

2020079023

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sycamore Hills Distribution Center

Lead Agency: City of Riverside Contact Person: Veronica Hernandez
Mailing Address: 3900 Main Street, 3rd Floor, Planning Division Phone: 951-826-3965
City: Riverside Zip: 92522 County: Riverside

Project Location: County: Riverside City/Nearest Community: Riverside, Mission Grove, Edgemont, Moreno Valley
Cross Streets: Alessandro Boulevard, Barton Street Zip Code: 92508

Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 8 " N / 117 ° 18 ' 33 " W Total Acres: 48.64
Assessor's Parcel No.: 263-060-022, -024, -026 Section: 9 Twp.: 3 South Range: 4 West Base: Riverside East
Within 2 Miles: State Hwy #: SR-60, I-215 Waterways: jurisdictional drainages, Drainage A and Drainage B
Airports: March Air Reserve Base Railways: Metrolink Schools: Taft & JFK Elementary

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS Other:
[ ] Mit Neg Dec Other:

State Clearinghouse logo

JUL 28 2020

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: see project description

STATE CLEARINGHOUSE

Development Type:

[ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[X] Industrial: Sq.ft. 603,100 Acres 48.64 Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: B/OP - Business/Office Park, Zoning: BMP-SP Business and Manufacturing Park and Specific Plan

Project Description: (please use a separate page if necessary)

Refer to separate page attached.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation   |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction  |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of   |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission   |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u>   |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                             |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                                   |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                         |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy   |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy  |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission  |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants   |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                              | <input checked="" type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency  |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                          |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of  |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District (AQMD)</u> |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 28, 2020 Ending Date August 27, 2020

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Ruth Villalobos &amp; Associates, Inc.</u>	Applicant: <u>Darrell A. Butler and Khosoro Khaloghli</u>
Address: <u>3602 Inland Empire Blvd., Suite C310</u>	Address: <u>3241 Laguna Boulevard</u>
City/State/Zip: <u>Ontario, CA 91764</u>	City/State/Zip: <u>Laguna Beach, CA 92509</u>
Contact: <u>Sonya Hooker</u>	Phone: <u>949-632-9892</u>
Phone: <u>909-245-1128</u>	

**Signature of Lead Agency Representative:** VHernandez Digitally signed by VHernandez  
Date: 2020.07.27 09:44:26 -0700' **Date:** 7/27/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **SCH Notice of Completion & Environmental Document Transmittal**

### **City of Riverside – Sycamore Hills Distribution Center**

#### **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 – 1) To allow Building A to be served by fewer parking spaces than required by the Zoning Code; 2) To allow combination retaining/ freestanding walls wherein the retaining portion exceeds the City of Riverside Municipal Code's (RMC) maximum allowable height; and 3) 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.