

CC Date: 2/14/17

**From:** Sycamore Highlands Action Group [<mailto:sycamorehighlands@yahoo.com>]

**Sent:** Saturday, January 28, 2017 7:05 AM

**To:** Morton, Sherry <[SMorton@riversideca.gov](mailto:SMorton@riversideca.gov)>; Sycamore Highlands <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>

**Cc:** Bailey, Rusty <[RBailey@riversideca.gov](mailto:RBailey@riversideca.gov)>; Cervantes, Clarissa <[CCervantes@riversideca.gov](mailto:CCervantes@riversideca.gov)>; Russo, John A. <[jrusso@riversideca.gov](mailto:jrusso@riversideca.gov)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Davis, Paul <[PDavis@riversideca.gov](mailto:PDavis@riversideca.gov)>; Gardner, Mike <[MGardner@riversideca.gov](mailto:MGardner@riversideca.gov)>; MacArthur, Chris <[CMacArthur@riversideca.gov](mailto:CMacArthur@riversideca.gov)>; Soubirous, Mike <[msoubirous@riversideca.gov](mailto:msoubirous@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; Burnard, John <[JBurnard@riversideca.gov](mailto:JBurnard@riversideca.gov)>; Lujano, Miguel <[MLujano@riversideca.gov](mailto:MLujano@riversideca.gov)>; Tainter, Nola <[NTainter@riversideca.gov](mailto:NTainter@riversideca.gov)>; Alicia Robinson <[arobinson@pe.com](mailto:arobinson@pe.com)>; BreakingNewPE-Media <[breakingnews@pe.com](mailto:breakingnews@pe.com)>; Abigail A. Smith <[abby@socalceqa.com](mailto:abby@socalceqa.com)>; Riverside Neighborhood Partnership (RNP) <[1rnpinfo@gmail.com](mailto:1rnpinfo@gmail.com)>; Tom Donahue <[tjdonahue53@att.net](mailto:tjdonahue53@att.net)>; Sharon Mateja <[smateja@earthlink.net](mailto:smateja@earthlink.net)>; University Neighborhood Group <[gkhalsa@nutritionnews.com](mailto:gkhalsa@nutritionnews.com)>; Kevin Dawson <[kevindaw@aol.com](mailto:kevindaw@aol.com)>; Erin Snyder <[epolcene@juno.com](mailto:epolcene@juno.com)>; White, Ted <[TWhite@riversideca.gov](mailto:TWhite@riversideca.gov)>; Brenes, Patricia <[PBrenes@riversideca.gov](mailto:PBrenes@riversideca.gov)>

**Subject:** [External] Date and time selected for review of Sycamore Canyon Mega-warehouse proposal review by Council

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This email's attachments were cleaned of potential threats by The City of Riverside's Security Gateway.

Click [here](#) if the original attachments are required (justification needed).

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Ms. Nichol,

Please see the attached request for a change of date and time for Council review of the proposed Mega-warehouses in Sycamore Canyon Business Park to ensure that all residents who would like to participate in the process are offered the opportunity to do so.

Thank you,

Alec Gerry

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**Sycamore Highlands Community Action Group**

6012 Abernathy Dr.

Riverside, CA 92507

(951) 369-3510

<http://www.facebook.com/sycamorehighlands>

**From:** Sharon Mateja [<mailto:smateja@earthlink.net>]  
**Sent:** Saturday, January 28, 2017 8:04 AM  
**To:** 'Sycamore Highlands Action Group' <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>; Morton, Sherry <[SMorton@riversideca.gov](mailto:SMorton@riversideca.gov)>  
**Cc:** Bailey, Rusty <[RBailey@riversideca.gov](mailto:RBailey@riversideca.gov)>; Cervantes, Clarissa <[CCervantes@riversideca.gov](mailto:CCervantes@riversideca.gov)>; Russo, John A. <[jrusso@riversideca.gov](mailto:jrusso@riversideca.gov)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Davis, Paul <[PDavis@riversideca.gov](mailto:PDavis@riversideca.gov)>; Gardner, Mike <[MGardner@riversideca.gov](mailto:MGardner@riversideca.gov)>; MacArthur, Chris <[CMacArthur@riversideca.gov](mailto:CMacArthur@riversideca.gov)>; Soubirous, Mike <[msoubirous@riversideca.gov](mailto:msoubirous@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; Burnard, John <[JBurnard@riversideca.gov](mailto:JBurnard@riversideca.gov)>; Lujano, Miguel <[MLujano@riversideca.gov](mailto:MLujano@riversideca.gov)>; Tainter, Nola <[NTainter@riversideca.gov](mailto:NTainter@riversideca.gov)>; Alicia Robinson <[arobinson@pe.com](mailto:arobinson@pe.com)>; BreakingNewPE-Media <[breakingnews@pe.com](mailto:breakingnews@pe.com)>; 'Abigail A. Smith' <[abby@socalcega.com](mailto:abby@socalcega.com)>; 'Riverside Neighborhood Partnership (RNP)' <[1rnpinfo@gmail.com](mailto:1rnpinfo@gmail.com)>; 'Tom Donahue' <[tjdonahue53@att.net](mailto:tjdonahue53@att.net)>; 'University Neighborhood Group' <[gkhalsa@nutritionnews.com](mailto:gkhalsa@nutritionnews.com)>; 'Kevin Dawson' <[kevindaw@aol.com](mailto:kevindaw@aol.com)>; 'Erin Snyder' <[epolcene@juno.com](mailto:epolcene@juno.com)>; White, Ted <[TWhite@riversideca.gov](mailto:TWhite@riversideca.gov)>; Brenes, Patricia <[PBrenes@riversideca.gov](mailto:PBrenes@riversideca.gov)>  
**Subject:** [External] RE: Date and time selected for review of Sycamore Canyon Mega-warehouse proposal review by Council

Ms. Nichol and Mr. Gerry,

I am in complete agreement with this request.

Sharon Mateja  
Chairperson RRR

**From:** Sycamore Highlands Action Group [<mailto:sycamorehighlands@yahoo.com>]  
**Sent:** Saturday, January 28, 2017 7:05 AM  
**To:** [city\\_clerk@riversideca.gov](mailto:city_clerk@riversideca.gov); Sycamore Highlands  
**Cc:** Mayor Rusty (judy)9 Bailey; Clarissa Cervantes; John Russo; Andy Melendrez; Paul Davis; Mike Gardner; Chris MacArthur; Mike Soubirous; Jim Perry; John Burnard; Miguel Lujano; Nola Tainter; Alicia Robinson; [breakingnews@pe.com](mailto:breakingnews@pe.com); Abigail A. Smith; Riverside Neighborhood Partnership (RNP); Tom Donahue; Sharon Mateja; University Neighborhood Group; Kevin Dawson; Erin Snyder; Ted White; Patricia Brenes  
**Subject:** Date and time selected for review of Sycamore Canyon Mega-warehouse proposal review by Council

Ms. Nichol,

Please see the attached request for a change of date and time for Council review of the proposed Mega-warehouses in Sycamore Canyon Business Park to ensure that all residents who would like to participate in the process are offered the opportunity to do so.

Thank you,

Alec Gerry

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Sycamore Highlands Community Action Group  
6012 Abernathy Dr.  
Riverside, CA 92507  
(951) 369-3510  
<http://www.facebook.com/sycamorehighlands>



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

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28 January 2017

City Clerk  
City of Riverside, California

Ms. Nichol,

It was brought to our attention on Friday night that the proposal to develop two mega-warehouses adjacent to our residential homes in Sycamore Highlands has been set to go before the City Council on Valentine's Day (Feb. 14<sup>th</sup>) with the developer and City consultant presentations (and resulting Council discussion) occurring in the afternoon rather than during the evening when residents would be available to attend.

The apparent gamesmanship in selecting this date and time for hearing the proposal to ensure minimum residential participation in the process would be comic if it were not so tragic that our City is complicit in the selection of this date and time. *Even if there was no intent by the City to restrict participation of City residents in the Council review of this proposal, the selection of this date and time for the proposal to be heard by Council surely gives the appearance of impropriety and bias.* The residents of this City deserve better!

We request that the City consider moving discussion and review of the proposed mega-warehouses be moved to an alternate date and, at the very least, that ALL presentation and discussion on this item be moved to the evening Council session to be heard by any resident who might want to be present.

Thank you,

Alec Gerry  
Sycamore Highlands Community Action Group



**SYCAMORE  
HIGHLANDS**  
**ACTION GROUP**

CC Date: 1/31/17

Item No. 1

Contact Information:

6012 Abernathy Drive

Riverside, CA 92507-8407

Tel: (951) 369-3510

email: [sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)

social media: [facebook.com/sycamorehighlands/](https://www.facebook.com/sycamorehighlands/)

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## Correcting Mega-Warehouse Misconceptions: Fallacy #3

**FALLACY** – *The proposed development of two mega warehouses will stimulate economic activity, augment city revenue, provide 1,500+ jobs to local community, and furthers Riverside's economic goals according to plan (General Plan 2025, Riverside 2.0).*

**Background:** Riverside is positioning itself to be the model city of the Inland Empire, a leader of change and growth for the future, evidenced by drafting General Plan 2025 and Riverside 2.0. Outlined in the aforementioned plans are the following priorities, goals, & objectives:

1. Emphasize smart growth principles through all steps of the land development process. (Obj 8 – Plan 2025)
2. Maximize the economic impact of Riverside's industrial land by careful use of industrial land by careful use of industrial properties, giving priority to clean enterprises that yield large numbers of highly skilled, high-paying jobs relative to site size. (Obj 24 – Plan 2025)
3. Maintain the diverse and lively character of Canyon Crests' residential and commercial areas. (Obj 42 – Plan 2025)
4. Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth. (Obj 80 – Plan 2025)
5. Accommodate flexible design to provide for superior development in single family residential developments based upon good planning principles and to promote the general welfare of the neighborhood and maximum benefit to the environment. (Obj 89 – Plan 2025)

**FACT 1** – Per the applicant's variance request & DEIR (sec 3.1, page 1-6) there are 459 total parking stalls planned for all employees spread over 24 hours.

**FACT 2** – Average annual income for large DC warehouse is \$19,000 – 23,000 (\$9.5-11.50 / hr)

**FACT 3** – 66% of warehouse employees are temporary and receive no benefits

**FACT 4** – All remaining land in Sycamore Business Park will be exhausted, eliminating any potential future business developments. 1.4 million ft<sup>2</sup> will be restricted to only warehousing operations & uses; severely limiting growth, adaptability and diversity.

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACMs

RECEIVED

SEP 15 2016

City of Riverside  
City Clerk's Office

September 14<sup>th</sup>, 2016

Mike Gardner, City Councilman  
3900 Main Street  
Riverside, CA 92522  
Re: Sycamore Canyon Business Park Building 1 and 2

Dear Councilman Gardner:

I am enclosing a Location Map for you to study and I mean STUDY so you can see how many homes are impacted by the number of existing warehouses. You can wake up at 4:30 AM and if your windows are open you will hear the hum and beep, beep of Semi Tractor Trailer Trucks. You don't have to be directly in back of these warehouses you can be as far away as Lochmoor close to Central Avenue sound really carries up here.

This map does not show the warehouse that is closely and I mean closely behind the homes on Stockport. If you have a two story home on Stockport you will be looking at giant wall from your second story, which is usually your master bedroom.

If you go out in the early morning or mid-day or evening on Sycamore Canyon Blvd. you will encounter at least eight trucks in a one block area. These trucks were meant to enter and exit at Eastridge. They do not, they constantly enter and exit the Fair Isle Box Spring exit and entrance and have been known to go as far as Central to enter the 60 freeway.

I advise you to have a look, a good look at the Good Neighbor Guidelines adopted by the city on October 14<sup>th</sup>, 2008. Also you might want to review the City's Mission Statement: The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive and **livable** community.

Sincerely,



Maureen Clemens  
6012 Abernathy Dr.  
Riverside, CA 92507

*enclosure*

**From:** [jcheu002@gmail.com](mailto:jcheu002@gmail.com) [mailto:[jcheu002@gmail.com](mailto:jcheu002@gmail.com)] **On Behalf Of** Jon Cheung  
**Sent:** Tuesday, January 31, 2017 4:27 PM  
**To:** Morton, Sherry <[SMorton@riversideca.gov](mailto:SMorton@riversideca.gov)>  
**Subject:** [External] City Council Meeting - Public Comment Period

Hello,

Please circulate to member of the council in preparation for today's meeting and public comment period.

Thank you,

Jon

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



*Warehouse warehouse*

Sources: Eagle Aerial, 2012.

**Figure 2 - Location Map**

Sycamore Canyon Business Park Buildings 1 and 2



Mike Gardner, City Councilman  
Riverside City Hall  
3900 Main Street  
Riverside, CA 92522

9/6/16 RECEIVED

SEP -9 2016

City of Riverside  
City Clerk's Office

Re: Sycamore Canyon Business Park Buildings 1 and 2  
1,012,955 square feet and 362,174 square feet of WAREHOUSES

Dear Councilman Gardner:

One needs to know what the obstruction and the new air pollution and noise that will be evident if these buildings go forward as proposed. The traffic is already evident and obtrusive. The noise from the existing warehouses is already a nuisance.

The developers are lovely people and I am sure the owners of this property are also. I have no quarrel with them, but with you, the City.

We all know that growth is important, but why can't we strike a balance? Why must these warehouses be so close to residents, who will be looking out on giant walls. Yes they promise greenery that will make it bearable, but that alone will not contain the noise of Semi-Trucks idling and backing up in close proximity to homeowners (property tax payers) back yards.

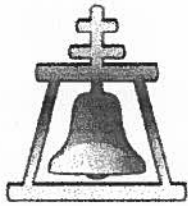
Please, think twice before you allow this project to continue.

Sincerely,

  
Maureen Clemens

6012 Abernathy Dr.  
Riverside, CA 92507





## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

### Sycamore Canyon Business Park Buildings 1 and 2 State Clearinghouse No. 2015081042

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2015081042, for the project as described below.

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

**PROJECT LOCATION:** The proposed project is located in the eastern portion of the City on approximately 76 gross acres (71 net acres) within the Sycamore Canyon Business Park, in the Sycamore Canyon/Canyon Springs neighborhood. The project site is located west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive, west of Lance Drive.



**PROJECT DESCRIPTION:** The proposed Project includes construction and operation of two buildings: Building 1 (1,012,995 square feet) and Building 2 (362,174 square feet) within the Sycamore Canyon Business Park, including on- and off-site improvements. These buildings are proposed to operate as a distribution center, and will encompass up to 1,375,169 million square feet collectively. The Project site is owned by two separate and unrelated owners; therefore the future uses of each building are anticipated to be unrelated. Tenants have not been identified.

The proposed project includes the following discretionary actions by the City: (1) An amendment to the GP 2025 Circulation Element to: (i) delete the north/south street known as River Ridge (60-foot Local) that traverses the site; (ii) delete the no name east/west street (that has been known as Kangaroo Court) that traverses the Project site, southerly of River Ridge (60-foot Local) and (iii) amend the Circulation Element to reflect these changes by showing Dan Kipper Drive ending at Lance Drive. Also, a Circulation Plan amendment of the Sycamore Canyon Business Park Specific Plan to: (i) delete the portion of Dan Kipper Drive (proposed 74-foot Collector) that traverses the Project site; (ii) delete the north/south street known as River Ridge (60-foot Local) that traverses the site; (iii) delete the no name east/west street (that has been known as Kangaroo Court) that traverses the site, southerly of River Ridge (60-foot Local); (iv) delete the portion of Sierra Ridge Drive (74-foot Collector) that traverses the site; and (iv) amend the Circulation Plan to reflect these changes by showing Dan Kipper Drive ending at Lance Drive (P16-0101); (2) A Tentative Parcel Map No.

**From:** "Sycamore Highlands Action Group" <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>

**To:** "Susan Croix" <[scroix@sbcglobal.net](mailto:scroix@sbcglobal.net)>, "Michael Fugate" <[michael.fugate@ucr.edu](mailto:michael.fugate@ucr.edu)>, "Steven Rice" <[stevenarice@sbcglobal.net](mailto:stevenarice@sbcglobal.net)>, "Sycamore Highlands" <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>, "Teresa Denham" <[taddenham@aol.com](mailto:taddenham@aol.com)>, "Tom Jones" <[thjones250@sbcglobal.net](mailto:thjones250@sbcglobal.net)>, "Linda Scott" <[gdivls@ucr.edu](mailto:gdivls@ucr.edu)>, "Steve" <[campingfool50-trailer@yahoo.com](mailto:campingfool50-trailer@yahoo.com)>, "Kathy Snow" <[ksnowbunny55@yahoo.com](mailto:ksnowbunny55@yahoo.com)>, "Linda Fonze" <[lefonze@aol.com](mailto:lefonze@aol.com)>, "Nancy Walker" <[newalker@sbcglobal.net](mailto:newalker@sbcglobal.net)>, "Sharon Ahn" <[christiansh3ron@hotmail.com](mailto:christiansh3ron@hotmail.com)>, "Melody Martin" <[mldymrtn@aol.com](mailto:mldymrtn@aol.com)>, "Nick Rivas" <[nicolas12930@yahoo.com](mailto:nicolas12930@yahoo.com)>, "Lorena Rivas" <[lorenarivas703@yahoo.com](mailto:lorenarivas703@yahoo.com)>, "Mark Rielo" <[mark.rielo@gmail.com](mailto:mark.rielo@gmail.com)>, "Timothy Nguyen" <[nguyentimothy@live.com](mailto:nguyentimothy@live.com)>, "Shelley Mannis" <[mannis.chiro@yahoo.com](mailto:mannis.chiro@yahoo.com)>, "Matthew Carrasco" <[mchllcarsc@att.net](mailto:mchllcarsc@att.net)>, "rugmanjones@yahoo.com" <[rugmanjones@yahoo.com](mailto:rugmanjones@yahoo.com)>, "lil\_wahine31@yahoo.com" <[lil\\_wahine31@yahoo.com](mailto:lil_wahine31@yahoo.com)>, "shernandez222@yahoo.com" <[shernandez222@yahoo.com](mailto:shernandez222@yahoo.com)>, "ziggy.dorothy@sbcglobal.net" <[ziggy.dorothy@sbcglobal.net](mailto:ziggy.dorothy@sbcglobal.net)>, "tresa65@sbcglobal.net" <[tresa65@sbcglobal.net](mailto:tresa65@sbcglobal.net)>, "mhoran@microbac.com" <[mhoran@microbac.com](mailto:mhoran@microbac.com)>, "riveve@verizon.net" <[riveve@verizon.net](mailto:riveve@verizon.net)>, "Raul Armenta" <[lhodoyan@sbcglobal.net](mailto:lhodoyan@sbcglobal.net)>, "KATHY TOSTI" <[katchme1130@sbcglobal.net](mailto:katchme1130@sbcglobal.net)>, "Marla Diaz" <[marla@unitedstores.com](mailto:marla@unitedstores.com)>, "Peter Falcone" <[pfalcone1964@yahoo.com](mailto:pfalcone1964@yahoo.com)>, "Scott Andrews" <[pajti@yahoo.com](mailto:pajti@yahoo.com)>, "Matt and Serenity Horton" <[short002@ucr.edu](mailto:short002@ucr.edu)>, "Michael Daguiar" <[m.daguiar@sbcglobal.net](mailto:m.daguiar@sbcglobal.net)>, "Gjelhaug, Lorelei B." <[lgjelhaug@riversideca.gov](mailto:lgjelhaug@riversideca.gov)>, "Corrigan, Thomas" <[TCorrigan@riversideca.gov](mailto:TCorrigan@riversideca.gov)>, "lauradoss@charter.net" <[lauradoss@charter.net](mailto:lauradoss@charter.net)>, "Sonja Metschke" <[sonjametschke@gmail.com](mailto:sonjametschke@gmail.com)>, "patti.mote@ucr.edu" <[patti.mote@ucr.edu](mailto:patti.mote@ucr.edu)>, "Lisa Diggs" <[diggs\\_lisa@yahoo.com](mailto:diggs_lisa@yahoo.com)>, "Lois Robinson" <[lrobin2@att.net](mailto:lrobin2@att.net)>, "seeprettylovely@gmail.com" <[seeprettylovely@gmail.com](mailto:seeprettylovely@gmail.com)>, "Tom Seylaz" <[tgseylaz@sbcglobal.net](mailto:tgseylaz@sbcglobal.net)>, "Haverkamp, Karen" <[KHAVER@riversideca.gov](mailto:KHAVER@riversideca.gov)>, "rdaniel3011@charter.net" <[rdaniel3011@charter.net](mailto:rdaniel3011@charter.net)>, "keren@jonsflags.com" <[keren@jonsflags.com](mailto:keren@jonsflags.com)>, "tom.jones.ca@gmail.com" <[tom.jones.ca@gmail.com](mailto:tom.jones.ca@gmail.com)>, "Sean Lee" <[seanlee86@aol.com](mailto:seanlee86@aol.com)>, "Sean Goodstein" <[sg1502@att.com](mailto:sg1502@att.com)>, "Todd A Reagan" <[t.reagan@sbcglobal.net](mailto:t.reagan@sbcglobal.net)>, "Lucianna Cianciulli" <[luciannacianciulli@gmail.com](mailto:luciannacianciulli@gmail.com)>, "Marko Princevac" <[marko@engr.ucr.edu](mailto:marko@engr.ucr.edu)>, "Shirley DeHart" <[shirley\\_dehart@adelphia.net](mailto:shirley_dehart@adelphia.net)>, "mark.h@sbcglobal.net" <[mark.h@sbcglobal.net](mailto:mark.h@sbcglobal.net)>, "Tara Deconink" <[tjogood1@aol.com](mailto:tjogood1@aol.com)>, "Robert Patterson" <[rrpfiregod@aol.com](mailto:rrpfiregod@aol.com)>, "University Neighborhood Group" <[gkhalsa@nutritionnews.com](mailto:gkhalsa@nutritionnews.com)>, "Roberto and Guiditta Passoni" <[robertopassoni@sbcglobal.net](mailto:robertopassoni@sbcglobal.net)>, "Paul and Jessica Morton" <[paulmorton@sbcglobal.net](mailto:paulmorton@sbcglobal.net)>, "Melendrez, Andy" <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>, "Bailey, Rusty" <[RBailey@riversideca.gov](mailto:RBailey@riversideca.gov)>, "Davis, Paul" <[PDavis@riversideca.gov](mailto:PDavis@riversideca.gov)>, "Gardner, Mike" <[MGardner@riversideca.gov](mailto:MGardner@riversideca.gov)>, "sycamorehighlands@yahoo.com" <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>

**Subject: Fight the proposed Mega Warehouse in our backyard!**

Neighbors,

Developers are planning to build another Mega Warehouse next to our homes. This will be similar in size to the Big 5 warehouse but within feet of many homes in our community. More noise, pollution, truck traffic, and did I say NOISE! The developer will "present" their proposal at a meeting this Wednesday at 6:30pm to be held at Platt College. Please participate to tell the City that this Warehouse is not welcome in our backyard. The noise alone will reduce property values throughout the community and make it impossible for many residents to sleep with open windows due to the incessant truck back up alarms all night long.

What happened to the City of Riverside "Good Neighbor Policy" signed by the City in 2005? - no warehouses within 1000 feet of a residential neighborhood!

Please see the attached flyer and proposal document for more information.

Regards,  
Alec Gerry

---

**Sycamore Highlands Community Action Group**  
6012 Abernathy Dr.  
Riverside, CA 92507  
(951) 369-3510  
<http://www.facebook.com/sycamorehighlands>

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACM Zelinka  
C&ED Director

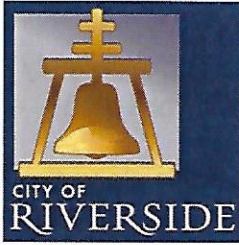
**Attn. Sycamore Canyon residents**

**New construction of Mega-Warehouse in our Backyards**

- A new **1.4 million square ft.** distribution center was announced last week that will be **within feet of the backyards of 28 homes with nearly 200 diesel truck bays.**
- Riverside City good neighbor policy states 1000 feet buffer to homes. **This policy is being violated for at least 100 homes in the community.**
- This will **negatively** affect **every home's property values** within the entire Sycamore Highlands Community.
- **Air pollution, excessive noise, possible 24/7 operation, light pollution, increased traffic.**

**Noise...noise...noise!**

**All residents please make plans to attend a meeting with the developer, this Wed., Aug. 26 at 6:30 at Platt College. 6465 Sycamore Canyon Blvd.**



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

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** August 18, 2015

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

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

**PROJECT APPLICANT:** HPA, Inc.

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

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

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

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

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

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

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

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

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

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

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

**LEAD AGENCY:**

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

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

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

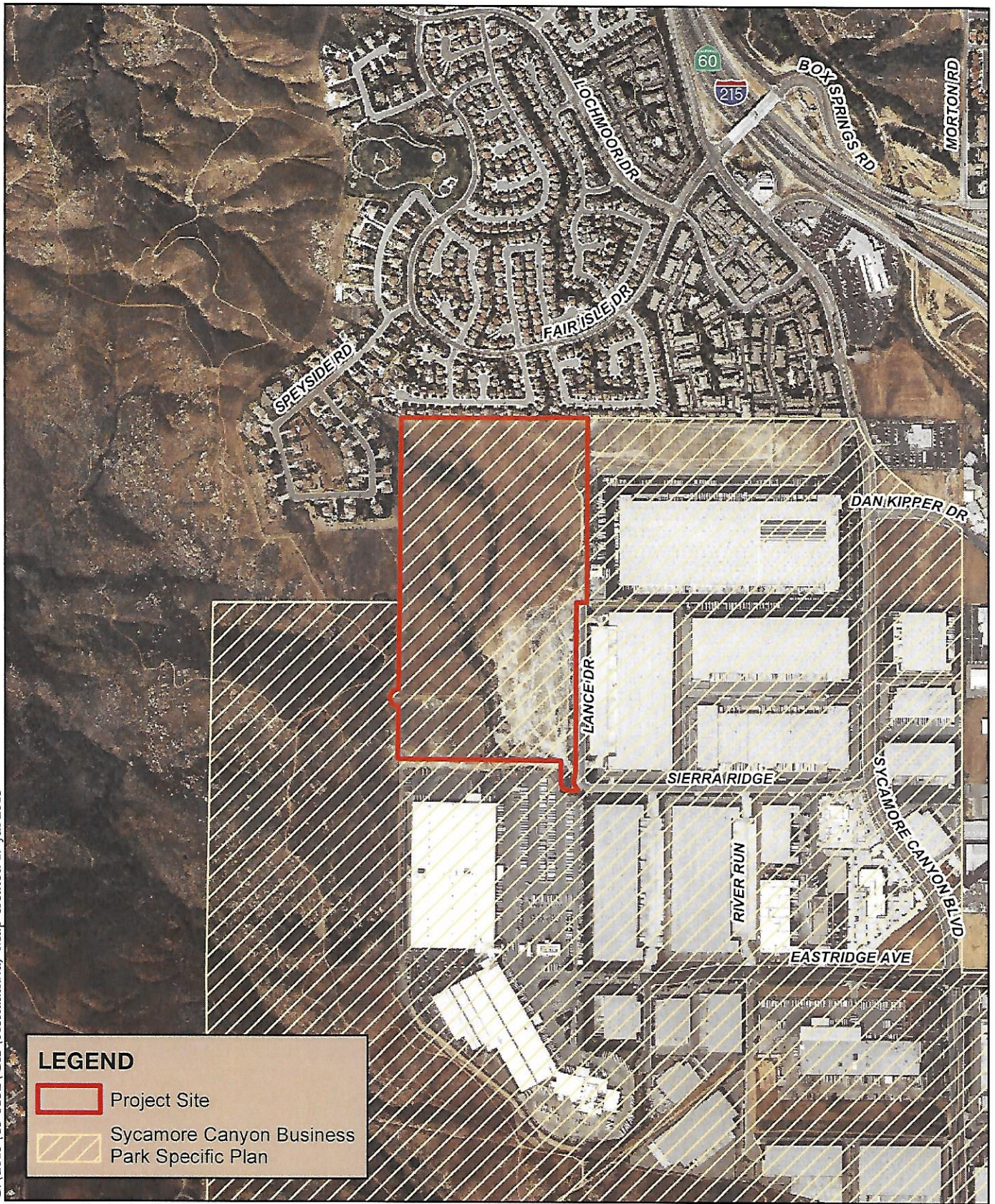
**NEIGHBORHOOD MEETING:**

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

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



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

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Sources: Eagle Aerial, 2012.

**LEGEND**

-  Project Site
-  Sycamore Canyon Business Park Specific Plan

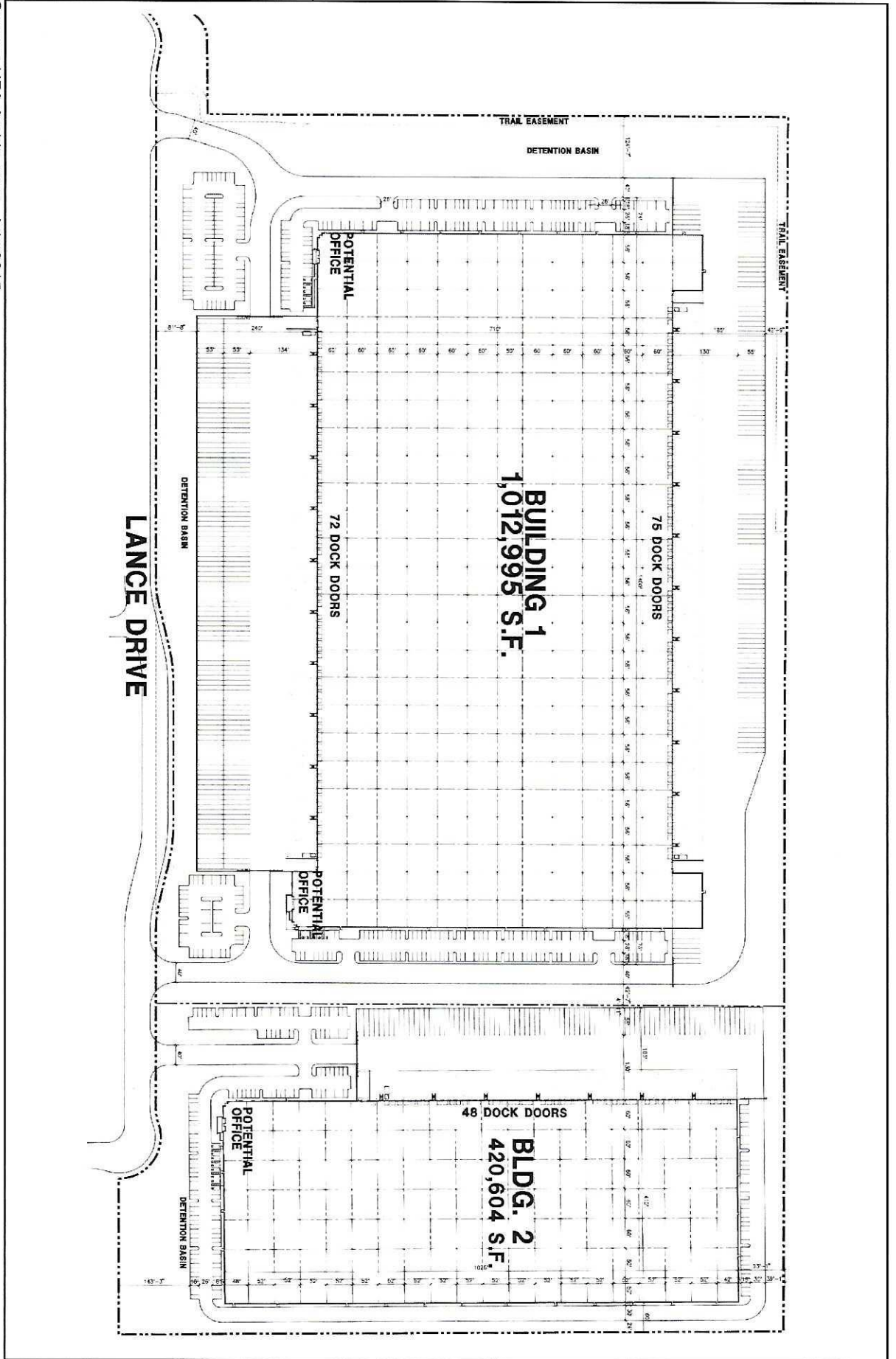
**Figure 2 - Location Map**

Sycamore Canyon Business Park Buildings 1 and 2



0 500 1,000 1,500  
Feet

Source: HPA Architecture, July 2015.



Not to Scale

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



**From:** Alec Gerry [<mailto:alecgerry@sbcglobal.net>]

**Sent:** Wednesday, August 19, 2015 7:44 AM

**To:** [cherylgerry@sbcglobal.net](mailto:cherylgerry@sbcglobal.net); [seema@seema.net](mailto:seema@seema.net); [kathy\\_cocker@yahoo.com](mailto:kathy_cocker@yahoo.com); [paulmorton@sbcglobal.net](mailto:paulmorton@sbcglobal.net); [jwatusa@yahoo.com](mailto:jwatusa@yahoo.com); [TRomero951@yahoo.com](mailto:TRomero951@yahoo.com); [yjulietta81@aol.com](mailto:yjulietta81@aol.com); [teachurs@pacbell.net](mailto:teachurs@pacbell.net); [lnewhall30@charter.net](mailto:lnewhall30@charter.net); [robertopassoni@sbcglobal.net](mailto:robertopassoni@sbcglobal.net); [dms1003@sbcglobal.net](mailto:dms1003@sbcglobal.net); [monellep@aol.com](mailto:monellep@aol.com); [ronaldskyberg21@yahoo.com](mailto:ronaldskyberg21@yahoo.com); [romitij@sbcglobal.net](mailto:romitij@sbcglobal.net); [rc4hire@gmail.com](mailto:rc4hire@gmail.com); [gckhalsa@charter.net](mailto:gckhalsa@charter.net); [jeffreyswerner@gmail.com](mailto:jeffreyswerner@gmail.com); [kudtarkars@aol.com](mailto:kudtarkars@aol.com); [saziegler1@att.net](mailto:saziegler1@att.net); [waderic1028@att.net](mailto:waderic1028@att.net); [usnret1944@yahoo.com](mailto:usnret1944@yahoo.com); [fatat@att.net](mailto:fatat@att.net); [eyeru@msn.com](mailto:eyeru@msn.com); [tsandoval92880@gmail.com](mailto:tsandoval92880@gmail.com); Maureen Clemens; Teresa Denham; Sycamore Highlands; Melendrez, Andy; Bailey, Rusty; Smith, Kyle J.

**Subject:** Proposed development adjacent to our neighborhood

Neighbors,

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

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

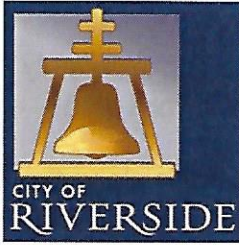
The developer is clearly rushing this through since we just received notice and they set their own "community meeting" without any consultation with the community - this meeting is in only 8 days as you will see in the attached document. The developer has also initiated the 30 day EIR comment period with comments required by September 16. The developer has never contacted the community group for input or to set an appropriate date to review the proposal - I suspect as a way of avoiding any earlier action by residents, instead forcing residents to respond in very short order to the proposal.

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

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

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

Sincerely,  
Alec



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

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** August 18, 2015

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

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

**PROJECT APPLICANT:** HPA, Inc.

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

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

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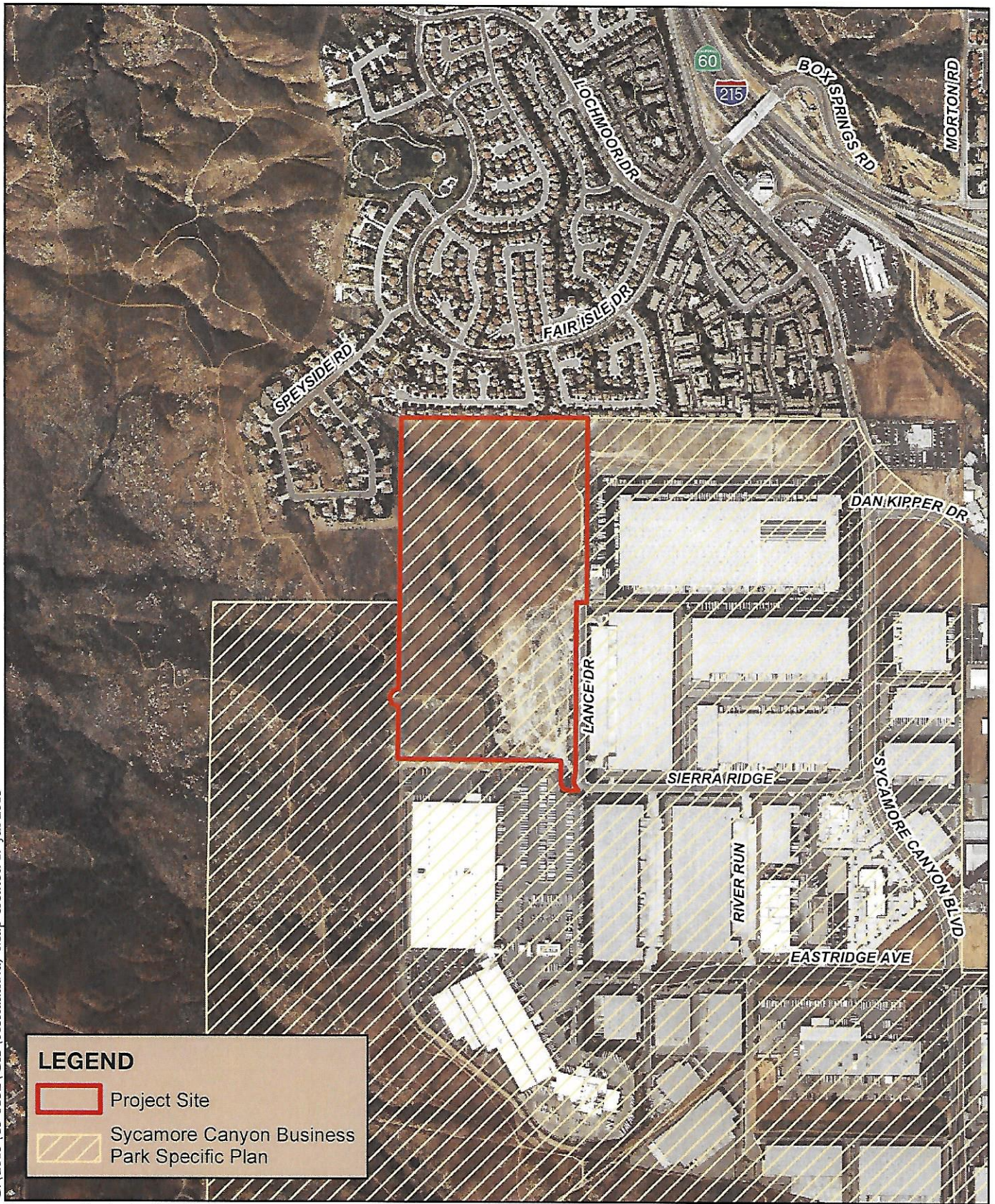
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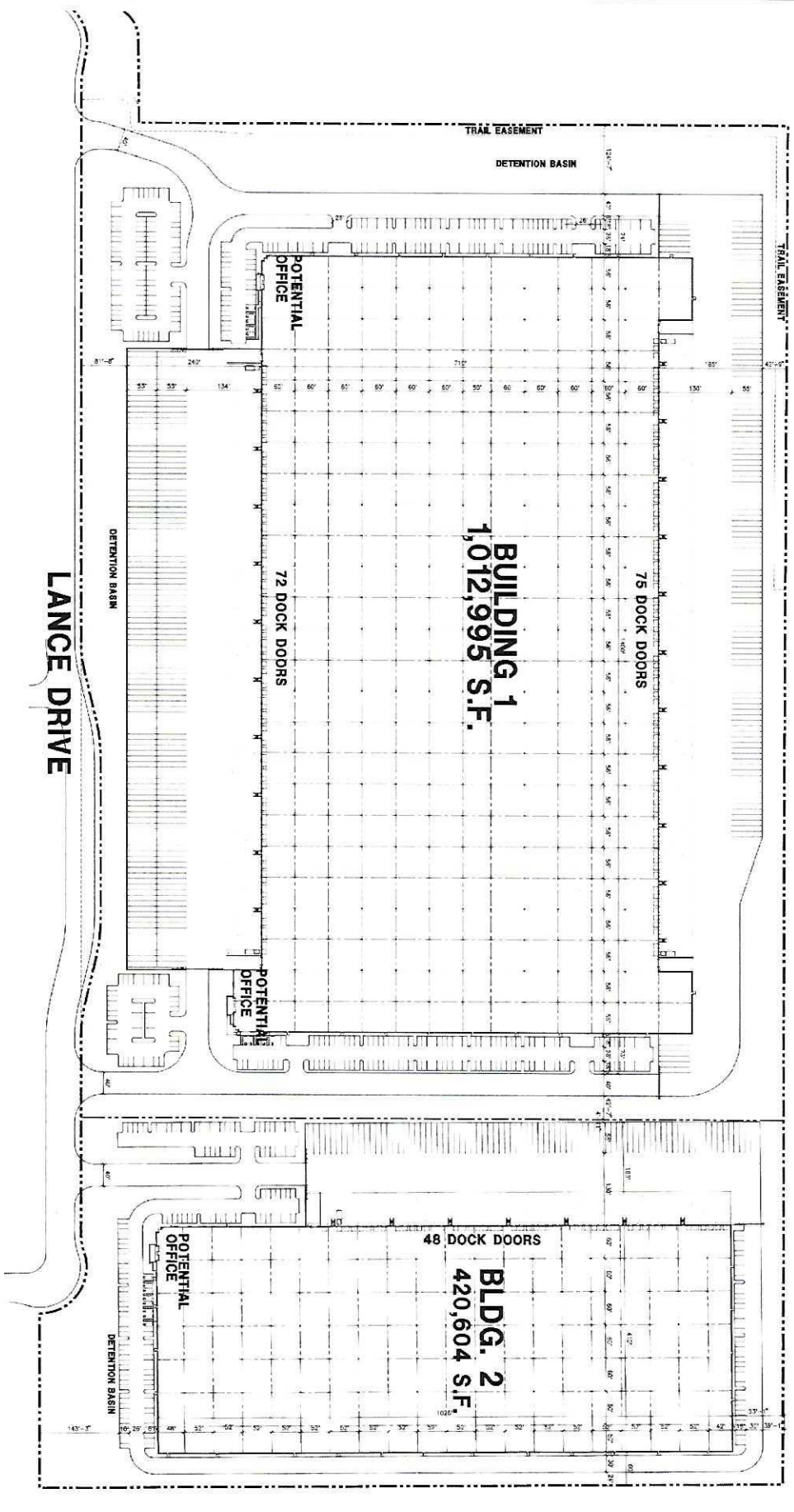
G:\2015\15-0152\GIS\Aerial.mxd; Map created 17 Jul 2015



Sources: Eagle Aerial, 2012.

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

Source: HPA Architecture, July 2015.



Not to Scale

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

FW: [External] Fw: Response to City RE: Mega-warehouse adjacent to residential homes  
EIR Response to Sycamore Canyon Business Park Mega-warehouse.pdf; ATT00001.htm

**From:** Sycamore Highlands Action Group <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>  
**Date:** September 20, 2015 at 12:51:00 PM PDT  
**To:** Sycamore Highlands <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>  
**Subject:** [External] Fw: Response to City RE: Mega-warehouse adjacent to residential homes  
**Reply-To:** Sycamore Highlands Action Group <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>

fyi...please see the message below.

---

### Sycamore Highlands Community Action Group

6012 Abernathy Dr.  
Riverside, CA 92507  
(951) 369-3510

<http://www.facebook.com/sycamorehighlands>

----- Forwarded Message -----

**From:** Alec Gerry <[alec.gerry@ucr.edu](mailto:alec.gerry@ucr.edu)>  
**To:** "[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)" <[sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)>  
**Sent:** Sunday, September 20, 2015 12:32 PM  
**Subject:** Response to City RE: Mega-warehouse adjacent to residential homes

Neighbors,

Thank you for attending the draft EIR meeting at Platt College a couple of weeks ago to express your concerns with the proposed Mega-warehouse. From your comments and concerns, the Sycamore Highlands Community Action Group developed the attached response to the Planning Department regarding the draft EIR. This response was submitted to the City Planning Department by email and by hard mail. It was also provided to our Councilman (Andy Melendrez), to our Mayor (Rusty Bailey), and to our City Manager (John Russo). Our response will be provided to Webb Associates who is conducting the EIR at the expense of the developer (HPA, Inc.) and provides us with a legal standing in a later lawsuit if these issues and concerns are not adequately addressed in the EIR and CEQA process.

Last week, a few of us met with Councilman Melendrez and two members of the Riverside Planning Department. At this meeting, we discussed the EIR process and the role of the Planning Department and of Webb Associates. We also met separately with the City Manager (John Russo), the Assistant City Manager (Al Zelinka), and the Community Development Department Director (Emilio Ramirez). These meetings were informative, but made it clear to us that we need to continue to be vocal in our opposition to the warehouse if we hope to prevent this what all agree is a clearly incompatible development adjacent to residential homes. We expect the EIR will identify a number of issues and problems with this development, we also expect the developer will attempt to offer mitigations to these problems which we know will be inadequate, the Planning Commission and the City Council will then have to decide whether the project does not fit this site (as is obvious to any thinking person) or whether the developer has a right to build this Mega-warehouse anyway regardless of the impact on the nearby residential homes.

We will keep the community informed of any actions taken by the City, the developer, or our community organization (SHCAG).

**HOW YOU CAN HELP NOW!** - At this time, we do have one action that we request from all of you. Nuisance complaints will be included in the EIR process. I know that when our community was young, our community members made a number of noise complaints against the warehouses in the Sycamore Canyon Business Park

(particularly against Big 5, Ralphs, and Pepsi). However, since the City was never able to alleviate the problems we all gave up on reporting noise nuisance. For the current EIR, we NEED EVERYONE who is nuisanced by truck noise and warehouse noise (particularly back up alarms, truck engine noise, truck honking) to report this nuisance by calling the City's 311 Call Center to report the nuisance. This will help to give the City a more accurate idea of the level of nuisance that we all currently suffer. Please report all noise nuisance from today through the end of September (this is a short period of time that we can all take part in this effort). Please report any truck noise that causes you nuisance at any time of day, but particularly focus on nuisance between the hours of 10PM and 7AM (quiet hours in a residential area). Report nuisance by calling 311 from a landline phone or 826-5311 from your cell phone. You will reach the call center operator and simply report the time that you heard the noise nuisance and what the noise was to the best of your judgment.

If you have any questions about this request, please feel free to contact me or send an email to [sycamorehighlands@yahoo.com](mailto:sycamorehighlands@yahoo.com)

Thank you,  
Alec

---

Alec C. Gerry, Ph.D.  
Professor and Extension Specialist in Veterinary Entomology  
University of California at Riverside  
Email: [alec.gerry@ucr.edu](mailto:alec.gerry@ucr.edu)  
Office: 951-827-7054  
[www.veterinaryentomology.ucr.edu](http://www.veterinaryentomology.ucr.edu)





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

---

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

Dear Mr. Smith,

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

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

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

**b. Light pollution**

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

**c. Traffic impacts**

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

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

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

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

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

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

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

Sincerely,



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

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