cultural resources that the Project could impact. The Project area is located within a culturally significant area of Luiseño territory and could contain significant and important cultural resources.

The Tribe submitted an archaeological scoping letter to the project archeologist on July 29, 2015. According to the archaeological consultant's letter, three milling features are located within the Project boundaries and their assessment concluded that they are not a part of a larger landscape. To date, we have not received a copy of the archeological study but we do not concur

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

Committee Members:  
Evie Gerber  
Bridgett Barcello Maxwell  
Richard B. Searce, III  
Neal Ibanez  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

with their determination. The Tribe knows that the features are associated with the Sycamore Canyon village complex which extends in an approximate four-mile radius of the Project. While we do not have a name yet for this complex, we are confident that ongoing research will identify further information soon. The Tribe does not agree with the process of assessing the sites on an individual basis and believes that this is a piecemeal technique that CEQA does not support. The Tribe recommends that the final archeological report and the DEIR should include an adequate assessment, not only of the Project but of the region as well since this is part of a village complex. This area once supported a dense pre-contact population and is an excellent area for a household archaeological study and ethnographic analysis. The Tribe additionally requests to participate in the study. Additionally, if this Project is processing a Specific Plan Amendment, we request to begin SB18 consultations with the City and we look forward to receiving an AB 52 notice as this Notice of Preparation is being released after the July 1, 2015 date.

**THE CITY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND  
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL  
REVIEW PROCESS**

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the City of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED  
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4  
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

If a General Plan, Specific Plan or any associated Amendments are to be processed for this Project, the Lead Agency should consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation

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<sup>1</sup>See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.  
<sup>2</sup> See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

(Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant to the California Public Records Act (Cal. Govt. C. 6254(r)). If SB 18 is applicable, the Tribe looks forward to receiving our SB18 notification and to begin consultation with the City.

### **PECHANGA CULTURAL AFFILIATION TO PROJECT AREA**

The Pechanga Tribe asserts that the Project area is part of *Payómkawichum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of *Payómkawichum* place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. The Tribe further asserts that this culturally sensitive area is affiliated specifically with the Pechanga Band of Luiseño Indians because of the Tribe's specific cultural ties to this area as well as our history with Project within the City of Riverside and its sphere of influence. The Tribe considers any resources located on this Project property to be Pechanga cultural resources.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the *Payómkawichum* (Luiseño) traditional territory, few have excluded the Project area in their descriptions (Drucker 1937; Heiser and Whipple 1957; Kroeber 1925; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders. While we agree that anthropological and linguistic theories as well as historic accounts are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts and oral traditions.

*Payómkawichum* history originates with the creation of all things at '*éxva Teméeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs in the area and finally to the hot springs at Elsinore, where he died (DuBois 1908). He was cremated at '*éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories in the areas surrounding the City of Riverside. The first people also became the mountains, plants, animals and heavenly bodies.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the central area of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

*Tóota yixélval* (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

This Project property is located within a traditional *Payómkawichum* (Luiseño) cultural landscape. The Tribe knows that there are 50+ cultural sites located within a one-mile radius and a blue-line stream flowing through the Property; these abundant water resources in the Sycamore Canyon area supported a dense habitation for likely hundreds of years, if not longer. Furthermore, there are sites immediately adjacent to the Project boundaries and additional sites that were destroyed during the construction of the adjacent industrial buildings.

The Tribe welcomes the opportunity to meet with the City to further explain and provide documentation concerning our specific cultural affiliation to lands associated with this Project.

### **PROJECT IMPACTS TO CULTURAL RESOURCES AND TRIBAL INVOLVEMENT**

The proposed Project is located in a sensitive region of *Payómkawichum* territory and the Tribe knows that the current development might impact sensitive and important cultural resources. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

The Pechanga Tribe is not opposed to this Project; however, we are opposed to any impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as *Payómkawichum* village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Tribe requests to be involved and participate with the City of Riverside in assuring that an adequate environmental assessment is completed, including all archaeological studies and analysis, and in developing all preservation, avoidance, monitoring and mitigation plans and measures for the duration of the Project.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §15065.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5- 10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they

are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a “most likely descendant,” who shall be consulted as to the appropriate disposition of the remains. Given the Project’s location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

### **RECOMMENDATIONS FOR DEIR ANALYSIS**

The Tribe further believes that a DEIR is not complete unless all impacts to cultural resources has been thoroughly vetted and analyzed, especially concerning the auditory and visual impacts, cumulative impacts and the growth-related or long-term impacts that a Project will have. As discussed above, numerous habitation areas are located in close proximity to the Project. The development of the proposed industrial building will directly impact the known cultural sites and will likely impact subsurface artifacts as well. The high number of resources in this area proves that *Payómkawichum* ancestors were extremely active within the region and that this area was a large village area, or village complex, for the *Payómkawichum* people. Because of the size, complexity and impact the Project will have on the surrounding landscape, visual and auditory impacts to cultural resources should be thoroughly evaluated within the final document. The DEIR should take into account not only any cultural resources that are located within the Project boundaries (including any off-site improvements), but also the remaining complex surrounding the Project.

Cumulative impacts are also a major concern for the Tribe. The destruction of any “individual” cultural resource is detrimental to the whole cultural landscape and serves to further destroy the Tribe’s traditional ancestral places. Unfortunately, most of the traditional ancestral places of the Tribe are on private and public lands which are constantly threatened by development. The Tribe is not anti-development; however, we increasingly struggle with lead agencies to protect and preserve our invaluable resources which continue to be destroyed and impacted on nearly a daily basis. Improper recordation and analysis of features within a larger community or habitation context allows for the piecemealing of sites and which can result in improper eligibility determinations which leads ultimately to damage or destruction. While the Tribe is aware that not feasible for all sites and cultural resources be saved during development, it is important to acknowledge in project documentation that these are not renewable resources and thus the impairment or destruction of any site or resource IS a cumulative impact.

Additionally, with the proposed Project, the huge influx of truck traffic and vehicles will increase air pollution. The smog and other pollutants build up on adjacent boulder outcrops. Very

little research has been conducted to determine the effects of air pollutants on boulder outcrops and rock art; however, the Tribe knows that the constant exposure of acidic elements in the air will erode the delicate pigments left on the rocks. This kind of indirect and cumulative impact needs to be addressed in more detail in the final document as there are significant *tóota yixélval* within a very close proximity to the Project. As such, the document must address these kinds of impacts.

Finally, the Tribe is concerned about growth-related impacts to this area and their effects on cultural resources. We know that development brings people, and if people are not educated or aware of the importance of cultural resources, the resources will suffer through vandalism, looting, graffiti or destruction. Based upon the current archaeological methodology and the information already provided by the archaeological consultant, there is a high probability that these sites will be subjected to site-by-site analysis and not viewed in their proper context. Because the Project's archaeological reports, including all archaeological studies, will be submitted to the Eastern Information Center (EIC) – the clearinghouse for such documents and the location archaeologists first go to for information, the Tribe requests that the City of Riverside set a precedent and require that the Project archaeologist address the both Project sites and the regional context in the study in order to assist future archaeologists and developers with awareness, preservation and avoidance.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the City of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8113 or at [ezdil@pechanga-nsn.gov](mailto:ezdil@pechanga-nsn.gov) so we can schedule a meeting to discuss the Tribe's concerns and review appropriate avoidance and mitigation measures. Thank you.

Sincerely,



Tuba Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel

**From:** [Cheryl DeGano](#)  
**To:** [Jessica May](#)  
**Subject:** FW: Draft EIR - Sycamore Canyon Business Park Buildings 1 & 2  
**Date:** Tuesday, December 01, 2015 2:34:44 PM

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Jessica,

You'll want to save Kyle's email response and the email from Raj Daniel as a PDF file before saving it with the other comments.

When you save the comment letters, please name the PDF file after the commenter. So for this letter it would be saved as Raj Daniel.

**Cheryl DeGano** - Principal Environmental Analyst  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
t: 951.320.6052  
e: [cheryl.degano@webbassociates.com](mailto:cheryl.degano@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

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**From:** Smith, Kyle J. [mailto:KJSmith@riversideca.gov]  
**Sent:** Tuesday, September 15, 2015 10:07 AM  
**To:** Raj Daniel  
**Subject:** RE: Draft EIR - Sycamore Canyon Business Park Buildings 1 & 2

Thank you for your comments, they are acknowledged.

***Kyle J. Smith, AICP***

**Senior Planner**

City of Riverside  
Community & Economic Development Department / Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522  
Direct (951) 826-5220 Fax (951) 826-5981  
Planning General Information (951) 826-5371  
<http://www.riversideca.gov/planning/>

-

**\*\*FYI – I will be out of the Office from Oct. 1-18\*\***

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**From:** Raj Daniel [mailto:rdaniel3011@charter.net]  
**Sent:** Tuesday, September 15, 2015 8:59 AM  
**To:** Smith, Kyle J.  
**Subject:** Draft EIR - Sycamore Canyon Business Park Buildings 1 & 2

Thank you for sending us the Notice of Preparation of the EIR for the above referenced project. Looking at Fig.2 it appears the residences north of the project site will be affected because of the amendment to the general plan. However, the residences East of the project site are already facing the Business Park since inception. Without knowing all the facts, looks like the city can accommodate to give some relief to these residents and still be able to go ahead with the project. Thank you.

Click [here](#) to report this email as spam.





P. O. Box 54143 • Los Angeles, California 90054 • (310) 884-9000

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John D. DeFrance  
Senior Attorney, Legal Services

Telephone: (310) 884-6030  
Fax: (310) 884-2610  
E-mail: John.DeFrance@ralphs.com

September 16, 2015

VIA EMAIL [KJSmith@riversideca.gov](mailto:KJSmith@riversideca.gov)

Kyle Smith  
AICP, Senior Planner  
City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main St., 3<sup>rd</sup> Floor  
Riverside, CA 92522

Re: Sycamore Canyon Business Park Buildings 1 and 2 – Notice of Preparation of A  
Draft Environmental Impact Report

Dear Mr. Smith:

This office represents Ralphs Grocery Company and its affiliate, Smith's Food & Drug Centers, Inc. (collectively, "Ralphs"). Ralphs occupies property immediately adjacent to the proposed project. We are in receipt of the August 18, 2015, Notice of Preparation of the Draft Environmental Impact Report for the Project ("NOP"). Unfortunately, because the NOP was mailed to Ralphs distribution facility rather than to the address listed on the latest equalized assessment roll for the property owner, which is Ralphs business headquarters, we only received the NOP today. To make matters worse, the NOP sent to Ralphs was incomplete, missing the entire second page of the document, a fact we only discovered after seeking out the NOP on the City of Riverside's CEQA Document Posting Page this afternoon. As a result of these circumstances, Ralphs was not able to participate in the August 26th neighborhood meeting referenced in the NOP and has not had the opportunity to meaningfully participate in discussions concerning the proposed range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR for the proposed Project. In addition, we note that the NOP does not include any anticipated significant effects on the environment the proposed Project may have, nor does it specify how the draft EIR can be provided to interested parties in electronic format once it has been completed.

In order to ensure we timely receive all future notices with regard to the Project and the City's environmental review of it, please provide notices regarding any public hearings or other

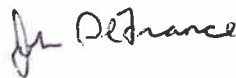
meetings that interested parties may attend, as well as the availability of any documentation prepared pursuant to the CEQA, to:

John DeFrance, Esq.  
Senior Attorney  
Ralphs Grocery Company  
1100 W. Artesia Blvd.  
Compton, CA 90220  
(310) 884-6030 Phone  
(310) 884-2610 Fax  
[John.DeFrance@ralphs.com](mailto:John.DeFrance@ralphs.com)

Several years ago there was a storm after which certain dam, drainage and retention facilities constructed on the proposed location of the Project, which is directly up gradient from Ralphs' Property, failed causing a deluge of water and debris to avalanche onto Ralphs' Property. The amount of debris and water that avalanched onto Ralphs Property was so severe that that it posed a significant threat to the health and safety of persons working on Ralphs Property and seriously interrupted the operations of the distribution center, causing water to accumulate up to the axels of the containers in the parking lot, resulting in debris covering the identification numbers of the of the containers' parking spots, and prohibiting the tractors that pull the containers from operating so that the items in the containers could not be moved, shipped or properly stored. Ralphs was forced to bring litigation when the neighboring owner failed to remediate the issue and compensate Ralphs for its loss. As you can imagine, the hydrology and water quality of the Project is therefore a very real concern.

Given the foregoing, we respectfully request that the NOP and the EIR take into account the potential affects the Project would have on Hydrology and Water Quality and that it evaluate and address whether the Project would substantially alter the existing drainage pattern of the site or area, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or would expose people or structures to a significant risk of loss, injury, or death involving flooding or inundation by mudflow.

Sincerely,



John DeFrance

cc: Piero Dallarda, Esq. – Best, Best & Krieger  
David Dent



SOUTHERN CALIFORNIA  
ASSOCIATION of  
GOVERNMENTS

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Deborah Robertson, Rialto  
  
Transportation  
Alan Wapner, San Bernardino  
Associated Governments

September 16, 2015

Mr. Kyle Smith, AICP, Senior Planner  
City of Riverside Community & Economic Development Department  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522  
Phone: (951) 826-5220  
E-mail: KJSmith@riversideca.gov

**RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Sycamore Canyon Business Park Buildings 1 and 2 [SCAG NO. IGR8578]**

Dear Mr. Smith,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Sycamore Canyon Business Park Buildings 1 and 2 ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including its Sustainable Communities Strategy (SCS) component pursuant to SB 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.<sup>1</sup> Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Sycamore Canyon Business Park Buildings 1 and 2 in the Riverside County. The proposed project consists of grading, construction, and operation of a total of approximately 1.4 million square feet of light industrial office and warehousing within two buildings onsite.

**When available, please send environmental documentation to SCAG's office in Los Angeles or by email to [sunl@scag.ca.gov](mailto:sunl@scag.ca.gov) providing, at a minimum, the full public comment period for review.** If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Lijin Sun, Esq., Senior Regional Planner, at (213) 236-1882 or [sunl@scag.ca.gov](mailto:sunl@scag.ca.gov). Thank you.

Sincerely,

Ping Chang  
Program Manager II, Land Use and Environmental Planning

<sup>1</sup> SB 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for certain CEQA streamlining for projects consistent with the RTP/SCS. Lead agencies (including local jurisdictions) maintain the discretion and will be solely responsible for determining "consistency" of any future project with the SCS. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a finding of consistency under SB 375 for purposes of CEQA streamlining.

**COMMENTS ON THE NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR  
THE SYCAMORE CANYON BUSINESS PARK BUILDINGS 1 AND 2 [SCAG NO. IGR8578]**

**CONSISTENCY WITH RTP/SCS**

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS.

**2012 RTP/SCS GOALS**

The SCAG Regional Council adopted the 2012 RTP/SCS in April 2012. The 2012 RTP/SCS links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations (see <http://rtpscs.scag.ca.gov>). The goals included in the 2012 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2012 RTP/SCS are the following:

<b>SCAG 2012 RTP/SCS GOALS</b>	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and non-motorized transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies</i>

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format. Suggested format is as follows:

SCAG 2012 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference
etc.	etc.

**RTP/SCS STRATEGIES**

To achieve the goals of the 2012 RTP/SCS, a wide range of strategies are included in SCS Chapter (starting on page 152) of the RTP/SCS focusing on four key areas: 1) Land Use Actions and Strategies; 2) Transportation Network Actions and Strategies; 3) Transportation Demand Management (TDM) Actions and Strategies and; 4) Transportation System Management (TSM) Actions and Strategies. If applicable to the proposed project, please refer to these strategies as guidance for considering the proposed project within the context of regional goals and policies. To access a listing of the strategies, please visit <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf> (Tables 4.3 – 4.7, beginning on page 152).

**REGIONAL GROWTH FORECASTS**

At the time of this letter, the most recently adopted SCAG forecasts, at the jurisdictional level, consists of the 2020 and 2035 RTP/SCS population, household and employment forecasts. To view them, please visit <http://scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>. The forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts		Adopted City of Riverside Forecasts	
	Year 2020	Year 2035	Year 2020	Year 2035
Population	19,663,000	22,091,000	339,000	382,700
Households	6,458,000	7,325,000	104,000	117,800
Employment	8,414,000	9,441,000	198,300	217,800

**MITIGATION**

SCAG staff recommends that you review the SCAG 2012 RTP/SCS Final Program EIR Mitigation Measures for guidance, as appropriate. See Chapter 6 (beginning on page 143) at: <http://rtpscs.scag.ca.gov/Documents/peir/2012/final/Final2012PEIR.pdf>

As referenced in Chapter 6, a comprehensive list of example mitigation measures that may be considered as appropriate is included in Appendix G: *Examples of Measures that Could Reduce Impacts from Planning, Development and Transportation Projects*. Appendix G can be accessed at: [http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR\\_AppendixG\\_ExampleMeasures.pdf](http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR_AppendixG_ExampleMeasures.pdf)



Contact Information:  
6012 Abernathy Drive  
Riverside, CA 92507-8407  
Tel: (951) 369-3510  
email: [sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)

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**RE: Sycamore Canyon Business Park Buildings 1 and 2, Notice of Draft EIR**  
**ATTN: Kyle Smith, AICP, Senior Planner**

Dear Mr. Smith,

We have a number of major concerns with the proposed development of “Sycamore Canyon Business Park Buildings 1 and 2 Project”:

1. We would like to know why recommendations of the California Air Resources Board within “*Air Quality and Land Use Handbook: A Community Health Perspective (2005)*” is not being considered for this project. In this document it is recommended that the siting of distribution centers should not be within 1000 feet of residences or other sensitive receptors (page 4).
2. We would like to know why the document “*Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities (Final, Sept., 2005)*” created by the Regional Air Quality Task Force for the Western Riverside Council of Governments is also not being considered. This document recommends the siting of such facilities at least 300 m (approximately 1000 ft) from residential housing (page 8).
3. The above two documents reflect years of experience and scientific knowledge on air quality impacts of diesel emissions from distribution centers by EPA, California Air Resources Board, and the South Coast Air Quality Management District. It simply does not make sense to site major distribution facilities in such close proximity to neighborhoods. Residents have been led to believe by the adoption of these “Good Neighbor” policies by the City of Riverside (by Mayor Loveridge as a representative of the City) as well as by the City’s own “Good Neighbor” policy that the land in question for this proposed project would be an appropriate office building or light industrial facility that would serve to buffer nuisance and environmental effects from the existing distribution centers rather than increasing nuisance and bringing this nuisance even closer to sensitive receptors (residential homes).
4. We also have major concerns about quality of life impacts through siting of a major distribution facility immediately adjacent to the residential neighborhood. Quality of life issues include nuisance due to noise, light, traffic impacts.
  - a. **Noise Nuisance**
    - i. Noises of particular concern include
      1. Truck operation (transiting engines, idling engines and back-up alarms) including on-site and incoming/exiting vehicles

2. Possibility of operation of transportation refrigerated units
  3. Generator operation (back-up generator operation including maintenance)
  4. A/C roof units (if present)
  5. TRUs
  6. Operation noise
  7. Nighttime noise
- ii. It is noted that mitigations by nearby distribution centers have been insufficient and that anticipated nuisance from this facility due to *extreme proximity* will be far worse. Already, residents are beyond their tolerance limits for noise nuisance.
  - iii. The proposed site would be expected to have significant **night-time impacts** due to noise. Area residents currently are unable to open residential home windows at night as truck and other operational noise is severe throughout the night and particularly during the very early morning hours (3-6am). How will the EIR account for the expected loss in productivity of residents as they are unable to sleep? Any further increase in noise nuisance will make the area unlivable and residents will leave, abandoning the area to become a marginal neighborhood.
  - iv. Noise will disproportionately impact children who will find it difficult to sleep at night or study during the day with the increased noise burden. Already, the back-up warning noise wakes many of the neighborhood children during the early morning hours (even with windows closed). How is this disproportionate impact on our youth accounted for?
  - v. Noise impacts will be impossible to mitigate given the grade separation of the warehouse and the higher elevation residential homes. Homes cannot be protected by a sound wall. Additionally, due to geography, this site is essentially an amphitheater with noise easily traveling to homes several streets into the already impacted neighborhoods. The piercing noise from truck back-up alarms in particular travels over ½ mile from the source due in part to the geography of this area.

**b. Light pollution**

- i. Operation of this major facility immediately adjacent to a neighborhood will have significant light pollution impacts especially for homes on the boundary of the proposed project. While parking lot lighting can be directed downward, light pollution from building lights will be intolerable given the *extreme proximity* of the proposed distribution centers.

**c. Traffic impacts**

- i. Currently, traffic is already very high at the 215/60 Interchange as well as on arterial streets in the Sycamore Canyon Business Park area. Much of this traffic is due to truck traffic associated with already existing facilities. The increase in truck traffic that would be expected by another exceptionally large distribution

facility in the Business Park will result in further traffic stoppage at the freeway interchange as well as on Sycamore Canyon Blvd.

- ii. We are concerned that emergency responders stationed at the firehouse on Sycamore Canyon Blvd will be unable to exit their facility or quickly traverse Sycamore Canyon Blvd when responding to an emergency.
  - iii. Lance Drive is a closed loop with outlet only on Sycamore Canyon Blvd. How would emergency responders access this location during an emergency as building employees, their vehicles, and trucks block the only access route to Lance Drive in their haste to evacuate?
  - iv. When the Big 5 warehouse was first approved, residents in the area were promised that trucks were only authorized to enter and exit the freeway system at Eastridge Blvd. As predicted, this was a hollow promise and trucks commonly overburden the residential community by exiting and entering the freeway system at Fair Isle Dr. How would truck traffic be prevented from accessing the freeway system at Fair Isle Dr. so that they will use the “approved truck route” on Eastridge Blvd?
5. Economic impacts due to loss of property value. There is a plethora of public documentation available on incompatible land-use between residential homes and distribution centers due to environmental health and nuisances. The location of a major distribution facility immediately adjacent to the residences in the Sycamore Canyon area will surely negatively impact property values throughout the community as homebuyers consider the health, noise, light, and environmental impacts of the Mega-warehouse just a few feet from their backyard. Further, a number of these properties originally sold with “added value” due to their views (e.g., premium on original home prices by builder for these properties). The location of a nearly 50 foot warehouse in their backyard will certainly damage these home values as views are blocked by the exceptionally tall distribution warehouse. The loss of home value from so many homes may well put this developer and the City in jeopardy of a class action lawsuit.
6. We are very concerned about the health consequences from having a Mega-warehouse just beyond the fence of residential homes. Health impacts are many, including:
- a. **Emissions:** How will health impacts due to vehicle emissions be calculated? Such a calculation must take into account the already existing warehouse facilities as emissions are a summation of all of these facilities and health impacts to warehouse workers and nearby residents result from the total of the area emissions not the incremental increase of a new structure. Effects to be accounted for must include respiratory illness and excess cancer risk, to include both acute and long term effects to the nearby population. Acute effects must include cumulative NO<sub>2</sub> levels from existing background as well as directly from sources (as NO<sub>2</sub>) plus NO (which will rapidly react with ozone to form NO<sub>2</sub>). Acute effects should account for possibility of pre-2007 and pre-2010 heavy-duty diesel vehicles entering facility and not simply projections of future vehicle emissions. Sensitive receptors in the immediately adjacent area include asthmatics.



Emissions need to consider the impact of “cold” and “hot” starts in the area as well as increased emissions due to road grades entering facility. This is especially pertinent given receptors not necessarily at ground level relative to truck sources (see 6c). Will localized micro-meteorology as it pertains to dispersion of pollutants be assessed?

- b. **Refrigeration Units:** We would like to know if there is the possibility of operation of transportation refrigeration units servicing these distribution centers. This would greatly increase truck emissions as they idle in place to maintain refrigeration. This increase in anticipated emission must be accounted for in the EIR.
  - c. **Site Geography:** Will the evaluation of the impacts of this project account for the “canyon” or hillside effect created by having emissions sources immediately below the elevation of the homes. This can have major ramifications on accurate estimation of emission impacts and health effects. (See also related concern with noise (4b)).
  - d. **Toxic or Harmful Chemicals Stored or Transported:** We are concerned about materials that might be stored or moved through the Mega-warehouses. How will the EIR consider the potential consequences of storing toxic, explosive, carcinogenic, or other harmful chemicals when the distribution facility will be within feet of sensitive receptors at residential homes? How are impacts to the neighborhoods in the event of fire or earthquake considered? Keep in mind the lack of emergency vehicle access (discussed in item #4) during an emergency. Residents are very concerned about the health effects following a spill, fire, or natural disaster as the facility could store any number of toxic or harmful chemicals.
  - e. **AQ Analysis:** How will elevation differences between the proposed distribution facility and area homes be taken into account? Where will AQ analysis be conducted? Analysis should be cumulative with all facilities in the Business Park included, not simply the increase expected from an additional facility.
7. We do not believe that impacts from the proposed Mega-warehouse can be evaluated in isolation from the rest of the Sycamore Canyon Business Park and the surrounding community. The environmental effects of any new proposed facility are in addition to the current effects of all currently operating facilities and any future expected facilities in the area. The piecemealing of properties for the purposes of the EIR does not provide an accurate picture of the environmental impact. One cannot simply measure the *increase in impacts* and state that this increase is not problematic when the total sum of impacts would be problematic. *A small dose of poison may not kill you, but when a series of small doses are taken you will surely die. The last dose is simply the one from which you cannot recover.*
- a. Noise – noise impacts should be evaluated by assuming full operation of the Mega-warehouse during nighttime hours, with impacts combined with the expected truck trips for this facility and the nearby Big 5, Pepsi, and Ralph’s facilities at a minimum. The “ambient” noise should be determined in the absence of ANY truck noise (early evening truck traffic seems low) and at the residential homes rather than within the Business Park as there is where noise will cause impacts. Current nuisance noise should then be

determined at the border with residential homes at about 4-5AM to see what residents already must contend with. Projected noise from any new facility should then be added to the early morning noise for comparison back to the ambient noise level.

- b. Pollution – Truck emissions and other facility emissions should be added to existing emissions to determine effects above baseline, with baseline being emissions in OTHER residential areas where warehousing and freeway traffic are NOT present.
8. Drainage from Sycamore Canyon Park is currently through the proposed development site. We are concerned that drainage would be inadequate around the proposed Mega-warehouse so that erosion of the slopes leading to residential homes would result and undermine support of these homes.
  9. The Press Enterprise reports that the City of Riverside is fighting the development of the World Logistics Center due to impacts of traffic and air quality on Riverside residents. Given this, it seems unconscionable to locate a Mega-warehouse distribution center immediately adjacent to established Riverside neighborhoods without at least following “good neighbor” land-use guidelines established by ARB and adopted by former Mayor Loveridge in 2005. How can we argue that the World Logistics Center will clog our freeways and increase pollutants in our City when we continue to build these facilities right here in Riverside along the same freeway artery? We have given away any moral high ground on this issue if we approve this Mega-warehouse.
  10. We would like to know how this project fits within the City of Riverside policy of Smart Growth. The Planning Department purportedly strives to attain a number of Smart Growth principles including maintaining and enhancing the value of existing neighborhoods. This project certainly fails to enhance the value of the already existing neighborhood and instead would cause considerable damage to the existing neighborhood.

Sincerely,



Alec Gerry  
Sycamore Highlands Community Action Group  
On behalf of:  
Concerned Residents of Sycamore Highlands Community

cc: Mr. Andy Melendrez, Councilman  
Mr. Rusty Bailey, Mayor  
Mr. John A. Russo, City Manager  
Mrs. Maureen Clemens, Sycamore Highlands Community Action Group

**From:** [Cheryl DeGano](#)  
**To:** [Jessica May](#)  
**Subject:** FW: [External] 1271-15NC345 DEIR Sycamore Cyn Business Park Buildings 1 and 2  
**Date:** Tuesday, December 01, 2015 2:43:03 PM  
**Attachments:** [20151021123223.pdf](#)

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Jessica,

In this instance the comment is the email from the gas company. Not the PDF of the NOP which is attached to this.

**Cheryl DeGano** - Principal Environmental Analyst  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
t: 951.320.6052  
e: [cheryl.degano@webbassociates.com](mailto:cheryl.degano@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

---

**From:** Smith, Kyle J. [mailto:[KJSmith@riversideca.gov](mailto:KJSmith@riversideca.gov)]  
**Sent:** Wednesday, October 21, 2015 1:01 PM  
**To:** Cheryl DeGano  
**Subject:** FW: [External] 1271-15NC345 DEIR Sycamore Cyn Business Park Buildings 1 and 2

***Kyle J. Smith, AICP***  
**Senior Planner**  
City of Riverside  
Community & Economic Development Department / Planning Division  
3900 Main Street, Third Floor  
Riverside, CA 92522  
Direct (951) 826-5220 Fax (951) 826-5981  
Planning General Information (951) 826-5371  
<http://www.riversideca.gov/planning/>

---

**From:** Squires, Rosalyn [mailto:[RSquires@semprautilities.com](mailto:RSquires@semprautilities.com)]  
**Sent:** Wednesday, October 21, 2015 12:43 PM  
**To:** Smith, Kyle J.  
**Subject:** [External] 1271-15NC345 DEIR Sycamore Cyn Business Park Buildings 1 and 2

October 21, 2015

City of Riverside  
Attn: Kyle Smith

Email: [KJSmith@riversideca.gov](mailto:KJSmith@riversideca.gov)

**Subject: Notice of Preparation of DEIR  
Sycamore Canyon Business Park Buildings 1 and 2  
Sycamore Canyon and Canyon Springs  
DCF: 1271-15NC345**

Southern California Gas Company Transmission Department does not operate facilities within your proposed improvement. However, our Southeast Distribution Region may have some distribution facilities within your construction area.

To assure no conflict with the local distribution's pipeline system, please contact them at (909) 335-7507.

Sincerely,

Rosalyn Squires  
Transmission Pipeline Planning Assistant  
(818) 701-4546

Rosalyn Squires  
Transmission Pipeline Planning Assistant  
(818) 701-4546

**From:** [RSquires@semprautilities.com](mailto:RSquires@semprautilities.com) [mailto:RSquires@semprautilities.com]

**Sent:** Wednesday, October 21, 2015 12:36 PM

**To:** Squires, Rosalyn

**Subject:**

Click [here](#) to report this email as spam.

August 27, 2014

Kyle Smith, AICP, Senior Planner  
City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Mian Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**PROJECT TITLE: Sycamore Canyon Business Park Buildings 1 and 2**

In response to your request for information as part of the Notice of Preparation process, Western Municipal Water District's (Western) comments are as follows:

1. Developer to submit water studies which include potable water and recycled water demands.
2. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water and recycled water layout to Western before formal submittal of Water and Recycled Water Improvement Plans.
3. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developer's expense.
4. A Water Supply Assessment (WSA) is required. Upon receipt of a request by the County of Riverside to prepare a WSA based on developed project demands, Western will initiate the process. A deposit of \$5,000.00 from project proponent has been paid to cover expenses therewith.
5. In response to the drought, Western has instituted potable water saving measures to decrease our drinking water use as stipulated in Western's Resolution 2910, passed by the Board of Directors on May 20, 105. This resolution specifies that all construction water used for moisture conditioning soil

and dust control shall be non-potable or recycled water while the resolution is in effect. Developer shall utilize best available technology to reduce use of water for construction purposes.

If you have any questions, please contact me at (951) 571-7235 or by email at [jchen@wmwd.com](mailto:jchen@wmwd.com) .



JIMMY CHEN, P.E.  
Principal Engineer

JC:kd

Encl: Copy of Notice of Preparation of Draft Environmental Impact Report, City of Riverside

cc: WMWD File: 6275 Lance Dr. CS0080

## **A.3**

# **NOTES FROM THE AUGUST 26, 2015 SCOPING MEETING**





Sycamore Canyon Business Park Buildings 1 and 2

EIR Scoping Meeting

August 26, 2015 at 6:30-7:30 P.M.

Meeting Location: 6465 Sycamore Canyon Boulevard, Riverside CA 92507

Name	Address	Email Address
Ronald Skyerq	6002 Cannich	Ronald Skyerq 21@yahoo.com
Katherly Jory	6002 Cannich	" " " "
Ann Leventon Nilsson	5992 Applecross	annrebecca@mail.com
Janice Chatman	6062 Matheson Drive	Janmarie34@yahoo.com
Paul Chatman	6062 Matheson Dr.	
John & Esmeralda Falat	6066 Cannich Rd	falat@att.net
John & Gail Watson	6069 Cannich Rd	jwatusa@yahoo.com
ART VILKEY	6001 CANNICH RD	USNRET1944@YAHOO.COM
Carol Cocker	1398 Haddington	
Dave Cocker	1398 Haddington	davecocker.2@gmail

Sycamore Canyon Business Park Buildings 1 and 2

EIR Scoping Meeting

August 26, 2015 at 6:30-7:30 P.M.

Meeting Location: 6465 Sycamore Canyon Boulevard, Riverside CA 92507

Name	Address	Email Address
David Cocker	6023 Cannich Rd Riverside 92507	dcocker@engr.ucr.edu
Carol Finazzo	1347 Sutherland Dr. Riv 92507	cjfinazzo2000@yahoo.com
KATHY COCKER	6023 CANNICH RD 92507	kathy-cocker@yahoo.com
Lori Lambert	6061 Applecross 92507	
Alec Gerry	6017 Cannich 92507	alec.gerry@ucr.edu
Cheryl Gerry	6017 Cannich Rd. 92507	cheryl.gerry@ucr.edu
Lisa Newhall	6040 Cannich Rd 92507	lnewhall30@charter.net
MAUREEN CLEMENS	6012 ABERDATH DR 92507	maureenclemens@att.net
Nick Minkler	1387 Sutherland 92507	nickbytes@gmail.com
Lou Robinson	5644 Applecross 92507	

Sycamore Canyon Business Park Buildings 1 and 2

EIR Scoping Meeting

August 26, 2015 at 6:30-7:30 P.M.

Meeting Location: 6465 Sycamore Canyon Boulevard, Riverside CA 92507

Name	Address	Email Address
Teresa Denham	1347 Sutherland Dr 92507	taddenham@aol.com
John Denham	1347 Sutherland Dr 92507	jtdenham@aol.com
Michael O'Say	1435 Sutherland Dr.	
MARK Alspong	1458 Stonehaven Ct	Alspong@umthlmt.
La Tanya Alspong	1458 Stonehaven Ct	" "
ANDERS ANDERSON	6125 SYCAMORE CYN BLVD.	
Jerry Romiti	6039 CANNICH RD	romitij@sbcglobal.net
REGINA ROMITI	6039 CANNICH RD	" "
D. Michael Aguirre	5726 ALLENDALE DR RIVERSIDE, CA 92507	M.Aguirre@sbcglobal.net
Sherri Aurich-Hardy	5923 Abernathy Dr, 92507	seah5923@sbcglobal.net

Sycamore Canyon Business Park Buildings 1 and 2

EIR Scoping Meeting

August 26, 2015 at 6:30-7:30 P.M.

Meeting Location: 6465 Sycamore Canyon Boulevard, Riverside CA 92507

Name	Address	Email Address
Allen Hull Ge Hull	1443 Sutherland Dr	rhull0741@SBCGlobal.net
Stephen & Deanna Vorhees	6040 Boswell	vorhees.stephen@gmail.com
Gauri & Jeff Pitcher	1512 Stockport Drive Riverside	jpitcher41@yahoo.com
Alison Cobian Nassory Dandek	6020 Boswell Ct Riverside	<del>alison.cobian@gmail.com</del> alison.cobian@gmail.com
Eyerv Tamrat	6050 Cannich Rd.	Eyerv@msn.com
Tom Bilwartz	6044 Speyside Rd. Riverside 92509	bbscorp@msn.com
John Thompson	1328 Withorn Ct Riverside	JTHOMPSON@GMAIL.COM
Lori & Eddie Estrada	6073 Bannock Dr. Riv.	estradaconstructionco@gmail.com
Jillian Yocum		
Dennis & Heather Hodges	1441 Murdock Ct	

Sycamore Canyon Business Park Buildings 1 and 2

EIR Scoping Meeting

August 26, 2015 at 6:30-7:30 P.M.

Meeting Location: 6465 Sycamore Canyon Boulevard, Riverside CA 92507

Name	Address	Email Address
Robert PASSONI	6071 Bannock dr	robertopassoni@sbcglobal.net
RAUL ARMENTA	1378 Sutherland dr	rarmenta@yahoo.com
Adam and Kellie Cornish	1481 Sutherland Dr.	a.d.cornish@gmail.com
Dag/DANA SMITH	6063 Bannock Dr.	danasmith@smithlaw.com
Keang Mui Lee	6028 spay side Rd	
Len Nunnen	4477 Picacho Dr	lennunnen@yahoo.com
Eric Monzon	6037 Kohlberry cr.	Emonzon@kleinfelder.com
Nancy Walker	1427 Sutherland Riv	nc.walker@att.net
Nilo Parollian	6012 Matheson Dr	nilo_a@hotmail.com
Jalicza De Lutterman	1454 Sutherland Dr.	Jalicza@gmail.com

Sycamore Canyon Business Park Buildings 1 and 2

EIR Scoping Meeting

August 26, 2015 at 6:30-7:30 P.M.

Meeting Location: 6465 Sycamore Canyon Boulevard, Riverside CA 92507

Name	Address	Email Address
Jean Barry	6031 Kendrick Dr.	jeanbarry97@gmail.com
Tom Hewdrix	1357 Sutherland	cobawc4976@ATT.NET
Frances Rosowsky		onlyfrances@att.net
Richard Block	424 Two Trees Rd, Riverside 92507	rblock31@charter.net
Tyler Daug	1377 Sutherland Dr.	tyler.daug.11@gmail.com <del>tdaug</del>
Samantha Ciotta	6002 Cannich Rd	N/A
Scotty Ciotta	6002 Cannich Rd	N/A
JUAN C. REYES	1386 WITHORN CT.	jreyes11@msn.com

Sycamore Canyon Business Park Buildings 1 and 2

EIR Scoping Meeting

August 26, 2015 at 6:30-7:30 P.M.

Meeting Location: 6465 Sycamore Canyon Boulevard, Riverside CA 92507

Name	Address	Email Address
Jon Chung	1348 Sutherland Dr.	jcheu002@hotmail.com
Linda Carter	1376 Withorn Court	lcarter1102@sbcglobal.net
Dana Smith	6063 Bannock Dr.	dms1003@sbcglobal.net
Mark & Jorge Martinez	1327 Sutherland Dr.	jnm7503@yahoo.com
Rick & Jan Wade	6058 Council Rd Riv	waderic1058@aatt.net

Sycamore Canyon Business Park Buildings 1 and 2

EIR Scoping Meeting

August 26, 2015 at 6:30-7:30 P.M.

Meeting Location: 6465 Sycamore Canyon Boulevard, Riverside CA 92507

Name	Address	Email Address
Tiffany Sandwal	6007 Cannich Rd. Riverside, CA 92507	tsandwal@88800@gmail.com
EUGENE LIERZ	5955 ABERNATHY DR.	
JAMES PATRICK METZ	6043 SPRY SIDE RD, 92507	
DUNC CLIFFORD	5876 PAISLEY CT RIV 92507	t



## **Categorized Comments Raised at the EIR Scoping Meeting on August 26, 2015**

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### **Project Description**

- Proposed 60-foot setback from Building 2 from northern property line is too close
- Will structures be used 24/7
- Consistency with *City of Riverside Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities* ([Link](#); adopted October 14, 2008), specifically in regards to buffer zones (also listed under Air Quality and Land Use and Planning)

### **Aesthetics**

- Light impacts to off-site residential uses – will it spillover into the residential properties to the north at the lower elevation

### **Agriculture & Forestry Resources**

- *No comments raised in relation to this topic*

### **Air Quality**

- Analyze impacts to respiratory health (e.g., respiratory illnesses, cancer, leukemia)
- Consistency with *City of Riverside Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities* ([Link](#); adopted October 14, 2008), specifically in regards to buffer zones (also listed under Land Use and Planning and Project Description)
- Consideration of the April 2005 document *Air Quality and Land Use Handbook: A Community Health Perspective* by the California Air Resources Board
- Analyze potential use of Transport Refrigeration Unit (TRUs)
- Account for elevation change of off-site residential uses for within the air quality impact modeling

### **Biological Resources**

- Impacts to Sycamore Canyon Wilderness Park (also listed under Recreation)
- Impacts on animals in the area – coyotes are already entering residential area and attacking domestic animals
- Impacts on federal- and state-listed species
- Impacts on arroyos/water features

### **Cultural Resources**

- Impacts to cultural resources

### **Geology and Soils**

- *No comments raised in relation to this topic*

## **Greenhouse Gas Emissions**

- Account for the chemical reactions of NO and O<sub>3</sub> resulting in NO<sub>2</sub>

## **Hazards and Hazardous Materials**

- What if future tenants wants to store and transport hazardous materials and chemicals at site

## **Hydrology and Water Quality**

- Impacts from runoff and drainage during construction and operation

## **Land Use and Planning**

- Consistency with *City of Riverside Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities* ([Link](#); adopted October 14, 2008), specifically in regards to buffer zones (also listed under Air Quality and Project Description)

## **Mineral Resources**

- *No comments raised in relation to this topic*

## **Noise**

- Analyze operational noise from 24/7 use
- Noise analysis should consider that existing noise level already disruptive and an annoyance, and has led to residences complaining to the city
- Baseline condition should be based on 2001 noise levels
- Typical sound wall mitigation will not be adequate for residential uses at higher elevation to northwest corner of site
- Existing noise is already an problem because of Interstate 215, March Air Reserve Base, and trucks at Sycamore Canyon Business Park – how much louder does the area need to be before city determines it is too loud
- What if the existing baseline noise level is already exceeding standards
- Nighttime noise impact on sleeping, specifically negative impacts on kids trying to sleep and result on individuals' productivity at work
- Operational noise impacts from trucks' back-up alert beeper
- Noise analysis should consider the grade differences and effects of the surrounding topography on noise travel
- Consider noise from HVAC and that it may be at same level of residential uses
- Consider the noise from the use of generators or back-up generators for Transport Refrigeration Unit (TRUs)
- Ambient noise reading should considering noise levels from public street right-of-way in residential area north of project site

- If noise modeling and methodology is the same as that used for Big 5 warehouse, how can it be reliable since that warehouse use results in disruptive noise levels as perceived by residents

### **Population and Housing**

- Impact on the existing Sycamore Highlands neighborhood
- Consider socioeconomic status of existing residential community

### **Public Services**

- Project will increase crime in area

### **Recreation**

- Impacts to Sycamore Canyon Wilderness Park (also listed under Biological Resources)

### **Transportation/Traffic**

- Analysis should take into consideration that if the amendment to the Circulation Plan for the Sycamore Canyon Business Park Specific Plan is not approved, the site will only have one ingress/egress point from Lance Drive north of Sierra Ridge Road (*implication is that Lance Drive would not be extended to connect with Dan Kipper Drive, thus providing an additional ingress/egress near Building 2*).
- What freeways will be analyzed
- Consider accident rates at freeway on- and off-ramps

### **Utilities and Service Systems**

- *No comments raised in relation to this topic*

### **Other CEQA Topics**

- Cumulative impact on health, specifically in conjunctions with World Logistics Center in Moreno Valley
- What will be the cumulative warehouse space and amount of bays/dock doors within the Sycamore Canyon Business Park with the proposed project and how will that be including into cumulative impacts such as noise

### **Alternatives to the Proposed Project**

- What are the alternatives to the proposed project

### **Miscellaneous**

- Emphasis that project is “proposed,” and not a done deal
- Describe the site plan in relationship to off-site residential uses
- Tentative timeline for the project

- Has City ever not approved a project in the Sycamore Canyon Business Park
- Project is proposing warehouse space much closer to Sycamore Highlands residential area than the preceding projects
- Urban decay impacts from property value depreciation in Sycamore Highlands
- How can impacts be analyzed if tenants are unknown
- Why is the city even considering this project and how did it even get this far along (directed to City Councilman Andy Melendrez)
- Why this site and not another location within the business park
- Has Sycamore Canyon Business Park Specific Plan been amended to account for residential uses to the north or the *Good Neighbor Guidelines*
- Will developer meet with the neighborhood
- Are all project site parcels owned by the developer
- To whom should complaints and further comments be directed
- Were notifications only sent to 18 homes
- Purpose of tonight's meeting unclear from the Notice of Preparation, thought it was a meeting with the developer
- Extend the project notification to 1,000-foot radius based on the Good Neighbor Guidelines