

5.1. Aesthetics

Based on Appendix G of the State *CEQA Guidelines* and comments received during the Notice of Preparation public comment period, this section evaluates the Project's potential impacts to scenic vistas, scenic resources, visual character or quality, and light or glare. Comment letters received in response to the NOP along with notes from the Scoping Meeting are included in Appendix A of this DEIR.

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

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

5.1.1 Setting

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

There are several designated scenic and special boulevards and parkways within the City. The nearest such roadways to the Project site are Mission Grove Parkway, located approximately 0.8 mile to the southwest; Alessandro Boulevard, located approximately 1.3 miles to the south; and Canyon Crest Drive, located approximately 1.3 miles to the west (GP 2025, Figure CCM-4). No officially designated state scenic highways or eligible state scenic highways traverse the City (GP 2025 FPEIR, p. 5.1-4).

Visual Character of the Project Site

An aerial photograph and photographs of the Project site (as of July 2015) are shown on **Figures 3-3a through 3-3c – Views of the Project Site in Existing Condition** (see Section 3 – Project Description). The Project site is vacant and undeveloped with slightly rolling/hilly topography. Elevations range from approximately 1,600 feet above mean sea level in the northern portion of the site to approximately 1,540 feet above mean sea level in the southern portion of the site. An existing south-draining drainage feature with riparian vegetation traverses the central portion of the site in a generally north-south direction. (Refer to Section 5.4 – Biological Resources for additional discussion regarding this feature.) Some areas of bedrock outcrops are present on the Project site. (Refer to Section 5.5 – Cultural Resources for additional discussion regarding these rock outcrops).

Other than the aforementioned drainage feature, the majority of the Project site is disturbed non-native grassland that has been regularly mowed and/or disked for weed abatement and fire control purposes. The Project site appears to have been extensively used by off-road vehicles and bicycles as evidenced by tire marks and informal two-track trails located throughout the site. The southeast corner of the site is disturbed from past uses for rock crushing and sand stockpiling. There is a cluster of rocks near the southern portion of the site west of the disturbed area that appear to have been deliberately stockpiled as part of the previous rock crushing activities. There is also an approximately 20-foot-high pile of sand located within the disturbed area of the site that also appears to be left over from the previous sand stockpiling. There are areas of illegally-dumped materials near the current northern terminus of Lance Drive, within the northwest area of the Project site and adjacent to the previously disturbed areas.

Visual Character of the Surrounding Area

The area surrounding the Project site is typified by varied topography intermixed with graded/disked and developed land. The Sycamore Canyon Wilderness Park is west of the Project site. This natural open space park is characterized by rugged terrain, with granitic outcroppings, streambeds, and steep drainages. The Box Springs Mountains are located northeast of the Project site and are visible from the Project area. The Sycamore Canyon Wilderness Park and the peaks of Box Springs Mountain are considered notable scenic vistas for the City (GP 2025 FPEIR, 5.1-2).

The Sycamore Canyon Business Park, where the Project site is located, is primarily characterized by large-scale light industrial uses, which includes warehouses and distribution centers. Construction was recently completed for five light industrial buildings encompassing approximately 230,420 square feet of office space and warehouse use¹ north of Dan Kipper Drive between the Project site and Sycamore Canyon Boulevard. Existing single-family and multi-family residential uses, within the *Sycamore Highlands Specific Plan* area, are located immediately north and northwest of the Sycamore Canyon Business Park. (See **Figure 5.1-1 – Surrounding Area.**)

¹ Refer to City Planning Cases P14-1053 and P14-1054.

G:\2015\15-0152\GIS\DEIR_Aerial.mxd; Map created 16 Jun 2016



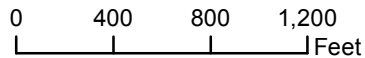
LEGEND

- Project Site
- Direct View of Project Site from Backyard
- Direct View of Project Site Blocked from Living Area of Backyard by Slope

Sources: Eagle Aerial, 2012.

Figure 5.1-1 - Surrounding Area

Sycamore Canyon Business Park Buildings 1 and 2 DEIR



Nighttime Light Characteristics of the Project Site and Surrounding Area

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

5.1.2 Related Regulation

Federal Regulations

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

State Regulations

California Scenic Highway Program

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

Local Regulations

Mount Palomar Lighting Policy Area

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

Riverside General Plan 2025

The GP 2025 defines the community vision and establishes a fundamental framework to guide decision-making about development, land use, resource management, public safety, public services, and general community well-being. The GP 2025 also sets forth policies and goals to not only preserve, but improve existing visual resources within the City and its Sphere of Influence. The City has a long-standing history, which is reflected in its historic buildings, parkways, and local landmarks. Appendix M of this DEIR summarizes the Project's consistency with the applicable GP 2025 policies.

Riverside Municipal Code

Title 19 – Zoning Code

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

Title 17 – Grading Code

The Grading Code, which is contained within Title 17 of the Riverside Municipal Code, sets forth rules and regulations placed on grading to control erosion, grading, and earthwork construction, including fills and embankments. The basic aim of the Grading Code, as it relates to aesthetics, includes ensuring that significant natural characteristics such as land form, vegetation, wildlife communities, scenic qualities, and open space can substantially be maintained; maintaining the identity, image, and environmental quality of the City and achieving land use densities that are in keeping with the GP 2025; minimizing the visual impact of grading; minimizing grading which relates to the natural contour of the land, and which will round off, in a natural manner, sharp angles at the top and ends of cut and fill slopes, and which does not result in a staircase or padding affect; preserving prominent landforms within the community, including, but not limited to ridgelines, knolls, valleys, creeks, rock outcroppings or other unique topographic features or viewscapes; and preserving major hillsides viewscapes visible from points within the City so that they are not detrimentally altered by the intrusion of highly visible cut and/or fill slopes, building lines and/or road surfaces (RMC, Section 17.04.010).

Citywide Design Review Guidelines and Sign Guidelines

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

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

Design Review Process Chapter 19.710

The Design Review process is used to preserve and promote the health, safety and general welfare of the community by achieving the following:

- Protecting and preserving the value of properties and encouraging high quality development in areas where adverse effects will result from excessive uniformity, dissimilarity, poor exterior quality and appearance of buildings and structures, and from inadequate and poorly planned landscaping, and from failure to preserve where feasible natural landscape features, open spaces and the like, and will result in the impairment of the benefits of occupancy and use of existing properties in such areas;
- Recognizing the interdependence of land values and aesthetics and providing a method to implement this interdependence in order to maintain the values of surrounding properties and improvements, and to encourage excellence of development of property, compatible with the general plan for, and character of, the City, with due regard to the public and private interests involved;
- Ensuring that the public benefits derived from expenditures of public funds for improvement and beautification of streets and public facilities shall be protected by the exercise of reasonable controls over the character and design of private buildings, structures and open spaces;
- Ensuring the maintenance of high design standards in the vicinity of public buildings and grounds for the preservation of the architecture and general appearance in the areas of the City containing the buildings and grounds and to preserve the property values in the areas;
- Promoting the maintenance of high design standards adjoining thoroughfares of Citywide importance to ensure that the community benefits from the natural growth and

vegetation as much as possible, and from the natural terrain, and preserving and stabilizing the architecture and general appearance of buildings and grounds adjoining the thoroughfares; and preserving and protecting the property values in the areas; and

- Ensuring the design of landscaping and irrigation that shades paved areas, buffers or screens undesirable views, compliments building architecture and that implements the purposes of Chapter 19.570 (WELO).

Sycamore Canyon Business Park Specific Plan

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

5.1.3 Thresholds of Significance

The City has not established local CEQA significance thresholds as described in Section 15064.7 of the State *CEQA Guidelines*. Therefore, significance determinations utilized in this section are from Appendix G of the State *CEQA Guidelines*. A significant impact will occur if implementation of the proposed Project will:

- (Threshold A) have a substantial adverse effect on a scenic vista;
- (Threshold B) substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- (Threshold C) substantially degrade the existing visual character or quality of the site and its surroundings; and/or
- (Threshold D) create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

5.1.4 Project Design Features

Grading

The proposed Project includes design features applicable to aesthetics. The Project's grading plan is designed to minimize visibility of Building 1 and Building 2 from the adjacent neighborhood through the use of site grading and building height differences. See **Figures 3-13a and 3-13b – Line of Sight Exhibits**, and the discussion under Threshold A in Section 5.1.5.

Site Plan

Building 1 is located downslope from and south of Building 2 and is not expected to be visible from the residential neighborhood to the north. Additionally, Building 1 is set back approximately 256 feet from the Sycamore Canyon Wilderness Park and views of the building from the park and any residences west of the Project site will be softened by on-site landscaping and the Mitigation Area.

The northern wall of Building 2 is located 100 feet south of the residential lots north of the Project site. There is 64 feet of landscaping between the northern property line of Parcel 2, a 30-foot-wide drive aisle north of Building 2, and an additional 6-foot-wide landscape area between the drive aisle and the building (**Figure 3-10**). Additionally, Building 2 does not propose any dock doors or parking on the north side of the building, so as to locate those activities away from the Sycamore Highlands neighborhood. As shown on **Figure 3-10 – Site Plan**, all docks and truck parking associated with Building 2 are located south of the building. Vehicular parking is located on the east and south of Building 2.

On the property line between the residential properties on the north and northwest is proposed a six-foot CMU block wall. Since the properties on the north have their rear fence setback two-feet off their rear property line, this will create a two-foot area where trash and debris can collect causing a public nuisance in terms of rodents and possible fire combustion. It is suggested that the residential property owners work with the subject developer to extend their side yard fencing two feet and use the new block wall as their rear wall. This will give the residences an additional two-foot of yard space and avoid the nuisance issues. For this reason, the City is requiring the developer install an 8-foot tall decorative (on-both sides) block wall between their property and the residential properties to create a better visual appearance and to help cut down noise attenuation.

Along the rest of westerly property line and the on-site areas securing trailer parking is proposed an 8-foot high tubular steel fence. Along the westerly property line adjacent to the Sycamore Canyon Wilderness Park (SCWP) the fence is required to be designed and constructed per City of Riverside Parks, Recreation, and Community Services Department Standard Detail No. 5520 and specifications. The on-site fencing securing the trailer parking areas needs to be designed of an opaque material so the trailer storage areas cannot be seen from the public right-of-way or the Sycamore Canyon Wilderness Park. This is also true of the metal, manual operated gates that permit access to these areas.

A parking lot is proposed on the southern end of the Project Site at Lot B of Tentative Parcel Map 36879 for the trail to the Sycamore Canyon Wilderness Park. The plans indicate that Vehicular/Passenger Access Gate will lead to the trail. This should be just a pedestrian gate. This is also true at the end of trail at SCWP.

Off the southernmost driveway from Lance Drive begins the Fire Access/Parks Maintenance Road. At the beginning of the Fire Access/Parks Maintenance Road there should be a

Vehicular access gate with a Fire Knox Box and a similar gate should be at the end of the road at SCWP.

Between the proposed trail and Fire Access/Parks Maintenance Road the plan notes a four-foot high PVC fence with an 8-foot high tubular fence 3-feet minimum from the edge of the trail. This causes the fence to interfere with the Fire Access/Parks Maintenance Road. It also leaves the trails exposed in two places on the southern side against a 2:1 downward slope. As part of Design Review revised plans will be submitted to demonstrate compliance with mitigation measures discussed in Section 5.1.7, below.

Building Design

Both proposed buildings will include a color palette largely consisting of grays, and accented use of white, brown, and blues. Window treatments at the corner office spaces will include the use of spandrel glass, tempered vision glass, and vision glass with blue reflective glazing. Renderings of the proposed building elevations are included on **Figures 3-12a through 3-12c – Colored Elevations and Material Board**. Although parapet walls are proposed it is difficult to tell whether these walls will screen roof-mounted equipment adequately, given the varying pad heights of the adjacent properties.

Building 1 – the west elevation will be readily visible from the residences to the northwest and as such warrants more articulation. It should include some of the same elements used on the front elevation to offset the long (1,394-foot) expanse of wall surface. The exterior features provided at the office areas should be provided on every corner of the building, as they will be readily visible to the public. As well, the design should implement articulation to create pockets of light and shadow. The building elevation as proposed has very little articulation, especially for such a large building.

Building 2 – the north elevation is immediately adjacent to residences to the north needs to be articulated in the same manner as the front elevation. It should include the same elements used on the east elevation to offset the long (978-foot) expanse of wall surface. The exterior features provided at the office areas need should be provided on every corner of the building, as they are readily visible to the public. As well, the design should implement articulation to create pockets of light and shadow. The building elevation as proposed has very little articulation.

Landscape Design

The Project's landscape plan is designed to provide visual appeal, functionality, and a buffer around the Project site as well as between the proposed buildings. On-site landscaping is proposed generally along the perimeters of Buildings 1 and 2, and along the proposed trail easement and Fire Access/Parks Maintenance Road as shown on **Figure 3-11 – Conceptual Landscape Plan**. In fact, trees are shown within the trail and the Fire Access/Parks Maintenance Road so the plans will require redesign to setback all trees at least five-feet from the trail and Fire Access/Parks Maintenance Road.

The Project also proposes a 2.96 acre Mitigation Area along the western side of the Project site in proximity to the Sycamore Canyon Wilderness Park (**Figure 13-11**). The Mitigation Area will

be planted with native riparian and riparian scrub habitat adjacent to a drainage swale that meanders like a naturally occurring drainage.

Lighting

Project lighting will include security lights along the buildings and walls and pole-mounted lights in parking areas around Buildings 1 and 2 and in the proposed parking lot on Lot B. All building and parking lot lighting shall be required to conform to the Sycamore Canyon Business Park Specific Plan guidelines, the City Municipal Code, the standards and specifications of the City's Park, Recreation, and Community Services Department, and the Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan. Project lighting will comply with the City's Zoning Code, ALUC conditions of approval and any other applicable lighting requirements and regulations.

More specifically the development of the project will include the installation of exterior building lights and freestanding parking lot lights. Building-mounted lights would consist of approximately 48 high output and supersaver LED cut-off lights with no uptilt located approximately 34 feet above finished floor elevation for Building 1, and approximately 30 high output and supersaver LED cut-off lights with no uptilt located approximately 32 feet above finished floor elevation for Building 2, except along the northern building wall where the lights will be lowered to a level to provide safety while not producing glow into the neighboring yards to the maximum extent feasible. The freestanding parking lot light fixtures would consist of both supersaver and high output LED cut-off lights on 17 feet poles with 3 feet concrete bases and no uptilt. Project lighting will comply with the City's Zoning Code, ALUC conditions of approval and any other applicable lighting requirements and regulations.

The City will require the "Standard lighting Condition" which reads as follows: An exterior lighting plan shall be submitted for Planning Division staff review and approval. A photometric study with manufacturer's cut sheets of all exterior lighting on buildings, in landscaped areas, and in parking lots shall be submitted with the study. All on-site lighting shall provide a minimum intensity of one-foot candle and a maximum of ten-foot candles at ground level throughout the areas serving the public and used for parking. Light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty feet (20) in height, including the height of any concrete or other base material.

5.1.5 Environmental Impacts before Mitigation

Threshold A: *Would the Project have a substantial adverse effect on a scenic vista?*

Scenic vistas are defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public, which can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The Project site is currently vacant and surrounded by large-scale warehousing and light industrial uses to the east and south, the

Sycamore Canyon Wilderness Park to the west, and single-family residential uses to the northwest and north.

The Project site itself does not constitute a scenic vista. Although the views of the natural terrain of the Sycamore Canyon Wilderness Park comprise a notable scenic vista that may be viewed by park users, from some of the single-family residences that abut the park, and from various City roadways, such as Canyon Crest Drive, Central Avenue, and Alessandro Boulevard, the Project site is not a part of the Sycamore Canyon Wilderness Park. Further, the Project site does not constitute a scenic vista because it is surrounded by warehousing and light industrial uses to the east and south and residential uses to the north and northwest, and so views of the Project site are generally obstructed by development. Although the Project site is visible to the residences adjacent to the site, the Project site does not provide expansive views of a highly valued landscape to the general public.

Construction of the Project has the potential to impact views of the Box Springs Mountains, which is another scenic vista that is located approximately 1.5 miles northeast of the Project site and is viewable from the Project site and surrounding area. However, because the Project is located west of existing industrial development and south of the majority of the residences adjacent to the Project site, the Project will not block views of the Box Springs Mountains from these locations. Although Buildings 1 and 2 will be visible from the residences located adjacent to the western boundary of the Project site, views of the Box Springs Mountains will not be obstructed due to height of the Box Springs Mountains.

Implementation of the proposed Project will entail site grading, vegetation removal, and the construction and operation of a logistics center in two buildings plus associated parking, walls, fencing, landscaping, a trail, and a permanent Mitigation Area at the Project site. The proposed Project is within an area designated and zoned for industrial uses and the proposed structures will be contiguous with views of the existing large-scale warehouse and light industrial development to the east and south of the Project site. Moreover, as set forth in the Riverside Municipal Code Chapter 19.130, development in BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones zoning districts, which reflects the current zoning of the Project site and surrounding areas within the business park, limits building heights to 45 feet. The Project's proposed Building 1 will be approximately 41 feet in height and Building 2 will be approximately 37 feet in height. Thus, the proposed structures are compliant with the maximum building height allowed by the zone. Further, the location and design of the Project is in conformance with the adopted *Sycamore Canyon Business Park Specific Plan* and the intent of the GP 2025. As a result, while implementation of the Project will change the appearance of the Project site, as discussed under Threshold C, below, it does not represent a significant change in the immediate viewshed from what currently exists in the area and what has been identified in City land use plans and policies for this site.

Because the Project does not entail any improvements or grading within Sycamore Canyon Wilderness Park, it will not result in any changes to the visual character of the park.

Due to the proposed structures' comparable height to existing large scale light industrial uses in the Sycamore Canyon Business Park and its distance from the Box Springs Mountains as well as the elevations of these mountains, which provides scenic views from various points in the vicinity, implementation of the proposed Project will not result in a substantial adverse effect on views of these mountains within the area.

Therefore, as the Project's proposed structures will not substantially impact the scenic vistas created of the Sycamore Canyon Wilderness Park or Box Springs Mountains and as the proposed Project does not represent a significant change in the viewshed from what currently exists in the area, impacts will be **less than significant**.

Threshold B: *Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The Project site is not located adjacent to a scenic highway as there are no designated or eligible state scenic highways in the City; thus, no impacts will occur in this regard. There are City-designated scenic boulevards in proximity to the Project site including Mission Grove Parkway (0.8 mile to the southwest), Alessandro Boulevard (1.3 miles to the south), and Canyon Crest Drive (1.3 miles to the west). However, the Project site is not readily visible from these roadways due to the distance of these roadways from the Project site, the topography of the area, and the existing large-scale light industrial uses immediately adjacent to the east and south of the site (see **Figure 5.1-1**). Thus, Project implementation will not substantially impact the scenic value of any City-designated scenic boulevard.

The Project site does not contain any significant scenic resources. Because the site is vacant, except for the concrete V-ditch and earthen check dam, no impacts to historic buildings will occur. While the Project site contains rounded bedrock outcrops in scattered areas throughout the site, these are not considered a scenic resource as they occur in comparatively low concentrations, are not as prominent as the outcrops within the Sycamore Canyon Wilderness Park, and do not provide a unique focal point visible by the general public. The stockpiled cluster of rocks in the southern area of the site left over from the previous rock crushing operation are visible from Lance Drive and Sierra Ridge Drive; however, these rocks are not considered a scenic resource. Therefore, impacts resulting from the damage of scenic rock outcroppings will be less than significant.

The trees located along the drainage area, are not considered a significant scenic resource because they are typical of riparian vegetation and not unique to the area. Additionally, the Project's proposed Mitigation Area as well as the rest of the proposed landscaping includes varieties of trees, shrubs, and groundcover designed to improve the aesthetic value of the site in once the Project is constructed and the landscaping has matured.

As discussed in the preceding paragraphs, as implementation of the proposed Project will not damage scenic resources within a state highway or City-designated scenic boulevard, or otherwise damage scenic resources in the City, impacts will be **less than significant**.

Threshold C: *Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?*

The proposed Project will change the Project site from vacant property with rolling terrain and a drainage feature into a modern logistics center with two buildings, paved surfaces, manufactured slopes, perimeter walls and fencing, a trail, Fire Access/Parks Maintenance Road, and a permanent Mitigation Area, which represents a change from the existing textures, colors, and forms of the Project site in its undeveloped state. However, the proposed Project is being developed as intended per the GP 2025, the *Sycamore Canyon Business Park Specific Plan*, and the Zoning Code. As previously discussed, there are no unique visual resources at the Project site. The Project site contains areas of illegally-dumped materials near the current northern terminus of Lance Drive and at other locations throughout the site, which creates a visual blight in the area. Implementation of the Project will remove these materials and eliminate this nuisance. The site will be developed with manicured landscaping and logistics structures that will be designed, as mitigated, with aesthetic treatments intended to be visually attractive with the use of color and architectural articulations. The area surrounding the Project site to the northwest and north is residential, and the areas to the east and south are developed with industrial, manufacturing, and warehousing center uses. The Sycamore Canyon Wilderness Park is located to the west of the Project site. The residences adjacent to the Project site currently have a view of existing industrial areas to the south and east of the proposed Project. Some of the homes to the west of the Project site have limited views of the Sycamore Canyon Wilderness Park.

Line of sight exhibits (**Figures 3-14a through 3-14c – Line of Sight Exhibits**) were prepared to evaluate the post-Project view (once all landscaping is mature) of the Project site from the residences to the north and northwest of the Project site and from the Sycamore Canyon Wilderness Park. Narrative descriptions from each evaluated view are provided in **Table 5.1-A – Line of Sight Analysis**, below. The location of each Cross Section is shown on **Figure 3-10 – Proposed Site Plan** and the cross sections are shown on **Figures 3-13a and 3-13b – Line of Sight Exhibit**. Photo simulations of views of the Project site from the second story of three residential locations northwest and north of the Project site along with a ground level photograph of the site in its existing condition are shown on **Figures 5.1-2a through 5.1-2c – Photo Simulations**. These figures are included on the pages following **Table 5.1-A**.

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
A-A	View of the northwestern portion of the Project site from the rear yards of residences to the west. Note the ground floor of the residences is at a higher elevation than the Project site and Building 2 is approximately 138 feet east of the property line.	Looking east across the proposed Project site from a ground-level view at Location A, foreground views are of the vacant lot. Further out, these residences also have existing views of the residences to the north, as well as distant views of other industrial buildings (see Figure 5.1-2a – Photo Simulations).	Looking east onto the Project site from Location A, prior to the Project landscaping reaching maturity, the view from both the ground level and a residence’s second story will be of newly installed landscaping in the Mitigation Area, a 30-foot-wide drive aisle, newly installed landscaping along the west side of Building 2, and the west elevation of Building 2. Until the Project’s landscaping matures, Building 2 will be visible from this location. (See Figure 3-13a.) Once mature, the landscaping in the Mitigation Area and around Building 2 will limit line of sight views of the building from ground-level; however, the top of Building 2 will be visible above the landscaping. Portions of Building 2 not screened by landscaping will be visible from the second story of homes due to the topography between the homes and the Project site. Figure 5.1-2a – Photo Simulations shows the	As shown in Figure 5.1-2a , construction of the proposed Project would change the existing foreground view from vacant land, with the dominant feature being the ephemeral drainage, to a developed condition, However, the developed condition would be contiguous with views of existing industrial buildings east and south of the Project site. This does not constitute a substantially significant degradation to the existing visual character or quality of the Project site or surrounding area. Once the landscaping reaches maturity, there will be no ground-level views of the proposed Project; however, the top of Building 2 will still be visible above the landscaping from the second story of these homes. Although Building 2 will be highly visible until the landscaping matures, this

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
			<p>expected second story view of Building 2 from homes in this area.</p>	<p>represents a short term impact and does not represent a significant long term change. Once mature, landscaping in the Mitigation Area and around Building 2 will largely block views of Building 2 and these residences already have distant views of industrial development. Therefore, the Project would not substantially impact the visual character and quality of the site and its surroundings as seen by sensitive viewers in the vicinity of Location A.</p>
<p>B-B</p>	<p>View of the Project site from the rear yards of residences located to the north. Note the ground floor elevation of the residences is slightly lower than the Project site and Building 2 is 100 feet south of the property line.</p>	<p>Existing foreground view from Location B consists of vacant land (when viewing south) and the slopes of the residential property to the west. Distant views are of existing industrial buildings in the Sycamore Canyon Business Park and the Henry J. Mills Filtration Plant owned by the Metropolitan Water District of Southern California</p>	<p>Looking south onto the Project site from Location B prior to the Project landscaping reaching maturity, the view from both the ground level and a residence’s second story will be of a concrete block wall, newly installed landscaping, and the north elevation of Building 2. Other portions of the Project site will not be visible because, as shown in Figure 3-13a, Building 2 blocks</p>	<p>As shown in Figure 5.1-2b, construction of the proposed Project would change the existing foreground view from vacant land to a developed condition (the landscaped buffer and Building 2), However, the developed condition would be contiguous with views of existing industrial buildings east and south of the Project site. A change in view from distant industrial development to more</p>

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
		(Figure 5.1-2b – Photo Simulations).	the view of the rest of the Project. Once mature, the landscaping along the northern Project boundary will screen the line of sight view of Building 2 from the ground-level. As shown in Figure 5.1-2b , the top of Building 2 will be visible from the second story of the homes in this area.	proximate industrial development does not constitute a substantially significant degradation to the existing visual character or quality of the Project site or surrounding area. Although there will be some short-term impacts as the landscaping matures, views of Building 2 will be fully screened from the ground level of these residences, and limited from the second story, once landscaping is fully mature. Due to the short-term nature of these impacts, implementation of the proposed Project does not represent a significant change. Therefore, the Project would not substantially impact the visual character and quality of the site and its surroundings as seen by sensitive viewers in the vicinity of Location B.
C-C	View of the Project site from the rear yards of residences	Existing foreground view from Location C consists	Looking south onto the Project site from the flat area in the rear yard	As shown in Figure 5.1-2c , construction of the proposed

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
	<p>located to the north. Note the ground floor elevation is lower than the Project site and the rear yards slope up to the property line. The combination of the slopes on the residential lots and the proposed grading result in a small hill between the residences and Building 2, which is 100 feet south of the property line.</p>	<p>of vacant land and the ephemeral drainage in the foreground. Distant views are of the Henry J. Mills Filtration Plant as shown in Figure 5.1-2c – Photo Simulations.</p>	<p>at Location C prior to the Project landscaping reaching maturity, the view from the ground level will be of a concrete block wall, newly installed landscaping and the north elevation of Building 2. Other portions of the Project site will not be visible because, as shown in Figure 3-14a, Building 2 blocks the view of the rest of the Project. Once the landscaping is mature, due to the slope between the residences and Building 2, both ground-level views of the Project site from this area will be dominated by the proposed landscaping, which will screen the line of sight view of Building 2 from the ground level. As shown in Figure 5.1-2c, from the second story, portions of Building 2 not screened by landscaping will be visible.</p>	<p>Project would change the existing foreground view from vacant land to a developed condition (the landscaped buffer and Building 2), However, the developed condition would be contiguous with views of existing industrial buildings east and south of the Project site. A change in view from distant industrial development to more proximate industrial development does not constitute a substantially significant degradation to the existing visual character or quality of the Project site or surrounding area. Although Building 2 will initially be visible, this does not represent a significant change because views of Building 2 will be mostly screened once landscaping reaches full maturity. Existing views already include industrial development across the proposed Project site.</p>

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
				Therefore, the Project would not substantially impact the visual character and quality of the site and its surroundings as seen by sensitive viewers in the vicinity of Location C.
D-D	View of the Project site from the rear yards of residences located to the north. Note the ground floor elevation is lower than the Project site and the rear yard slopes up to the property line. Building 2 is 100 feet away from the property line.	Views from Location D of the proposed Project site are limited due to the topography of the area. These residences have limited views of the industrial areas located south across the Project site.	Due to the slope between the residences and Building 2 in this area, as shown on Figure 3-14a , it is not likely that much of the Project site will be visible unless the viewer is looking up or on the second floor. Looking south onto the Project site from Location D prior to the Project landscaping reaching maturity, the concrete block wall, tops of newly installed landscaping, and the top of the north elevation of Building 2 may be visible. Once mature, the landscaping will screen the limited views of Building 2 both second-story and ground-level views.	Construction of the proposed Project would change the existing view of the Project site from vacant land, with the dominant feature being the ephemeral drainage, to a developed condition. However, the developed condition would be contiguous with views of existing industrial buildings east and south of the Project site. Views of Building 2 will be limited from Location D once the landscaping matures. Even while the landscaping is reaching maturity, views of the Project site will be limited due to the topography of the area. Therefore, the Project would not substantially impact the visual character and quality of the site

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
				and its surroundings as seen by sensitive viewers in the vicinity of Location D.
E-E	View of the Project site from the Sycamore Canyon Wilderness Park (west of the Project site). Note this portion of the Park and Project site are at approximately the same elevation. The truck yard for Building 1 is approximately 51 feet from the property line. Building 1 is located approximately 256 feet from the property line.	From Location E looking east across the Project site, current views include the existing industrial developments within the SCBP as well as distant views of the residences along the northern portion of the Project site.	Views from this portion of the Park will be of fencing along the west property line, the proposed trail, landscaping (Mitigation Area and perimeter), the truck yard, and Building 1. Once mature, the landscaping will provide some screening of the truck yard and Building 1; however these areas will still be somewhat visible from this portion of the park.	<p>Construction of the Project would change the existing foreground view from vacant land to a developed condition. However, the developed condition is contiguous with views of existing industrial buildings east and south of the Project site.</p> <p>Although views of the truck yard and Building 1 will still be somewhat visible once landscaping reaches maturity, this does not represent a significant change because there are already distant views of industrial development from this area.</p> <p>Therefore, the Project would not substantially impact the visual character and quality of the site and its surroundings as seen by sensitive viewers in the vicinity of Location E.</p>

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
F-F	Distant view of the Project site looking east from the Sycamore Canyon Wilderness Park.	Due to the topography of the site at Location F, views east across the Project site are generally limited. If the viewer were to be at the same elevation as the west Project boundary, views would be of the existing industrial development along the eastern and southern edges of the Project site.	Looking east onto the Project site from the Park, assuming there is no intervening topography between the viewer and the Project site, and the viewer is at the same elevation as the west Project boundary, the view would primarily be of the landscaped Mitigation Area located adjacent to the proposed trail. Once mature, the landscaping will screen views of Building 1 from the Park.	<p>Construction of the Project would change the existing foreground view from vacant land to a developed condition. However, the developed condition is contiguous with views of existing industrial buildings east and south of the Project site.</p> <p>This does not represent a significant change because views of Building 1 will be limited by the topography of the area, and further blocked once the landscaping reaches maturity. Additionally, existing views across the Project site are already of industrial development.</p> <p>Therefore, the Project would not substantially impact the visual character and quality of the site and its surroundings as seen by sensitive viewers in the vicinity of Location F.</p>
G-G	View of the southern portion of the Project site from the	Current views looking north down across the Project	Looking east down onto Project site from Location G the view	The Project would change the existing foreground view from

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
	<p>Sycamore Canyon Wilderness Park. The Project site is located at a lower elevation than the Park in this area.</p>	<p>site from Location G include views of the existing warehouse buildings and residences located to the north and east of the Project site.</p>	<p>would be of landscaping along the Projects southern boundary and the trail.</p>	<p>vacant land to a developed condition. However, the developed condition is contiguous with views of existing industrial buildings east and south of the Project site.</p> <p>Views from Location G would improve with Project construction because they would change from warehouses to landscaping.</p> <p>Therefore, the Project would not substantially impact the visual character and quality of the site and its surroundings as seen by sensitive viewers in the vicinity of Location G.</p>
<p>H-H</p>	<p>View of the Project site from the Ralphs Distribution Center parking lot along the southern border of the Project.</p>	<p>Location H is generally located at a lower elevation than the Project site. If a viewer were assumed to be at the same elevation, views from Location H would include views of the residences to the north across the Project site and of the industrial buildings</p>	<p>Trailer parking for the Ralph’s Distribution Center is located downslope and approximately 240 feet from Building 1; therefore, Building 1 will not be visible from this parking lot.</p>	<p>Construction of the Project would change the existing foreground view of vacant land and the distant view of: (i) a newly constructed industrial building; (ii) the back fences of the residences to the north; (iii) and the backyard slopes of the residences to the west to a developed condition. However,</p>

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
		to the east.		<p>the developed condition is contiguous with views of existing industrial buildings to the north and east.</p> <p>Therefore, the Project would not substantially impact the visual character and quality of the site and its surroundings.</p>
J-J	View of the Project site from Lance Drive	<p>Due to the topography of Location J, views of the Project site are generally limited from this location. If a viewer were to be at the same elevation as the Project site, there would be distant views of Sycamore Canyon Wilderness Park to the west across the Project site, and more proximate views of the back fences of the residences to the north and the warehouse to the south of the Project site.</p>	<p>Looking west onto the Project site from this location along Lance Drive, the view will be of a landscaped manufactured slope. Because of the difference in elevation between Lance Drive and the vehicular parking Lot for Building 2, the parking lot will not be visible from this location.</p>	<p>Construction of the Project would change the view of vacant land to a developed condition. However, the developed condition is contiguous with views of a newly constructed industrial building to the north and existing industrial buildings to the east and south.</p> <p>Due to the topography of the area, views at Location J will be primarily unchanged, and slightly improved due to installation of landscaping along the currently unmaintained slope.</p> <p>Therefore, the Project would not substantially impact the visual</p>

Table 5.1-A – Line of Sight Analysis

Cross Section	Cross Section Description	Existing View	With Project View	Significance of Change
				character and quality of the site and its surroundings as viewed from this location.
K-K	View of the Project site from Lance Drive	Views from Location K looking west across the Project site are limited due to the topography at this location. If a viewer were to be at the same elevation as the Project site, existing foreground view would be of the disturbed area of the Project site. Distant views would be of Sycamore Canyon Wilderness Park and the residences to the west and north across the Project site.	Looking west onto the Project site from this location along Lance Drive, the view from will be of a landscaped manufactured slope and a 14-foot-high concrete tilt-up wall.	<p>Construction of the Project would change the view of vacant land to a developed condition. However, the developed condition is contiguous with views of a newly constructed industrial building to the north and existing industrial buildings to the east and south.</p> <p>Views from Location K are already limited due to the slope in this area, which will be improved and landscaped with Project implementation. This does not represent a significant change.</p> <p>Therefore, the Project would not substantially impact the visual character and quality of the site and its surroundings as viewed from this location.</p>

Existing Ground View from Location A-A



View from Second Story Window from Location A-A



Map revised 7/11/2016. G:\2015\15-0152\GIS\Photo_Simulations.mxd

Source: HPA Architecture, 2016

Figure 5.1-2a - Photo Simulations
Sycamore Canyon Business Park Buildings 1 and 2 DEIR

Existing Ground View from Location B-B



View from Second Story Window from Location B-B



Map revised 7/11/2016. G:\2015\15-0158\GIS\Photo_Simulations_b.mxd

Source: HPA Architecture, 2016

Figure 5.1-2b - Photo Simulations
Sycamore Canyon Business Park Buildings 1 and 2 DEIR

Existing Ground View from Location C-C



From Location C-C



Map revised 7/11/2016. G:\2015\15-01\58\GIS\Photo_Simulations_c.mxd

Source: HPA Architecture, 2016

Figure 5.1-2c - Photo Simulations
Sycamore Canyon Business Park Buildings 1 and 2 DEIR

As discussed in **Table 5.1-A**, construction of the Project would change the foreground views of the Project site from vacant land with an ephemeral drainage to a developed condition consisting of landscaping and two concrete tilt-up buildings with associated vehicle and trailer parking consistent with the types of uses permitted by the GP 2025, *Sycamore Canyon Business Park Specific Plan*, and Zoning Code. The Project's proposed Mitigation Area will relocate and revegetate the existing ephemeral drainage; thus the visual quality of that feature will be retained and relocated to the western portion of the Project site. (See **Figure 3-10 – Conceptual Landscape Plan**). Because the proposed Project's buildings will be consistent with other large-scale logistics and industrial uses adjacent to the east and south of the Project site, as well as industrial uses visible in the distance, the proposed Project will not introduce a new type of use or new type of construction to the Project area. Once constructed the Project will remove the remnants of prior uses (i.e. the rocks) and eliminate the illegal dumping that has occurred. For these reasons, Project development will not substantially degrade the existing visual character or quality of the Project site or its surroundings. Nonetheless, to minimize the appearance of the Project and ensure the Project is consistent with the Zoning Code, the Trails Master Plan, the Park and Recreation Master Plan, the *Sycamore Canyon Business Park Specific Plan*, and the *Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan*, several mitigation measures are included in Section 5.1.6.

Mitigation measure **MM AES 1** requires the developer to install an 8-foot tall decorative (on-both sides) block wall between the Project site and the residential properties to the north and west prior to landscape installation to create a better visual appearance. The design and materials of this wall shall be subject to the approval of the Community and Economic Development Department Planning Division and the Parks, Recreation, and Community Services Department

Mitigation measure **MM AES 2** requires the developer to install fencing per the City of Riverside Parks, Recreation, and Community Services Department Standard Detail No. 5520 and specifications. To confirm the design consistency with this standard, a revised site plan shall be submitted showing these details. The design of this fence shall be subject to the approval of the Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department

In the event the Project developer chooses to construct a private 8-foot tall tubular steel fence along the northern boundary of the proposed trail, mitigation measure **MM AES 3** requires such fence to be installed 3-feet minimum from the edge of the trail. To confirm the design and location of this private fence is consistent with City standards, a revised site plan shall be submitted that includes the fence detail. The design of said fence shall be subject to approval by Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department. If the developer chooses not to install this private fence, **MM AES 3** is not needed.

To screen views of the parking lot, loading docks, and trailer parking areas, mitigation measure **MM AES 4** requires the use of opaque materials on fencing securing the trailer parking areas as well as, the metal, manual operated gates that permit access to these areas. This mitigation measure requires revised plans be submitted identifying the materials to be used. The materials to be used shall be subject to the approval of the Community and Economic Development Department, Planning Division.

To provide safe and controlled pedestrian and bicycle access to the Sycamore Canyon Wilderness Park, mitigation measure **MM AES 5** identifies the trail standard, materials and locations of bicycle/pedestrian gates and trail fencing, and location and standards for trail signs that the developer is required to construct and install. This mitigation measure requires revised plans be submitted to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.

To ensure that the proposed Fire Access/Parks Maintenance Road is consistent with intent of the *Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan* mitigation measure **MM AES 6** identifies the design and construction detail and the location and types of gates to be installed by the developer. This mitigation measure requires revised plans be submitted to the Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department, and City Fire Department for review and approval.

Mitigation measure **MM AES 7** requires the landscape plans be revised to relocate the trees shown in proximity to the trail and Fire Access/Parks Maintenance Road to provide a City-required setback from the trail and Fire Access/Parks Maintenance Road easements. This mitigation measure also requires the developer to maintain these trees such that a minimum 13.5-foot vertical clearance is provided over the Fire Access/Parks Maintenance Road and a minimum 8.5-foot vertical clearance is provided over the trail. Mitigation measure **MM AES 7** also requires the revised landscape plans shall be designed per City's Water Efficient Landscape and Irrigation Ordinance adopted on December 1, 2015 (<http://aquarius.riversideca.gov/clerkdb/0/doc/215696/Page1.aspx>). The plans are subject to the approval of the City Design Review staff and Western Municipal Water District.

Mitigation measure **MM AES 8** requires all roof-mounted equipment be adequately screened and the screening reviewed and approved by Design Review staff prior to Grading Permit Issuance.

Mitigation measure **MM AES 9** requires that the west elevation of Building 1 include some of the same elements used on the front elevation to offset the long (1,394-foot) expanse of wall surface, including providing design techniques like those at the office areas on every corner of the building. This mitigation measure requires the new design implement articulation to create pockets of light and shadow. Mitigation measure **MM AES 9** requires the north elevation of Building 2 be articulated in the same manner as the front elevation and include the same

elements used on the east elevation to break-up the long (978-feet) expanse of wall surface. The exterior features provided at the office areas shall be provided on every corner of the building. This mitigation measure requires the new design of Building 2 implement articulation to create pockets of light and shadow. The new designs shall be reviewed and approved by Design Review staff prior to Grading Permit Issuance.

To reduce light spill and glow into the residential backyards to the north, mitigation measure **MM AES 10**: requires lighting mounted on the north wall of Building 2 to be placed as low as feasible to provide the required security lighting.

In order to screen the views of truck parking and the loading docks on the east side of Building 1 from Lance Drive, the Project proposes a 14-foot-tall concrete tilt-up wall. To avoid the appearance of a flat wall, mitigation measure **MM AES 11**, which requires the incorporation of design features to this wall, shall be implemented.

The Project includes Design Review (P14-1081) to make sure that the Project is consistent with the *Citywide Design and Sign Guidelines*, Title 19, Title 17, Chapter 19.710 – Design Review Process and the *Sycamore Canyon Business Park Specific Plan* in addition to all applicable City plans and municipal codes. It should also be noted that the proposed development of the Project site proposes similar construction type (concrete tilt-up) that is already present within the area and is consistent with what the City envisioned for development of the area pursuant to the GP 2025, the *Sycamore Canyon Business Park Specific Plan*, and zoning. Therefore, as discussed in **Table 5.1-A**, although the proposed Project will change the foreground view of the Project site, it will not substantially degrade the existing visual character or quality of the Project site or its surroundings because: (i) the Project will not introduce a new type of use or construction material into the viewshed; (ii) the proposed Project's buildings will be consistent with other large-scale logistics and industrial uses adjacent to the east and south of the Project site, as well as industrial uses visible in the distance; (iii) remnants of prior uses (i.e. the rocks) and illegally dumped materials will be removed and no more dumping will occur; and (iv) the visual quality of the ephemeral drainage will be retained. For these reasons impacts with regard to substantially degrading existing visual character or quality of the site and its surroundings are **less than significant with mitigation**.

Threshold D: *Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The potential impact associated with exterior lighting is spill light (also referred to as light trespass). Spill light occurs when lighting fixtures, such as streetlights, parking lot lights, landscape lights, or lights on buildings, are not properly aimed or shielded to direct light to the desired location. In these instances, light escapes and partially illuminates a surrounding area. Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare is also the result of indirect reflection of a light source (natural or artificial) against a surface. Glare generally does not illuminate off-site locations but may result in a visible source of light viewable from a distance.

The proposed Project will result in the installation of new security and internal roadway and parking lot lighting within the Project site for public safety and operation of the proposed structures).

All lighting will comply with the development standards contained in the City's Zoning Code and conditions of approval placed on the Project by the Riverside County Airport Land Use Commission (ALUC), which are included as mitigation measure **MM HAZ 4**. (Refer to Section 5.8 – Hazards.) Specifically, the Zoning Code requires that on-site lighting be arranged so as to reflect away from adjoining property or any public streets, and that lighting not be directed skyward or in a manner than interferes with aircraft operation (RMC Chapter 19.590).

More specifically, the development of the project will include the installation of exterior building lights and freestanding parking lot lights. Building-mounted lights would consist of approximately 48 high output and supersaver LED cut-off lights with no uptilt located approximately 34 feet above finished floor elevation for Building 1, and approximately 30 high output and supersaver LED cut-off lights with no uptilt located approximately 32 feet above finished floor elevation for Building 2, except along the northern building wall where the lights will be lowered to a level to provide safety while not producing glow into the neighboring yards to the maximum extent feasible. The freestanding parking lot light fixtures would consist of both supersaver and high output LED cut-off lights on 17 feet poles with 3 feet concrete bases and no uptilt. Project lighting will comply with the City's Zoning Code, mitigation measure **MM HAZ 4** and any other applicable lighting requirements and regulations. **MM AES 10** requires that lighting mounted on the north side of Building 2 shall placed on the building wall as low as feasible to provide the required security lighting while preventing as much light spill and glow into the residential backyards to the north.

The City will require the "Standard lighting Condition" which reads as follows: An exterior lighting plan shall be submitted for Planning Division staff review and approval. A photometric study with manufacturer's cut sheets of all exterior lighting on buildings, in landscaped areas, and in parking lots shall be submitted with the study. All on-site lighting shall provide a minimum intensity of one-foot candle and a maximum of ten-foot candles at ground level throughout the areas serving the public and used for parking. Light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty feet (20) in height, including the height of any concrete or other base material.

Existing large-scale light industrial uses to the east and south of the Project site provide night lighting in the area. Additionally, streetlights on roadways within the Sycamore Canyon Business Park, including Dan Kipper Drive and Lance Drive, which are nearest to the Project site, as well as on roadways within the residential subdivisions north and northwest of the Project site provide an additional source of existing lighting. As a result, lighting from the proposed Project will not result in a substantial source of new light or glare that could adversely affect these uses. However, the proposed Project will result in the installation of new

lighting adjacent to the Sycamore Canyon Wilderness Park located immediately west of the Project site. The nature of the park and the wildlife species that exist within the natural open space could be adversely impacted by substantial new sources of light or significant light spillage into the adjacent property to the west. As discussed in Section 5.4 – Biological Resources, the Project must be consistent with Section 6.1.4 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). MSHCP Section 6.1.4 addresses the urban/wildlands interface and requires that night lighting be shielded and directed away from natural open space areas. (Refer to Section 5.4 – Biological Resources for additional discussion.)

Implementation of the Project will add additional traffic to surrounding streets, including those within the business park. Vehicle headlights are designed to direct light onto roadways so vehicles may be safely operated in low light conditions. When properly installed and aligned, vehicle lights do not constitute a significant source of spill light or glare. Additionally, the amount of traffic generated by the Project will not result in a significant new or increased source of light or glare as roadways within the Project area already experience vehicular traffic and the use of headlights during evening and nighttime hours. As discussed in Section 5.16 – Transportation/Traffic, none of the Project-generated truck trips are anticipated to use any of the roadways within the Sycamore Highlands neighborhood and only five percent of Project-related vehicular trips are anticipated to use roads within that neighborhood. Project traffic trip distribution is shown on **Figure 5.16-3 – Project Trip Distribution (Passenger Cars – Outbound)**, **Figure 5.16-4 – Project Trip Distribution (Passenger Cars – Inbound)**, **Figure 5.16-5 – Project Trip Distribution (Trucks – Outbound)**, **Figure 5.16-6 – Project Trip Distribution (Trucks – Inbound)**,

Materials used for construction of the proposed Project will be consistent with the materials and finishes used throughout the Sycamore Canyon Business Park and are subject to review and approval by the City’s Planning Division. Because high-glare and reflective materials are not proposed to be used, Project implementation is not anticipated to create a new source of substantial glare that would adversely affect day or nighttime views in the area.

For the reasons set forth in the preceding paragraphs, the proposed Project will not result in a substantial new source of light or glare and impacts with regard to day or nighttime views in the vicinity of Project site will be **less than significant with mitigation**.

5.1.6 Proposed Mitigation Measures

An EIR is required to describe feasible mitigation measures which could minimize significant adverse impacts (State *CEQA Guidelines*, Section 15126.4). To reduce potentially significant aesthetic impacts, the project shall implement the following mitigation measures:

MM AES 1: To provide separation between the Project site and the adjacent residential uses and to be consistent with the wall constructed on the project located east of the Project site and north of Dan Kipper Drive, the developer shall install an 8-foot tall wall

constructed of two-sided decorative masonry material along the Project site's northern property line and that portion of the Project's westerly property line adjacent to existing residential uses. As part of the Design Review process and prior to the issuance of a grading permit, the Project developer shall submit a revised site plan showing the 8-foot tall wall and the proposed materials and decorative treatment for such wall to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.

MM AES 2: For consistency with the Sycamore Canyon Wilderness Park Management Plan, the Project developer shall install fencing along the western boundary of the Project site. The fence and gate shall be constructed per the specifications of the City of Riverside Parks, Recreation, and Community Services Department Standard Detail No. 5520 and specifications. If the developer chooses to install a taller fence, a maximum 8-foot high fence is permitted. Note that increased fence height may require increased post, footing and rail sizes, which shall be engineered and stamped approved by a structural engineer. As part of Design Review and prior to the issuance of a grading permit, the developer shall submit a revised site plan showing this fence, the modified standard detail (if a fence taller than 8 feet is proposed), and specifications to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.

MM AES 3: If the Project developer wants to construct a private 8-foot tall tubular steel fence along the northern boundary of the trail, such fence shall be installed a minimum of three-feet from the edge of the trail and clear of the Fire Access/Parks Maintenance Road easement. If the Project developer chooses to construct said private fence, as part of Design Review and prior to the issuance of a grading permit the developer shall submit a revised site plan showing this fence as a separate graphic fence line and a materials board showing the proposed design and materials to the Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval. If the Project developer chooses not to construct this private fence, this mitigation measure does not apply.

MM AES 4: In order to screen views of the parking lot, loading docks, and trailer parking areas from the public right-of-way, the on-site fencing securing the trailer parking areas and the metal, manual operated gates that permit access to these areas shall incorporate an opaque layer (i.e. mesh or screening) that will withstand wind loads of 85 miles per hour. As part of Design Review and prior to the issuance of a grading permit, a revised site plan and materials board showing the proposed screening shall be submitted to the Community and Economic Development Department, Planning Division for review and approval.

MM AES 5: To provide safe and controlled pedestrian and bicycle access to the Sycamore Canyon Wilderness Park in a manner consistent with the design and materials of the fence in mitigation measure **MM AES 2**, the Project developer shall:

- a. Construct the proposed trail and access gates consistent with the City of Riverside Parks, Recreation, and Community Services Department trail and gates details and specifications and subject to the review and approval by the City of Riverside Parks, Recreation, and Community Services Department, As part of Design Review and prior to the issuance of a grading permit, a revised site plan that identifies this standard and shows the Parks, Recreation, and Community Services Department Standard Trail Construction detail shall be submitted to the Parks, Recreation, and Community Services Department for review and approval.
- b. Install a galvanized steel swing arm gate access gate that locks in the open and closed positions at the trail and parking lot driveway entry. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the detail for this gate and Standard Detail No. 5110 shall be submitted to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.
- c. Install pedestrian/bicycle gates between the trail and parking lot and the beginning of the trail and between the western terminus of the trail and the Sycamore Canyon Wilderness Park per the City's standard pedestrian/bicycle gate. These gates shall be minimum 4-feet wide and constructed of material to match Standard Detail No. 5520 identified in mitigation measure **MM AES 2**. The pedestrian/bicycle gates shall be lockable in the open and closed position. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the detail for these gates shall be submitted to the City of Riverside Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.
- d. Install Parks, Recreation, and Community Services Department Standard PVC trail fence along the northern side of the trail in-between the Fire Access/Parks Maintenance Road and along those portions of the southern side of the trail where the grade drops 3 feet or more. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that references the Standard 3-rail PVC fence detail only and includes Parks, Recreation, and Community Services Department Standard PVC trail fence shall be submitted to the Parks, Recreation, and Community Services Department for review and approval.
- e. Install Parks, Recreation, and Community Services Department standard trail sign at the Project's western property line and at the proposed parking lot on Lot B of Tentative Parcel Map 36879. As part of Design Review and prior to the

issuance of a grading permit, a revised site plan that includes a note that states “PRCSD standard trail sign” and Parks, Recreation, and Community Services Department standard trail sign detail 12 shall be submitted to the Parks, Recreation, and Community Services Department for review and approval.

MM AES 6: To provide access for fire and parks maintenance vehicles consistent with the intent of the Sycamore Canyon Wilderness Park Stephens’ Kangaroo Rat Management Plan and Updated Conceptual Development Plan, the Project developer shall:

- a. Design and construct the Fire Access/Parks Maintenance Road per the City of Riverside Fire Department requirements, including but not limited to, providing a 36,000 pound wheel load. As part of Design Review and prior to the issuance of a grading permit, the Fire Access/Parks Maintenance Road detail shall be submitted to the Community and Economic Development Department, Planning Division, the Parks, Recreation, and Community Services Department, and the City Fire Department for review and approval.
- b. Install vehicular gates between the vehicular access road on the south end of the Project site and the eastern terminus of the Fire Access/Parks Maintenance Road and between the western terminus of the Fire Access/Parks Maintenance Road and the Sycamore Canyon Wilderness Park. The vehicular gates shall be double galvanized steel swing arm gates a minimum of 12-feet in width and provided with a Knox padlock. The gates shall lock in the open and closed positions per Park Standard Detail No. 5110. The gate at the western property line shall be constructed to match Standard Detail No. 5520. As part of Design Review and prior to the issuance of a grading permit, a revised site plan that shows the details of these gates and Park Standard Detail No. 5110 shall be submitted to the Community and Economic Development Department, Planning Division and the Parks, Recreation, and Community Services Department for review and approval.

MM AES 7: To ensure there is adequate clearance for the fire vehicles, prior to building permit issuance the landscape plans shall be revised to relocate the trees shown on the trail and the Fire Access/Parks Maintenance Road such that all trees shall be setback from the trail and Fire Access/Parks Maintenance Road easements a minimum of 5 feet. Once planted, the developer shall maintain all trees such that a minimum 13.5-foot vertical clearance over the Fire Access/Parks Maintenance Road and a minimum 8.5-foot vertical clearance over the trail is provided and maintained. The revised landscape plans shall be designed per the City’s Water Efficient Landscape and Irrigation Ordinance adopted on December 1, 2015 (<http://aquarius.riversideca.gov/clerkdb/0/doc/215696/Page1.aspx>). The revised landscape plans shall be reviewed and approved by City Design Review staff and Western Municipal Water District as part of Design Review prior to the issuance of a grading permit.

MM AES 8: To ensure that all roof-mounted equipment shall be adequately screened, prior to the issuance of a grading permit as part of the Design Review process, the proposed screening shall be reviewed and approved by Design Review staff.

MM AES 9: To offset the long expanses of wall surfaces on Building 1 and Building 2, prior to the issuance of a grading permit as part of the Design Review process, revised architectural plans and elevations shall be submitted for review and approval by the City of Riverside Design Review staff.

- a. The revised architectural plans and building elevation for the west elevation of Building 1 shall include some of the same elements used on the front elevation to offset the long (1,394 feet) expanse of wall surface, including providing design techniques like those at the office areas on every corner of Building 1. The new design shall implement articulation to create pockets of light and shadow.
- b. The revised architectural plans and building elevation for the north elevation of Building 2 shall be articulated in the same manner as the front elevation and shall include the same elements used on the east elevation to offset the long (978 feet) expanse of wall surface. The exterior features provided at the office areas shall be provided on every corner of Building 2. The new design shall implement articulation to create pockets of light and shadow.

MM AES 10: To reduce light spill and glow into the residential backyards to the north, lighting mounted on the north wall of Building 2 shall be placed on this wall as low as feasible to provide the required security lighting.

MM AES 11: In order to avoid the appearance of a flat wall, as part of the Design Review process prior to the issuance of a grading permit, revised plans showing the incorporation of design features such as articulation and the use of color on the 14-foot-tall wall proposed along the east side of the truck parking and loading docks east of Building 1 shall be submitted for review and approval by Design Review staff.

For the ease of the reader, mitigation measure **MM HAZ 4** is shown below.

MM HAZ 4: The following additional MARB-required risk-reduction Project design features shall be incorporated into Project design:

- o The Project will not include:
 - Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, visual approach slope indicator, or FAA-approved obstruction lighting;

- Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport;
 - Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area;
 - Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation; or
 - Although such uses are not anticipated, in Building 1: Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly, noise sensitive outdoor nonresidential uses and hazards to flight are prohibited.
- Any outdoor lighting that is installed will be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. All outdoor lighting will be downward facing;
 - March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result;
 - No skylights will be included;
 - Exterior walls will consist of 8-inch-thick solid grouted, 4-hour rated concrete masonry;
 - Building roof will consist of structural steel columns and steel roof structure framing elements, including structural steel decking;
 - Use of windows will be limited to only the structures' main entrances;
 - The structure will incorporate an enhanced fire sprinkler system to exceed California Fire Code requirements; and
 - The structure will include emergency exits that exceed the exit requirements set forth by the Riverside County Fire Code by approximately 15 to 20 percent.
 - The applicant will not propose any uses prohibited or discouraged in Compatibility Zones C1 or D.

5.1.7 Environmental Impacts after Mitigation Measures are Implemented

The proposed logistics center buildings at the site are consistent with the adjacent land uses within the *SCBPSP* area and existing views from the residences and businesses in the area already include views of industrial buildings. Additionally, the views of the Project's parking lots and truck yards will be screened from adjacent areas by walls, fencing, and landscaping. Several design features are also included as mitigation, to ensure that the aesthetic character of the Project site is considered. All Project-related lighting will be designed according to

applicable City and state standards to minimize light intrusion on adjacent properties and to not introduce new glare to the area. Therefore, with implementation of mitigation measures **MM AES 1** through **MM AES 11** and **MM HAZ 4** all potential Project-related impacts to aesthetics are **less than significant with mitigation**.

5.1.8 References

In addition to other documents, the following references were used in the preparation of this section of the DEIR:

- CDG City of Riverside, *Riverside Citywide Design Guidelines and Sign Guidelines*, adopted November 2007, Resolution No. 21544. (Available at [http://www.riversideca.gov/planning/2008-0909/DG/Citywide Design and Sign Guidelines-OK.pdf](http://www.riversideca.gov/planning/2008-0909/DG/Citywide_Design_and_Sign_Guidelines-OK.pdf), accessed July 19, 2016.)
- GP 2025 City of Riverside, *General Plan 2025*, certified November 2007 with subsequent amendments to various elements. (Available at <http://www.riversideca.gov/planning/gp2025program/general-plan.asp>, accessed July 19, 2016.)
- GP 2025 FPEIR City of Riverside, *General Plan 2025 Program Environmental Impact Report* (SCH# 2004021108), certified November 2007. (Available at <http://www.riversideca.gov/planning/gp2025program/>, accessed July 19, 2016.)
- RMC City of Riverside, *Municipal Code*. (Available at <http://www.riversideca.gov/municode/>, accessed July 19, 2016.)
- SCBP City of Riverside, *Sycamore Canyon Business Park Specific Plan*, adopted April 10, 1984, as amended through Amendment No. 14, January 23, 2007. (Available at <http://www.riversideca.gov/planning/cityplans-csp-sycanbp.asp>, accessed July 19, 2016).