

NOTICE OF DETERMINATION

To: County of Riverside
County Clerk & Recorder
P.O. Box 751
2724 Gateway Drive
Riverside, Ca 92507-0751
(951) 486-7405
 Office of Planning & Research
P.O. Box 3044,
1400 Tenth Street, Room 222
Sacramento, Ca 95812-3044

From: City of Riverside
Community & Economic Development
Department - Planning Division
3900 Main Street, 3rd floor
Riverside, CA 92522
(951) 826-5625

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2020079023

Project Title: Sycamore Hills Distribution Center – Planning Cases P20-0025 (Tentative Parcel Map No. 36734), P19-0627 (Design Review), P19-0626 (Minor Conditional Use Permit), P20-0258 (Wall and Parking Variances), P20-0282 (Grading Exception), and P20-0024 (Environmental Impact Report)

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 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 Description: Proposal to develop 48.64 acres with two warehouse buildings and associated improvements including parking, fencing and walls, landscaping, and water quality treatment areas. The Project proposes to subdivide the site into 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. Parcels A and B contain an existing 11.6-acre Restricted Property. The proposed Project includes expansion of the Restricted Property by a net 0.63-acre, for a total acreage of 12.23 acres, and reconfiguration to allow Parcel 1 to extend to Alessandro Boulevard for access to Building A. 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 requires 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;

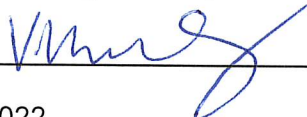
- Design Review (P19-0627): For the proposed site design and building elevations;
- Variances (P20-0258): 1) To allow installation of combination retaining/freestanding walls wherein the retaining walls are up to 7.6 feet in height, where a maximum height of 4 feet is permitted by the Zoning Code; 2) 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; and 3) to allow 388 parking spaces for Building A, where 430 parking spaces are required by the City's Municipal Code.
- Grading Exception (P20-0282): 1) 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 (P19-0905).

The Draft EIR determined that the Project will have a significant effect on the environment

This is to advise that the above-described entitlements and above-described project were approved by the Riverside City Council on ~~December 14, 2021~~ January 25, 2022 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature:  Title: Senior Planner
 Date: 01/27/2022 Date Received for filing at OPR: _____