



Community & Economic Development Department

Planning Division

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

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

### Sycamore Hills Distribution Center State Clearinghouse No. 2020079023

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. 2020079023, for the project as described below.

**PROJECT TITLE:** Sycamore Hills Distribution Center

**PROJECT APPLICANT:** Darrell Butler and Khosro Khaloghli

**PROJECT LOCATION:** The Project site is located on the north side of Alessandro Boulevard, east of Barton Street and west of San Geronimo 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 DESCRIPTION:** The Project consists of the 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 0.63-acre, for a total acreage of 12.23 acres.

Parcel C is proposed to be developed with a trailhead parking lot, totaling 1.18 acres, to serve 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 is proposed to be dedicated to the City.



Implementation of the proposed Project will require the following discretionary approvals:

- **Parcel Map (P20-0025)** – To subdivide 48.64 acres into 5 parcels;
- **Minor Conditional Use Permit (P19-0626)** – To permit an industrial building over 400,000 square feet in size;
- **Design Review (P19-0627)** – For the proposed site design and building elevations review;
- **Variances (P20-0258)** – 1) To allow the installation of combination retaining/freestanding walls wherein the retaining portion ranges from 6.4 to 7.6 feet in height, where a maximum retaining portion height of 4 feet is permitted by the Zoning Code, and 2) To allow combination retaining/freestanding walls with a combined height of 14.4 feet, where a maximum combined height of 10 feet is permitted by the Zoning Code;
- **Grading Exception (P20-0282)** – To allow the height of retaining walls not open to public view to be up to 11.5 feet, where the Grading Code allows a maximum height of 6 feet; and
- **Environmental Impact Report (P20-0024).**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The Draft EIR determined that the following issue areas have potentially significant environmental impacts that will be mitigated to a level below significance: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The following issue area has potentially significant environmental impacts that were determined to be significant and unavoidable: Transportation/Vehicle Miles Traveled.

**PUBLIC REVIEW PERIOD:** The Draft EIR is available for public review and comment beginning Tuesday, June 8, 2021, and ending Thursday, July 22, 2021. An electronic copy of the Draft EIR is available for public review on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>. If unable to access the electronic copy, please contact Veronica Hernandez, Senior Planner at (951) 826-3965 or [vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov).

Due to current COVID-19 guidance from the California Department of Public Health, and the current limited hours of government facilities, copies of the Draft EIR will be made available for public viewing at the following City facilities: (1) Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Third Floor, Riverside, CA 92522 from 9 AM to 4 PM Mondays, Tuesdays, Thursdays, and Fridays and from 10 AM to 4 PM on Wednesdays; and (2) Riverside Public Library, Orange Terrace Branch, 20010-B Orange Terrace Parkway, Riverside, CA 92508 from 2 PM to 5 PM Tuesdays and Thursdays and 11 AM to 2 PM on Saturdays. Questions related to Draft EIR availability should be directed to the project contact.

Responses to this Draft EIR should be sent to Veronica Hernandez, Senior Planner, no later than 5:00 p.m. on Thursday, July 22, 2021 at the following address:

**LEAD AGENCY:**

City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3rd Floor  
Riverside, California 92522  
Attn: Veronica Hernandez, Senior Planner  
(951) 826-3965  
[vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov)

**PUBLIC HEARING:** Notification of the date, time and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

**HAZARDOUS MATERIALS STATEMENT:** The applicant has certified that the project site is not a listed toxic site pursuant to Government Code Section 65962.5.

**NOTES:** It should be noted that this project has been found to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan by the City of Riverside. In addition, Tribal Consultations have been conducted.