

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 trail and parking lot. 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. Due to the proximity of the Sycamore Canyon Wilderness Park to the west of the Project site, the Project's proposed lighting will also be required to adhere to Section 6.1.4 of the MSHCP, which addresses potential impacts at the urban/wildlands interface. MSHCP Section 6.1.4 requires that night lighting be directed away from natural open space and incorporate shielding so as not to increase ambient lighting in wildlands areas.¹⁵

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.

¹⁵ Refer to Section 5.4 – Biological Resources for a discussion regarding the proposed Project's compliance with the MSHCP.

All lighting has been designed pursuant to Cal Green Building Code and Title 24 standards. The Cal Green Building Code sets forth maximum allowable backlight, upright, and glare (BUG) rating for different lighting zones and Title 24 outlines maximum zonal lumens per outdoor lighting zone.

Site Preparation, Grading Plan, and Building Setbacks

The Project will involve grading and earthwork within the site in order to accommodate the proposed structures, associated parking lots, drive lanes, and conservation area. Prior to grading operations, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared in accordance with requirements of the statewide general National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for stormwater discharges from construction sites.¹⁶ The SWPPP will include Project-specific best management practices (BMPs) to reduce erosion and sedimentation, and is subject to review and comment by the City Public Works Department and approval by the Santa Ana Regional Water Quality Control Board. BMPs may include, but not be limited to, soil stabilization controls, perimeter silt fences, placement of hay bales, and use of sediment basins. All erosion and sediment controls will be in accordance with the currently adopted state general permit. The developer and construction contractor will be responsible for implementing the BMPs in accordance with the SWPPP.

The Project's grading plan is designed to minimize the view of Building 1 and Building 2 from surrounding viewers. Elevational and building height differences between Building 1 and Building 2 will minimize the view of these buildings from the adjacent neighborhood. Building 1 is located downslope from and south of Building 2 and is not expected to be visible from the residences north of the Project site. Additionally, Building 1 is set back approximately 256 feet from the Sycamore Canyon Wilderness Park and views of the building from the park will be softened by on-site landscaping and the Conservation 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 and 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**).

Figures 3-14a and 3.14b – Line of Sight illustrates how the proposed landscaping and siting of the buildings will minimize views of Buildings 1 and 2 from areas adjacent to the Project site. Additionally, as shown on **Figure 3-11 – Conceptual Landscape Plan**, the topography surrounding the Project site also serves to minimize direct views of Buildings 1 and 2. Steep slopes along the northern boundary of the Project site, adjacent to the residential area, greatly limit views of the logistics center. In other areas, landscaping is strategically placed so that at

¹⁶ Per NPDES No. CAS000002, SWRCB Resolution No. 2009-0009-DWQ, Modification of Water Quality Order 99-08-DWQ SWRCB NPDES General Permit for Stormwater Discharges Associated with Construction Activity (Construction General Permit; adopted by the SWRCB on September 2, 2009, and amended in 2011 and 2012)

maturity it will block views of Buildings 1 and 2. Nevertheless, views of Buildings 1 and 2 are reduced in these locations by landscaping.¹⁷

As previously discussed, implementation of the proposed conceptual grading plan will require the approval of grading exceptions (see **Figure 3-9 – Grading Exception**). The conceptual grading plan for the Project is designed so that all earthwork will be balanced on the Project site. That is, the need for earthen materials to be used as fill will be met with the same quantity that will be cut and overexcavated at the site, and as such, import or export from the Project site is not anticipated.

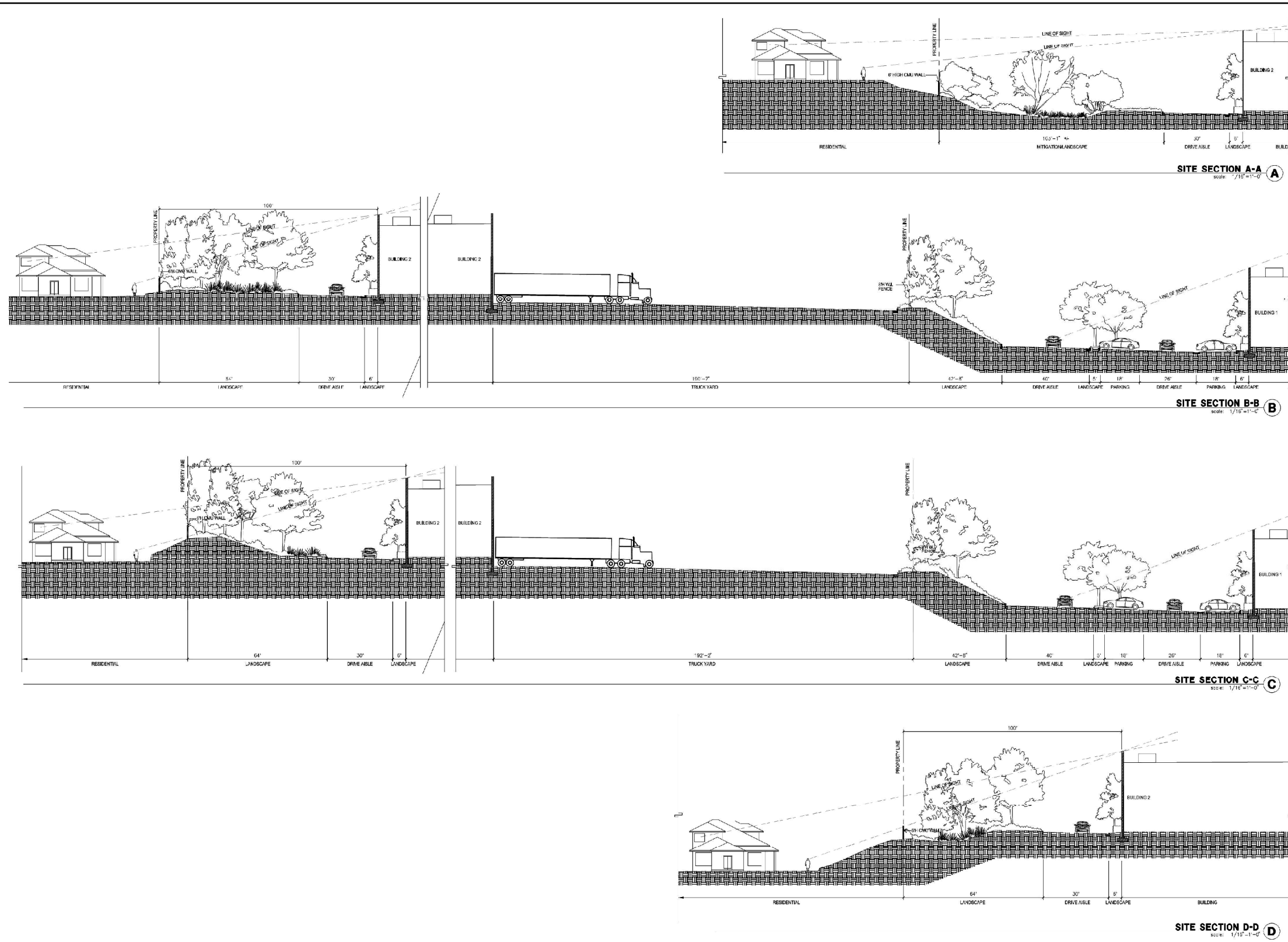
Fencing

The fencing and shielding of the Project site will include a concrete wall on the northern boundary and the portion of the western boundary adjacent to residential uses in addition to tilt-up concrete screen walls to shield views of loading docks and trash enclosures. The Project also includes perimeter fencing around the Project site, the parking lot for the trail, and the Sycamore Canyon Wilderness Park to minimize unauthorized public access, domestic animal predation, and dumping. All fencing shall be required to conform to the standards of the City's Parks, Recreation and Community Services Department, the SCBSSP, and the *Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan*.

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¹⁷ Refer to Section 5.1 – Aesthetics for additional discussion regarding views of the Project site from adjacent properties.

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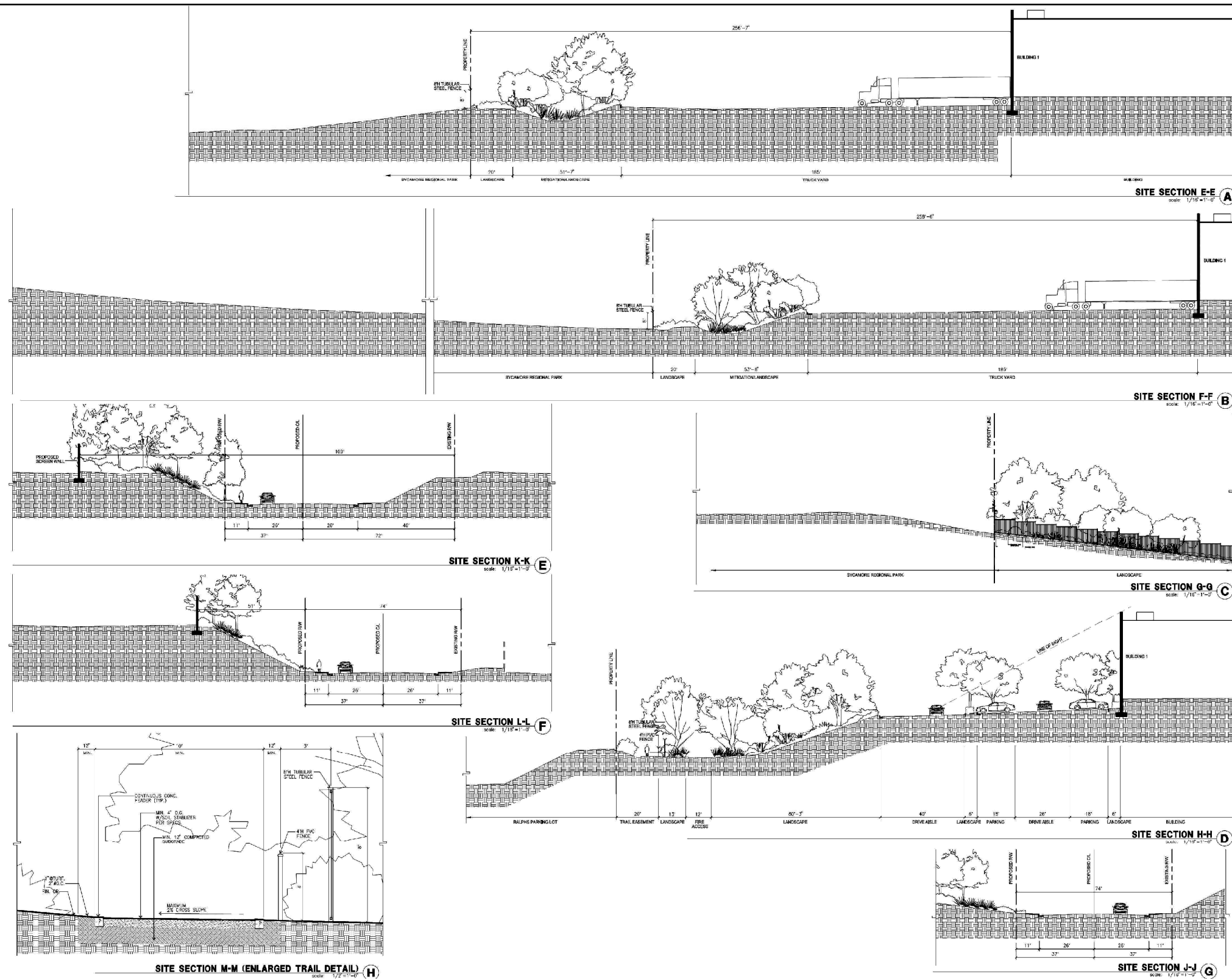


Source: HPA Architecture, April 2016.

Figure 3-13a - Line of Sight Exhibit
Sycamore Canyon Business Park Buildings 1 and 2 DEIR

Not to Scale

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Source: HPA Architecture, July 2016.

Figure 3-13b - Line of Sight Exhibit
Sycamore Canyon Business Park Buildings 1 and 2 DEIR

Not to Scale

Infrastructure and Utilities

Site and Park Access

The Project also includes roadway improvements that will extend Lance Drive northward approximately 960 feet from its current northern terminus, which is about mid-point along the Project site's eastern boundary, to connect with the existing western terminus of Dan Kipper Drive in order to provide improved circulation in the area and vehicular access to the Project site.

The Project proposes a parking lot and trail at the southeastern-most portion of the Project Site. On Lot B of Tentative Parcel Map 36879, the parking lot and trail shall be required to be designed, constructed, and maintained to the standards and specifications of the City's Park, Recreation, and Community Services Department, the *SCBP SP*, and the *Sycamore Canyon Wilderness Park Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan*.

A Fire Access/Parks Maintenance Road will also be provided, with access taken from an internal driveway and provided back to the Sycamore Canyon Wilderness Park on a 12-foot wide road providing a minimum 10-foot wide 4-inch thick decompose gravel surface and 13.5-foot vertical clearance.

Drainage

Other than the previously described V-ditch and check dam, there are no existing man-made drainage features on site; however, there is an existing southerly-draining streambed that runs generally north-south through the site.

On-site storm drain infrastructure will include underground storm drains to convey stormwater runoff westward towards Lance Drive. Because the current storm drain infrastructure in Lance Drive does not have the capacity to accommodate additional runoff, additional storm drain infrastructure will be constructed offsite to connect to the existing 120-inch diameter storm drain in Eastridge Avenue. Portions of this proposed storm drain will be within the Lance Drive right-of-way; however, an easement will also be required to construct portions of this pipeline within private property (the Ozburn Hessey Logistics Center). The proposed off-site storm drain consists of approximately 1,200 linear feet (LF) of 60-inch diameter reinforced concrete pipe (RCP) and 286 LF of 54-inch diameter RCP.

The Conservation Area will direct off-site urban runoff from the neighborhood northwest of the Project site into an outlet structure at the southwestern portion of the Project site, which will connect to a proposed on-site storm drain (see **Figure 3-12**) prior to entering the new off-site storm drain in Lance Drive.

As previously indicated, the erosion and sedimentation control for the Project will be designed in accordance with NPDES permit guidelines. The Project will implement a SWPPP to meet the

requirements of the NPDES permit during construction, which will identify BMPs to control erosion and water runoff during the Project's construction phase.

Wet Utilities

Water service to the Project will be provided by Western Municipal Water District's (WMWD) existing domestic water pipelines that currently serve the Sycamore Canyon Business Park. Buildings 1 and 2 will connect to the existing water line in Lance Drive. WMWD prepared and adopted a Water Supply Assessment (WSA) for the Project and have indicated their ability to provide domestic water service. Because there are no recycled water facilities in proximity to the Project site, the Project does not propose to construct recycled water facilities or use recycled water.

Sewer service will be provided by the City's Public Works Department via existing sewer pipelines that currently serves the Sycamore Canyon Business Park. The sewer pipeline from Building 1 will connect to existing sewer line in Lance Drive at Sierra Ridge Drive, whereas sewer pipeline from Building 2 will connect to the sewer line in Lance Drive at Dan Kipper Avenue. Project-generated wastewater will be treated at the Riverside Water Quality Control Plant (RWQCP), which is owned and operated by the Public Works Department. The Public Works Department has indicated there is sufficient capacity in the existing sewer pipelines and at the RWQCP to serve the Project.

Dry Utilities

Telephone and cable utilities for the Project will be provided by AT&T and Charter Communications, respectively. The Project will connect to existing facilities in Dan Kipper Drive or Lance Drive. [

Gas Utilities

Natural gas service to the Project will be provided by the Southern California Gas Company. There is no proposal to extend natural gas service to the Project site at this time; however, if a future operator desires natural gas service, the Project will connect to existing gas facilities in Dan Kipper Drive or Lance Drive.

Sustainability Features

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

Energy Efficiency

- Design building shells and components, such as windows, roof systems and electrical systems to meet California Title 24 Standards for nonresidential buildings.

- Design buildings to provide CalGreen Standards with Leadership in Energy and Environmental Design (LEED) features for potential certification. This includes design considerations related to the building envelope, HVAC, lighting, and power systems. Additionally, the architectural expression such as roofs and windows in the buildings will relate to conserving energy.
- Install efficient lighting and lighting control systems. Solar or light-emitting diodes (LEDs) will be installed for outdoor lighting. The site and buildings will be designed to take advantage of daylight, such that use of daylight is an integral part of the lighting systems in buildings. Lighting will incorporate motion sensors that turn them off when not in use.
- Use trees and landscaping on west and south exterior building walls to reduce energy use.
- Install light colored “cool” roofs over office area spaces and cool pavements.
- For future office improvement, install energy efficient heating and cooling systems, appliances and equipment, and control systems that are Energy Star rated.
- For future office improvement, refrigerants and HVAC equipment will be selected to minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. Ventilation and HVAC systems will be designed to meet or exceed the minimum outdoor air ventilation rates described in the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHREA) standards and/or per California Title 24 requirements.
- For future office improvement, implement design features to increase the efficiency of the building envelope (i.e., the barrier between conditioned and unconditioned spaces). This includes installation of insulation to minimize heat transfer and thermal bridging and to limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
- Provide vegetative or human-made exterior wall shading devices or window treatments for east, south, and west-facing walls with windows.
- Incorporate Energy Star rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.

Renewable Energy

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

Water Conservation and Efficiency

- Create water-efficient landscapes in compliance with the City’s Water Efficient Landscape and Irrigation Ordinance 19.570.

- Surface parking lots will be landscaped in accordance with City standards to reduce heat island effect.
- Install water-efficient irrigation systems and devices, such as soil moisture based irrigation controls and sensors for landscaping according to the City's Water Efficient Landscape and Irrigation Ordinance 19.570, which complies with the California Department of Water Resources Model Efficient Landscape Ordinance.
- Design buildings to be water-efficient. Install water-efficient fixtures and appliances (e.g., EPA WaterSense labeled products).
- Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
- Provide education about water conservation and available programs and incentives to the building operators to distribute to employees.

Solid Waste Measures

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- The property operator will provide readily available information provided by the City for employee education about reducing waste and available recycling services.

Transportation and Motor Vehicles

- Limit idling time for commercial vehicles to no more than five minutes.
- Provide up to three electric vehicle charging facilities to encourage the use of low or zero-emission vehicles.
- Provide bicycle parking per the Cal Green Code Standards including Short-term bicycle parking (Section 5.710.6.2.1) and Long-term bicycle parking (Section 5.710.6.2.2).
- Designate parking per (Section 5.710.6.3) for 10 or more vehicular parking spaces, for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.2.2 of CalGreen Building Code Division 5.1.
- The Building Operator will support and encourage ridesharing and transit for the construction crew.

On-Site Equipment and Loading Docks

- The Project will require building operators (by contract specifications) to turn off equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 5 minutes. Truck idling shall not exceed 5 minutes in

time. All facilities will post signs requiring that trucks shall not be left idling for more than 5 minutes pursuant to Title 13 of the California Code of Regulations, Section 2485, which limits idle times to not more than five minutes.

- Electrical hookups will be installed at all the loading docks in order to allow transport refrigeration units (TRUs) with electric standby capabilities to use them. Trucks incapable of utilizing the electrical hookups shall be prohibited from accessing the site as set forth in the lease agreement.
- Service equipment (i.e., forklifts) used within the site shall be electric or compressed natural gas powered.

Construction

- Require Construction Equipment to Turn Off When Not in Use.
- Use locally produced and/or manufactured building materials for at least 10% of the construction materials used for the project.
- Use “green” building materials where feasible, such as those materials that are resource efficient and recycled and manufactured in an environmentally friendly way.
- During grading, heavy-duty construction equipment (i.e., excavators, graders, scrapers, dozers, tractor/loader/backhoes, etc.) shall be CARB/U.S. Environmental Protection Agency Tier 3 certified.

Employment

As the proposed Project is being constructed as a “spec” building, that is, there is not a specific tenant, specific employment numbers are not available at this time. However, based on the size of the proposed buildings, the Project could result in approximately 860 to 1,335¹⁸ new permanent jobs and approximately 350 to 400 temporary construction jobs.

Construction and Operation

Construction is anticipated to begin in the first quarter of 2017 and take approximately 12 months. Therefore, the Project is anticipated to open in the first quarter of 2018. The Project proposes to operate 24 hours a day 7 days a week. Approximately 917 daily truck trips are anticipated.¹⁹

¹⁸ Low end employment projection based on an average of 1,598 SF of logistics space per employee per *Logistics Trends and Specific Industries that Will Drive Warehouse and Distribution Growth and Demand for Space*, March 2010 prepared by the NAIOP Research Foundation. (2010 NAIOP, Figure 3, p. 12). Number of employees calculated as follows: 1,375,174 total SF ÷ 1,598 SF/employee = 860 employees. Upper end based on the County of Riverside employee generation rate for light industrial uses of 1,030 SF per employee; number of employees calculated as follows: 1,375,174 total SF ÷ 1,030 SF/employee = 1,335 employees. Source: http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/4%20Technical%20appendices/App_E_Methodology_Adopted_Final.pdf, accessed July 17, 2015.

¹⁹ Refer to Section 5.16– Transportation/Traffic for information regarding Project-generated traffic.

3.2.6 Project Objectives

The objectives of the proposed Project are:

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

3.2.7 Discretionary Actions and Approvals

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

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

City of Riverside

- General Plan Amendment to Circulation Element (P16-0101)
- Specific Plan Amendment to Circulation Plan (P16-0101)
- Tentative Parcel Map No. 36879 (P16-0102)
- Design Review Number (P14-1081)
- Minor Conditional Use Permit (P14-1082)
- Grading Exceptions and Variance, Case Number P16-0103
- Certification of the Environmental Impact Report (P14-1072)
- Issuance of applicable building and grading permits

California Department of Fish and Wildlife

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

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

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

U.S. Army Corps of Engineers

- Permit per Section 404 of the Clean Water Act