



## **FINAL ENVIRONMENTAL IMPACT REPORT**

Sycamore Canyon Business Park Buildings 1 and 2  
SCH No. 2015081042

Prepared for



Community Development Department  
Planning Division

January 2017



# Sycamore Canyon Business Park Buildings 1 and 2

## **FINAL ENVIRONMENTAL IMPACT REPORT**

SCH No. 2015081042

*Project Applicant:*

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

*and*

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

*Prepared for:*

City of Riverside  
Community Development Department Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522  
Contact: Patricia Brenes, Senior Planner  
Phone: (951) 826-5933

*Prepared by:*

Albert A. WEBB Associates  
3788 McCray Street  
Riverside, California 92506  
Contact: Cheryl DeGano, Principal Environmental Analyst  
Phone: (951) 686-1070

**January 2017**



## TABLE OF CONTENTS

<b>Section 1 – Introduction .....</b>	<b>FEIR 1-1</b>	<b>Error! Bookmark not defined.</b>
1.1 Information Added Following Distribution of the DEIR .....	FEIR 1-1	
1.2 Relationship to the Draft EIR.....	FEIR 1-1	<b>Error! Bookmark not defined.</b>
1.3 Public Review Summary .....	FEIR 1-1	
1.4 List of Persons, Organizations, and Agencies that Commented on the Draft EIR.....	FEIR 1-2	
<b>Section 2 – Response to Comments.....</b>	<b>FEIR 2-1</b>	
2.1 Overview .....	FEIR 2-1	
Comment Letter 1 – Rincon Band of Lusieño Indians .....	FEIR 2.1-1	
Response to Comment Letter 1.....	FEIR 2.1-2	
Comment Letter 2 – SoCalGas .....	FEIR 2.2-1	
Response to Comment Letter 2.....	FEIR 2.2-2	
Comment Letter 3 – Jeffrey and Lauri Pitcher .....	FEIR 2.3-1	
Response to Comment Letter 3.....	FEIR 2.3-3	
Comment Letter 4 –Moreno ValleyUnified School District .....	FEIR 2.4-1	
Response to Comment Letter 4.....	FEIR 2.4-2	
Comment Letter 5 – Roberto Rubini.....	FEIR 2.5-1	
Response to Comment Letter 5.....	FEIR 2.5-2	
Comment Letter 6 – Maureen Clemens.....	FEIR 2.6-1	
Response to Comment Letter 6.....	FEIR 2.6-2	
Comment Letter 7– Rick Wade.....	FEIR 2.7-1	
Response to Comment Letter 7.....	FEIR 2.-2	
Comment Letter 8 – California Department of Transportation .....	FEIR 2.8-1	
Response to Comment Letter .....	FEIR 2.8-4	
Comment Letter 9 – Johnson & Sedlack .....	FEIR 2.9-1	
Response to Comment Letter 9.....	FEIR 2.9-2	
Comment Letter 10 – Maureen Clemens.....	FEIR 2.10-1	
Response to Comment Letter 10.....	FEIR 2.10-3	
Comment Letter 11 – Maureen Clemens.....	FEIR 2.11-1	
Response to Comment Letter 11.....	FEIR 2.11-3	
Comment Letter 12 – Marla Diaz .....	FEIR 2.12-1	
Response to Comment Letter 12.....	FEIR 2.12-2	
Comment Letter 13 – Rick Wade.....	FEIR 2.13-1	

Response to Comment Letter 13.....	FEIR 2.13-2
Comment Letter 14 – Alec Gerry .....	FEIR 2.14-1
Response to Comment Letter 14.....	FEIR 2.14-3
Comment Letter 15 – Alec Gerry .....	FEIR 2.15-1
Response to Comment Letter 15.....	FEIR 2.15-2
Comment Letter 16 – Jesus Galvan.....	FEIR 2.16-1
Response to Comment Letter 16.....	FEIR 2.16-3
Comment Letter 17 – Lissa Newhall .....	FEIR 2.17-1
Response to Comment Letter 17.....	FEIR 2.17-2
Comment Letter 18 – Maureen Clemens .....	FEIR 2.18-1
Response to Comment Letter 18.....	FEIR 2.18-2
Comment Letter 19 – Linda Scott.....	FEIR 2.19-1
Response to Comment Letter 19.....	FEIR 2.19-2
Comment Letter 20 – John and Teresa Denham.....	FEIR 2.20-1
Response to Comment Letter 20.....	FEIR 2.20-2
Comment Letter 21 – Yang Li .....	FEIR 2.21-1
Response to Comment Letter 21 .....	FEIR 2.21-2
Comment Letter 22 – John Watson .....	FEIR 2.22-1
Response to Comment Letter 22.....	FEIR 2.22-2
Comment Letter 23 – Noah M. Holznecht .....	FEIR 2.23-1
Response to Comment Letter 23.....	FEIR 2.23-4
Comment Letter 24 – Roberto Passoni .....	FEIR 2.24-1
Response to Comment Letter 24.....	FEIR 2.24-5
Comment Letter 25 – Lozeay Drury LLP.....	FEIR 2.25-1
Response to Comment Letter 25.....	FEIR 2.25-2
Comment Letter 26 – City of Moreno Valley.....	FEIR 2.26-1
Response to Comment Letter 26.....	FEIR 2.26-4
Comment Letter 27 – Thomas Ruiz .....	FEIR 2.26-1
Response to Comment Letter 27.....	FEIR 2.27-2
Comment Letter 28 – David Cocker .....	FEIR 2.28-1
Response to Comment Letter 28.....	FEIR 2.28-18
Comment Letter 29 – Johnson & Sedlack .....	FEIR 2.29-1
Response to Comment Letter 29.....	FEIR 2.29-2
Comment Letter 30 – Brian Fountain.....	FEIR 2.30-1
Response to Comment Letter 30.....	FEIR 2.30-6

Comment Letter 31 – Twenty-Nine Palms Band of Mission Indians .....	FEIR 2.31-1
Response to Comment Letter 31 .....	FEIR 2.31-2
Comment Letter 32 – Sycamore Highlands Action Group .....	FEIR 2.32-1
Response to Comment Letter 32.....	FEIR 2.32-16
Comment Letter 33 – State Clearinghouse.....	FEIR 2.33-1
Response to Comment Letter 33.....	FEIR 2.33-2
Comment Letter 34 – Blum Collins LLP.....	FEIR 2.34-1
Response to Comment Letter 34.....	FEIR 2.34-20
Comment Letter 35 – Friends of Riverisde's Hills.....	FEIR 2.35-1
Response to Comment Letter 35.....	FEIR 2.35-3
Comment Letter 36 – South Coast Air Quality Management District .....	FEIR 2.36-1
Response to Comment Letter 36.....	FEIR 2.36-4
Comment Letter 37– Johnson & Sedlack .....	FEIR 2.37-1
Response to Comment Letter 37.....	FEIR 2.37-22
Comment Letter 38 – Gabrielle Watson.....	FEIR 2.38-1
Response to Comment Letter 38.....	FEIR 2.38-2
Comment Letter 39 – Mark Newhall .....	FEIR 2.39-1
Response to Comment Letter 39.....	FEIR 2.39-3
Comment Letter 40 – Alec Gerry .....	FEIR 2.40-1
Response to Comment Letter 40.....	FEIR 2.40-4
Comment Letter 41 – Alec Gerry .....	FEIR 2.41-1
Response to Comment Letter 41.....	FEIR 2.41.-3
Comment Letter 42 – Karen Wright .....	FEIR 2.42-1
Response to Comment Letter 42.....	FEIR 2.42-3
Comment Letter 43 – Sherri Aurich-Hardy .....	FEIR 2.43-1
Response to Comment Letter 43.....	FEIR 2.43-1
Comment Letter 44 – Maureen Clemens.....	FEIR 2.44-1
Response to Comment Letter 44.....	FEIR 2.44-2
Comment Letter 45 – Rincon Band of Luiseño Indians .....	FEIR 2.45-1
Response to Comment Letter 45.....	FEIR 2.45-2
Comment Letter 46 – Riverside County Flood Control and Water Conservation District .....	FEIR 2.46-1
Response to Comment Letter 46.....	FEIR 2.46-2
Comment Letter 47 – SoCalGas .....	FEIR 2.47-1
Response to Comment Letter 47.....	FEIR 2.47-2

Comment Letter 48 – Roberto Passoni .....	FEIR 2.48-1
Response to Comment Letter 48.....	FEIR 2.48-4
Comment Letter 49 – Noah M. Holznecht .....	FEIR 2.49-1
Response to Comment Letter 49.....	FEIR 2.49-4
Comment Letter 50 – Lozeau Drury LLP .....	FEIR 2.50-1
Response to Comment Letter 50.....	FEIR 2.50-3
Comment Letter 51 – Alec Gerry .....	FEIR 2.51-1
Response to Comment Letter 51.....	FEIR 2.51-2
Comment Letter 52 – Pete Staylor.....	FEIR 2.52-1
Response to Comment Letter 52.....	FEIR 2.52-2
Comment Letter 53 – South Coast Air Quality Management District .....	FEIR 2.53-1
Response to Comment Letter 53.....	FEIR 2.53-3
Comment Letter 54 – RK Engineering Group, Inc. ....	FEIR 2.54-1
Response to Comment Letter .....	FEIR 2.54-4
Comment Letter 55 – NAIOP .....	FEIR 2.55-1
Response to Comment Letter 55.....	FEIR 2.55-2
Comment Letter 56 – South Coast Air Quality Management District .....	FEIR 2.56-1
Response to Comment Letter .....	FEIR 2.56-4
<b>Section 3 – Errata to Draft EIR.....</b>	<b>3-1</b>
3.1 Introduction.....	3-1
3.2 Correction, Errata, and Changes from DEIR to FEIR .....	3-1
<b>Section 4 – Mitigation Monitoring and Reporting Program .....</b>	<b>4-1</b>
<b>Attachments</b>	
Attachment A.1 Refined Health Risk Assessment	
Attachment A.2 New Modeling	



## **Section 1 – Introduction**

The Final Environmental Impact Report (FEIR), as required pursuant to State *CEQA Guidelines* Sections 15089 and 15132, includes the Draft Environmental Impact Report (DEIR) or a revision thereof, comments and recommendations received on the DEIR, a list of persons, organizations, and public agencies commenting on the DEIR, and the responses of the lead agency, which is the City of Riverside (City) for this Project, to significant environmental points raised in the review and consultation process. A Mitigation Monitoring and Reporting Program (MMRP) is also included to ensure compliance during Project implementation (Public Resources Code Section 21081.6, State *CEQA Guidelines* Section 15097).

### **1.1 Information Added Following Distribution of the DEIR**

The information added following distribution of the DEIR does not constitute “significant new information” pursuant to State *CEQA Guidelines* Section 15088.5 because this information does not change the Project impacts and/or mitigation measures such that new or more severe environmental impacts result from the Project. The information is added as a result of comments received from responsible agencies, changes in the existing conditions at the site, revised public policies since the DEIR was written, and/or minor corrections or clarifications. The additional information merely “clarifies or amplifies or makes insignificant modifications” in the already adequate DEIR, as is permitted by State *CEQA Guidelines* Section 15088.5(b).

### **1.2 Relationship to the DEIR**

Minor changes that clarify or correct minor inaccuracies in the DEIR appear as revised pages in the Corrections, Errata, and Changes from DEIR to FEIR section which follows herein. The DEIR considered by the City, as lead agency, has been edited to reflect corrections and responses to comments raised.

### **1.3 Public Review Summary**

The EIR process for this Project consisted of three parts: the Notice of Preparation (NOP), DEIR, and FEIR. The City distributed the NOP on August 18, 2015 to agencies, local governments, and interested parties of the general public. Pursuant to State *CEQA Guidelines* Section 15082, recipients of the NOP were requested to provide responses within 30 days upon receipt. Copies of the NOP and comments received are included in Appendix A to the DEIR.

The City circulated the DEIR for the Project for a 45-day public review period from August 10, 2016 through September 23, 2016. However, the public review period was extended until October 7, 2016 (an additional 14 days) at the request of the community. Notices of Completion and Availability of the DEIR were circulated to the State Clearinghouse, responsible agencies, trustee agencies, and other interested parties on August 10, 2016.

General public Notice of Availability of the DEIR was also given by publication in The Press-Enterprise daily circulation newspaper on July 20, 2016. As required by Public Resources Code Section 21092.3, a copy of the public notice was posted with the Riverside County Clerk on August 10, 2016.

As provided in the public notice and in accordance with State *CEQA Guidelines* Section 21091(d), the City accepted written comments through October 7, 2016. During the public review period for the Project, the City received 37 comment letters from agencies, community members, and other organizations. Nineteen comment letters were received subsequent to the close of the extended public review period and prior to January 20, 2017. All timely comments are listed below; followed by all late comments based on the date of receipt at the City.

The Responses to Comments, along with the comment letters, are included in Section 2 of this FEIR. In accordance with the provisions of Public Resources Code Section 21092.5, the City has provided a written response to each commenting public agency no less than 10 days prior to the proposed certification date.

## **1.4 List of Persons, Organizations, and Agencies that Commented on the DEIR**

### **1.4.1 Comments Received During Public Comment Period**

<b>Comment Letter</b>	<b>Name/Agency</b>	<b>Date Received</b>
1	Rincon Band of Luiseno Indians	August 10, 2016
2	SoCal Gas	August 15, 2016
3	Jeffrey and Lauri Pitcher	August 21, 2016
4	Moreno Valley Unified School District	August 23, 2016
5	Roberto Rubini	September 4, 2016
6	Maureen Clemens	September 7, 2016
7	Rick Wade	September 10, 2016
8	Caltrans	September 12, 2016
9	Johnson & Sedlack	September 14, 2016
10	Maureen Clemens	September 14, 2016
11	Maureen Clemens	September 15, 2016
12	Marla Diaz	September 21, 2016
13	Rick Wade	September 21, 2016
14	Alec Gerry	September 21, 2016
15	Alec Gerry	September 22, 2016
16	Jesus Galvan	September 22, 2016

<b>Comment Letter</b>	<b>Name/Agency</b>	<b>Date Received</b>
17	Lisa Newell	September 22, 2016
18	Maureen Clemens	September 22, 2016
19	Linda Scott	September 22, 2016
20	John & Teresa Denham	September 22, 2016
21	Yang Li	September 22, 2016
22	John & Gabrielle Watson	September 22, 2016
23	Noah Holzknrecht	September 22, 2016
24	Roberto Passoni	September 22, 2016
25	Lozeau Drury LLP	September 22, 2016
26	City of Moreno Valley	September 22, 2016
27	Thomas Ruiz	September 23, 2016
28	David Cocker	September 23, 2016
29	Abigail Smith	September 23, 2016
30	Tracie Wilczynski	September 23, 2016
31	Anthony Madrigal	September 29, 2016
32	Sycamore Highlands Action Group	September 19, 2016
33	Office of Planning and Research	September 19, 2016
34	Blum and Collins LLP	September 23, 2016
35	Friends of Riverside's Hills	October 3, 2016
36	South Coast Air Quality Management District	October 5, 2016
37	Johnson & Sedlack	October 7, 2016

#### **1.4.2 Comments Received After Close of Public Comment Period**

<b>Comment Letter</b>	<b>Name/Agency</b>	<b>Date</b>
38	Gabrielle Watson	Undated
39	Mark Newhall	October 25, 2016
40	Alec Gerry	Undated
41	Alec Gerry	Undated
42	Karen Wright	November 1, 2016
43	Sherri Aurich-Hardy	November 3, 2016
44	Maureen Clemens	November 3, 2016
45	Rincon Band of Luiseño Indians	October 21, 2016

<b>Comment Letter</b>	<b>Name/Agency</b>	<b>Date</b>
46	Riverside County Flood Control and Water Conservation District	October 25, 2016
47	SoCalGas	December 8, 2016
48	Roberto Passoni	December 13, 2016
49	Noah M. Holznecht	December 14, 2016
50	Lozeau Drury LLP	December 14, 2016
51	Alec Gerry	December 14, 2016
52	Pete Staylor	December 15, 2016
53	South Coast Air Quality Management District	December 23, 2016
54	RK Engineering	December 29, 2016
55	NAIOP	December 15, 2016
56	South Coast Air Quality Management District	January 18, 2017