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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020079023

Project Title: Sycamore Hills Distribution Center

Lead Agency: City of Riverside

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Project Location: Riverside (*City*) Riverside (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project is located in the eastern part of the City of Riverside, east of Barton Street, west of Sycamore Canyon Boulevard, and north of Alessandro Boulevard, south of the Sycamore Canyon Wilderness Park, within the Sycamore Canyon Business Park Specific Plan. The Project includes development of two warehouse buildings and associated improvements including parking, fencing and walls, landscaping, fire lanes and water quality treatment areas. A Tentative Parcel Map, No. 36734 (P20-0025) is required to subdivide the site into two parcels (1 & 2) and three lettered parcels (A, B, C). Parcel 1 would include Building A, a 400,000 square foot (SF) warehouse, and Parcel 2 would include Building B, a 203,100 SF warehouse, for a combined total of 603,100 SF, which requires a Minor Conditional Use Permit (P19-0626). Variances (P20-0258) and Grading Exception (P20-0282) are required for proposed walls that exceed the municipal code's maximum allowable height, less parking than required by the code, and retaining walls that exceed six feet in vertical height. Design Review (P19-0627) is required for the proposed grading, landscape, and architectural plans.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: The project site contains two drainages with riparian vegetation, considered waters of the US/ streambeds (CDFW jurisdiction) that supports Least bell's vireo (Vireo bellii pusillus, federally and state endangered). The Project will result in 0.80 acre of permanent impacts and 0.02 acre temporary impacts to riparian/riverine areas. Mitigation measures to reduce impacts include: noise reducing measures for construction activities, dust control measures, construction worker training, enhancement and restoration of onsite preserved riparian/riverine, creation of in-kind riparian woodland.

Cultural/ Tribal Cultural Resources: There are 14 bedrock outcrops with milling features located in Parcels 2 and C. The Project has been designed to minimize the removal of these resources to the greatest extent possible, however, it would result in impacts to six out of fourteen bedrock outcrops, 14 of 36 milling slicks, and three of seven complete milling sites. Mitigation measures to reduce impacts include: archaeological & Native American monitoring, cultural sensitivity training, treatment and disposition of cultural resources, fencing of the avoided sites, relocation of impacted sites, long-term preservation plan, and controlled grading.

Transportation/Vehicle Miles Traveled: The Project is estimated to exceed the current City of Riverside VMT per employee by 18.66% in base year (2012) and 30.97% in cumulative year (2040). Given that the maximum percent reduction is 15% through feasible TDM measures, the Project cannot reduce the Project-generated VMT to below the threshold of 15% below the current City of Riverside VMT per employee.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised by the public and agencies during the Notice of Preparation (NOP) of the EIR include: Metropolitan Water District of Southern California owns and operates facilities adjacent to the project site; the Regional Transit Authority (RTA) requested a sidewalk on Alessandro Boulevard that is ADA compliant; South Coast Air Quality Management District (SCAQMD) made recommendations on analyzing air quality and expressed staff's concerns about potential public health impacts of siting warehouses within close proximity of sensitive land uses, provides recommended mitigation measures in the event the project results in significant adverse air quality impacts, and design considerations to further reduce potential air quality and health risk impacts; California Department of Fish and Wildlife (CDFW) had recommendations on what to include in the EIR's assessment of biological resources including an assessment of biological resources, in the analysis of direct, indirect, and cumulative impacts, alternatives analysis, use of persons with expertise in Southern California ecosystems for preparation of habitat revegetation/restoration plans, avoidance and minimization measures to avoid impacts to nesting birds, recommends early consultation and a Mitigation Monitoring and Reporting Program be prepared, and compliance with the MSHCP; Mitchell Tsai (attorney for Southwest Regional Council of Carpenters stated the City should require the applicant to hire locals and pay prevailing wages, build the Project to exceed 2019 CA Green Building Code and County of LA 2020 Green Building Code Standards, due to the COVID-19 Crisis the project may adversely affect human beings; Nick Tavaglione request the traffic report/documents justify the proposed existing traffic signal elimination and additional traffic signal; Len Nunney (Friends of Riverside's Hills) commented the following should be addressed in the EIR: all developments in area, construction traffic, project's proximity to Sycamore Canyon Wilderness Park, urban/wildlands interface impacts, aesthetics and view impacts, cultural resources, energy, geology and soils, land use/planning, recreation, traffic, noise, light, water supply, air quality and water quality impacts.

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board
California Department of Fish and Wildlife
US Army Corps of Engineers
US Fish and Wildlife Service
Western Municipal Water District
South Coast Air Quality Management District