



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

NOTICE OF PREPARATION

FROM LEAD AGENCY: Veronica Hernandez, Senior Planner
City of Riverside
Community and Economic Development
Department, Planning Division
3900 Main Street, 3rd floor
Riverside, California 92522

DATE: July 28, 2020

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR) and Scoping Meeting for the Sycamore Hills Distribution Center Project

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed industrial project known as the Sycamore Hills Distribution Center Project (Project). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This Notice of Preparation (NOP) identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map and aerial photograph with the Project site are included in this NOP.

Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on July 28, 2020 and is set to close at 5:00 p.m. on August 27, 2020.

Please send written responses to this NOP to Veronica Hernandez at the address shown above. Please include the name and contact person in your agency. If you have any questions, please contact Veronica Hernandez at 951-826-3965 or via e-mail at vhernandez@riversideca.gov.

DOCUMENT AVAILABILITY: The Initial Study is available on the City's website at <https://riversideca.gov/cedd/planning/development-projects-and-cega-documents>, or contact Veronica Hernandez via phone at 951-826-3965 or via email at vhernandez@riversideca.gov to obtain an electronic copy of the Initial Study.

PROJECT TITLE: Sycamore Hills Distribution Center, Planning Cases: P20-0024 (EIR), P20-0025 (PM), P19-0626 (MCUP) P20-0258 (VR), P20-0282 (GE), and P19-0627 (DR).

PROJECT APPLICANT: Darrell Butler and Khosoro Khaloghli.

PROJECT LOCATION: The Project site is located on the north side of Alessandro Boulevard, east of Barton Street and west of San Gorgonio Drive, in the City of Riverside. The Project site includes three parcels, Assessor Parcel Numbers (APNs) 263-060-022, 263-060-024, and 263-060-026, totaling 48.64 gross acres.

PROJECT SETTING: The Project site is vacant and has an existing 11.6-acre Restricted Property area recorded on it. The Project site is located immediately south of the Sycamore Canyon Wilderness Park, an open space park and habitat reserve with hiking and bike trails. East of the Project site is vacant, private property. South of the Project site includes Citywide Self-Storage and commercial and residential uses across Alessandro Boulevard. A wastewater treatment plant is located west of the Project site, across Barton Street.

PROJECT GENERAL PLAN AND ZONING DESIGNATIONS: The General Plan designation for the site is B/OP – Business/Office Park and the zoning is BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones.

PROJECT DESCRIPTION: The Sycamore Hills Distribution Center Project proposes development of two warehouse buildings and associated improvements including parking, fire lanes, fencing and walls (including retaining walls), landscaping, and water quality treatment areas. The Project proposes subdividing the site into two numbered parcels (Parcels 1 and 2) and three lettered parcels (Parcels A, B, and C).

Parcel 1 is proposed to be developed with Building A, a 400,000 square foot warehouse, and Parcel 2 with Building B, a 203,100 square foot warehouse, for a combined total of 603,100 square feet of warehouse. Both warehouse buildings are proposed for high cube transload short-term use, primarily for the short-term storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials), usually on pallet loads or larger handling products prior to their distribution to retail locations or other warehouses. A typical high cube warehouse has a high level of on-site automation and logistics management. No refrigeration use is proposed.

Parcels A and B contain the existing 11.6-acre Restricted Property that landlocks Parcel 1. The proposed Project includes modifications to the Restricted Property to create a driveway to connect Parcel 1/Building A to Alessandro Boulevard. The Project proposes to expand the Restricted Property by a net 0.77-acre, for a total acreage of 12.37 acres.

A trailhead parking lot is proposed on Parcel C, totaling 1.18 acres, for access to the Sycamore Canyon Wilderness Park. Improvements include a parking lot, sidewalk, shade structure, bike rack, drinking fountain, fencing, and a Fire Department access gate. Parcel C will be dedicated to the City.

The following environmental review and entitlements are requested for implementation of the project:

- Environmental Impact Report (EIR) P20-0024;
- Parcel Map (PM) P20-0025 – to subdivide 48.64 acres into 5 parcels;
- Minor Conditional Use Permit (MCUP) P19-0626 – to permit an industrial building over 400,000 square feet in size;
- Variances (VR) P20-0258 – to allow Building A to be served by fewer parking spaces than required by the Zoning Code to allow combination retaining/ freestanding walls wherein

the retaining portion exceeds the City of Riverside Municipal Code's (RMC) maximum allowable height; and to allow combination retaining/ freestanding walls to exceed the maximum allowable overall height;

- Grading Exception (GE) P20-282 – to allow retaining walls higher than those allowed by the Grading Code; and
- Design Review (DR) P19-0627 – proposed site design and building elevations.

Project Alternatives: Identification of potential alternatives to the Sycamore Hills Distribution Center Project will be addressed as part of the EIR. Analysis of a “No Project” alternative is required by law. In addition to the “No Project” Alternative, at least two additional alternatives will be evaluated. The evaluation of alternatives will provide a comparative analysis of alternatives to the proposed development.

The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with the development of the Sycamore Hills Distribution Center Project, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City and Applicant's goals and objectives.

Cumulative Impact Analysis: The EIR will include a discussion of the potentially significant cumulative impacts of the Sycamore Hills Distribution Center Project when considered with other past, present, and reasonably foreseeable future projects in the area.

Other Required Sections: The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to Be Significant; 4) Environmental Impact Analysis; Growth-Inducing Impacts; 5) Significant Unavoidable Environmental Effects; 6) Significant Irreversible Changes; 7) Consistency with Regional Plans; 8) Discussion and Analysis of Energy Conservation based on Appendix F and G of CEQA Guidelines; 9) Mitigation Measures; 10) References; and 11) List of Preparers.

Based on the analysis contained in the Initial Study, the following topics have been determined to have no impact or a less than significant impact and therefore will not be analyzed further in the forthcoming Draft EIR: Agriculture & Forest Resources, Mineral Resources, Population and Housing, Public Services (except for Fire Protection, which will be analyzed in the Wildfire section of the EIR), and Recreation.

Based on the analysis contained in the Initial Study, the following topics were determined potentially significant and will be analyzed further in a forthcoming Draft EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Relevant technical reports will be provided as EIR appendices.

SCOPING MEETING: A virtual scoping meeting will be held about this project.

Meeting Information: Wednesday, August 12, 2020

6:00 – 8:00 pm (Pacific Standard Time)

View the virtual meeting live webcast at:

<https://event.webinarjam.com/channel/SHDC>

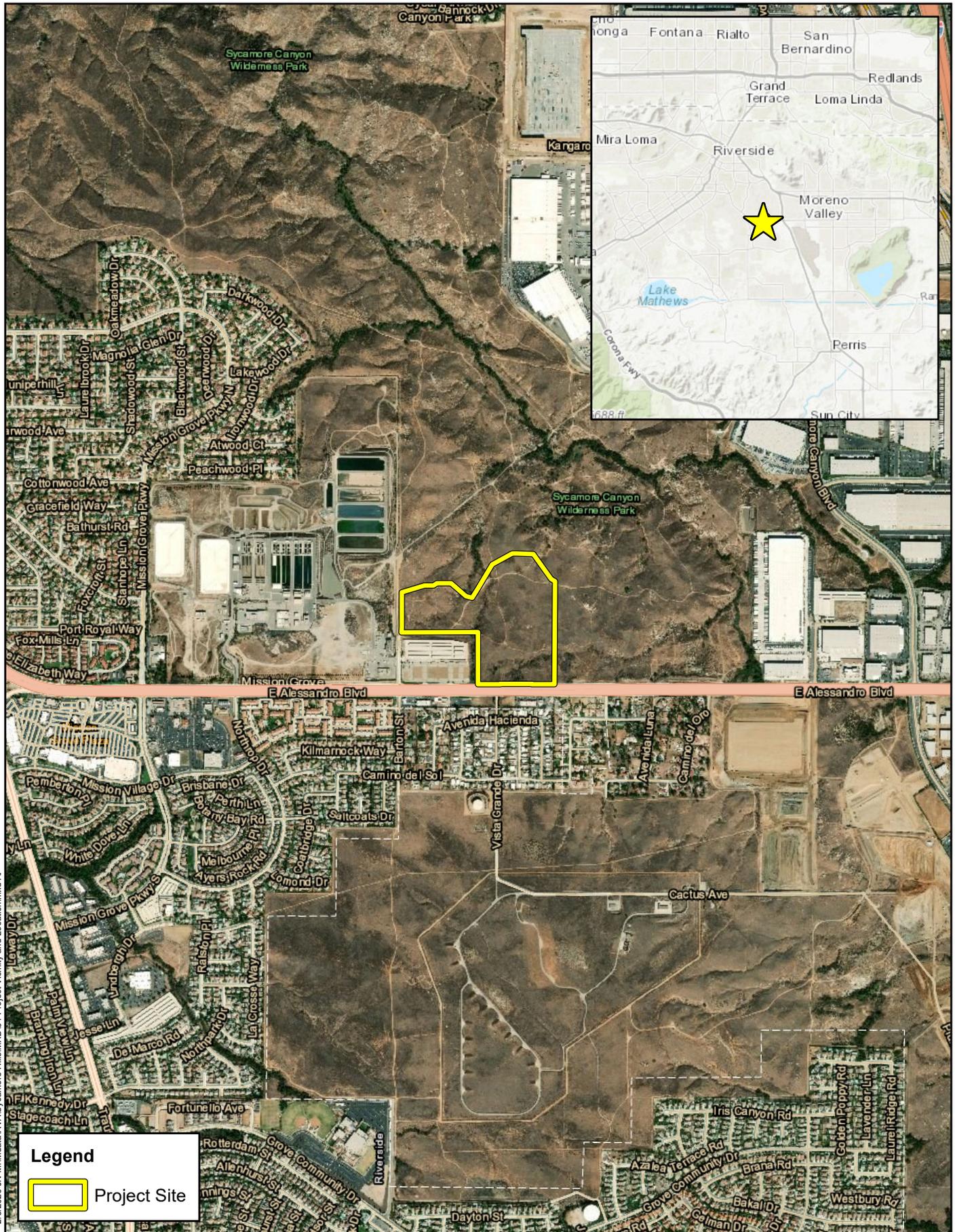
Note: No pre-registration is required. Entering the web address above will directly take you to the broadcast room sign-in. Name and email address are required to enter the broadcast room to keep track of attendees. Questions and comments will be received using the chat feature and addressed by the presenters.

SIGNATURE:  _____

TITLE: Veronica Hernandez, Senior Planner – City of Riverside

TELEPHONE: 951-826-3965

DATE: 07-28-2020



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Legend

Project Site

Source: ESRI World Transportation Basemap, Esri World Imagery

SYCAMORE HILLS DISTRIBUTION CENTER PROJECT
Project Vicinity & Location

Figure 1