

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, APPROVING AN ADDENDUM TO THE FINAL  
4 ENVIRONMENTAL IMPACT REPORT FOR SYCAMORE CANYON BUSINESS  
5 PARK BUILDINGS 1 AND 2 PROJECT, AMENDING MITIGATION MEASURE  
6 NOI-12, AND MAKING CERTAIN FINDINGS OF FACT RELATED THERETO,  
7 ALL PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

8 WHEREAS, on February 14, 2017, the City Council of the City of Riverside ("City")  
9 approved Planning Cases P16-0101 (General and Specific Plan Amendments), P16-0102 (Tentative  
10 Parcel Map), P14-1082 (Minor Conditional Use Permit), P16-0103 (Variance/Grading Exceptions),  
11 and P14-1081 (Design Review) to develop, construct and operate two industrial warehouse  
12 buildings, totaling 1,375,169 square feet, on a 76-acre site located on the west side of Lance Drive  
13 between Dan Kipper Drive and Sierra Ridge Drive (the "Project"), and certified a Final  
14 Environmental Impact Report ("FEIR") in accordance with the requirements of the California  
15 Environmental Quality Act ("CEQA"); and

16 WHEREAS, pursuant to the Project approval, the Project Applicant Hillwood Enterprises,  
17 L.P. ("Applicant") began grading preparations, which revealed that rock material onsite was  
18 unusually tough; and

19 WHEREAS, the conventional rock-breaking methods allowed by the FEIR using large  
20 hydraulic hammers would require an estimated 47 days, for a total site grading time of 122 days, but  
21 grading impacts could be significantly reduced through blasting instead of mechanical rock-  
22 breaking; and

23 WHEREAS, the FEIR as approved included Mitigation Measure NOI-12, which prohibited  
24 blasting; and

25 WHEREAS, Applicant retained a consultant to prepare a blasting assessment, which  
26 determined that seven to nine discrete blasting events could reduce the total grading time to an  
27 estimated 60 days, and with no significant noise or vibration impacts; and

28 WHEREAS, the City's Planning Division reviewed the blasting assessment, and a peer  
review of the assessment, and deemed it to be complete and accurate; and

1       WHEREAS, an addendum to the FEIR is necessary to amend Mitigation Measure NOI-12  
2 based on the City Council's determinations as set forth below, and the following findings: a) the  
3 FEIR analyzed and allowed grading activities which would require extensive rock-breaking for  
4 grading; b) it has been determined that blasting could replace the mechanical rock-breaking, with  
5 significantly less noise and vibration impacts and halving the time needed for site grading; c) there  
6 would be a reduction in overall impacts, and no impacts would be significant; and d) there are no  
7 changes in the operations of the Project proposed by the applicant that will require further  
8 environmental review and consideration of noise or vibration impacts than were reviewed and  
9 considered in the adopted FEIR; and

10       WHEREAS, the City, as the lead agency, has determined that an addendum to the FEIR is  
11 appropriate because: a) no substantial changes are proposed in the Project which will require major  
12 revisions of the FEIR due to the involvement of new significant effects or a substantial increase in  
13 severity of previously identified significant impacts; b) no substantial changes in circumstances  
14 under which the Project is undertaken will occur which will require major revisions of the FEIR due  
15 to the involvement of new significant environmental effects or a substantial increase in the severity  
16 of previously identified effects; and c) no new information of substantial importance which was not  
17 known and could not have been known with the exercise of reasonable diligence at the time the  
18 FEIR was certified as complete, shows any of the following: 1) the Project will have one or more  
19 significant effects not discussed in the FEIR; 2) significant effects previously examined will be  
20 substantially more severe than shown in the FEIR; 3) mitigation measures or alternatives previously  
21 found not to be feasible would in fact be feasible, and would substantially reduce one or more  
22 significant effects of the Project, but the proponents decline to adopt mitigation measures or  
23 alternatives; or 4) mitigation measures or alternatives which are considerably different from those  
24 analyzed in the FEIR would substantially reduce one or more significant effects on the environment,  
25 but the project proponents decline to adopt mitigation measures or alternatives; and

26       WHEREAS, the City Council has been presented with and is familiar with the information in  
27 the administrative record, including the FEIR, has reviewed and considered the information in the  
28 administrative record, has reviewed and considered the information in the Addendum to the FEIR

1 for completeness and compliance with the CEQA Regulations and has independently reviewed and  
2 analyzed the Addendum to the FEIR, has considered the Addendum with the FEIR and has duly  
3 heard and considered all written and oral testimony presented at its meeting.

4 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
5 California, as follows:

6 Section 1: The above Recitals are hereby found and determined to be true and correct and are  
7 hereby incorporated herein as if stated in full.

8 Section 2: The Addendum to the Final Environmental Impact Report (“FEIR”) for the Project  
9 reflects the independent judgment of the City.

10 Section 3: The City Council finds that pursuant to Sections 15162 and 15164 of the CEQA  
11 Guidelines an addendum to the adopted FEIR for the Project is appropriate, based on the following:

12 1) There are no substantial changes proposed by the Addendum which will require major  
13 revisions to the FEIR in that the Addendum thoroughly analyzed the proposed blasting and the noise  
14 and vibration impacts associated with the blasting and found that the impacts from the Project with  
15 the blasting are less than or equal to the impacts identified in the FEIR, and will not result in  
16 significant environmental effects or a substantial increase in the severity of previously identified  
17 significant effects. The Addendum will amend a mitigation measure, Mitigation Measure NOI-12,  
18 which will allow limited blasting in accordance with all applicable federal, state, and local rules and  
19 regulations.

20 2) Substantial changes will not occur with respect to circumstances under which the Project  
21 is undertaken which will require major revisions to the FEIR in that the analysis of the Project did  
22 not identify any new significant environmental effects or an increase of impacts previously  
23 identified in the FEIR.

24 3) There is no new information of substantial importance that was not previously known or  
25 could have been known with the exercise of reasonable diligence at the time the FEIR was approved  
26 as complete, showing any of the following:  
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1 a) The analysis for the Project does not identify any new impacts that could have been  
2 known at the time the FEIR was adopted. Any impacts of the Project were either less than or equal  
3 to the impacts identified in the FEIR and were mitigated therein.

4 b) There are no significant effects in the Project which are more severe than the impacts  
5 previously analyzed in the FEIR. Any impacts from the Project are less than or equal to the impacts  
6 originally identified in the FEIR.

7 c) There is no new information of substantial importance that would show that mitigation  
8 measures or alternatives previously found not to be feasible would be feasible today and would  
9 substantially reduce one or more significant effects of the Project. The analysis of the Project shows  
10 that a number of feasible mitigation measures previously identified in the FEIR are applicable to the  
11 Project. There are no previously infeasible mitigation measures that are feasible with the Project.

12 d) There are no mitigation measures or alternatives for the Project that are considerably  
13 different from those analyzed in the FEIR, which would substantially reduce one or more significant  
14 effects on the environment.

15 Section 4: The City Council has considered and hereby adopts the Addendum to the FEIR.  
16 The Addendum for the Project has been completed and processed in compliance with the  
17 requirements of CEQA and the state and local regulations and is hereby approved as final.

18 Section 5: The City Council hereby amends the Mitigation Monitoring and Reporting  
19 Program as set forth in the attached Exhibit "A"

20 Section 6: The City Council hereby finds that the locations of documents and other materials  
21 which constitute the record of proceedings upon which its decision is based are in the City Clerk=s  
22 Office and the Planning Division of the Community & Economic Development Department and the  
23 custodian of such records shall be the City Clerk and the Community & Economic Development  
24 Director, respectively.

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ADOPTED by the City Council this 6th day of February, 2018.

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WILLIAM R. BAILEY, III  
Mayor of the City of Riverside

Attest:

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COLLEN J. NICOL  
City Clerk of the City of Riverside

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the 6th day of February, 2018, by the following vote, to wit:

- Ayes:
- Noes:
- Absent:
- Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 7th day of February, 2018.

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COLLEEN J. NICOL  
City Clerk of the City of Riverside

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EXHIBIT "A"

Mitigation Monitoring and Reporting Program

(Inserted behind this page)