



City of Arts & Innovation

# COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT Planning Division

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** August 18, 2015

**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties

**PROJECT TITLE:** Sycamore Canyon Business Park Buildings 1 and 2

**PROJECT APPLICANT:** HPA, Inc.

**PROJECT LOCATION:** The project site is located within Section 4, Township 3 South, Range 4 West. The proposed development is located in the eastern portion of the City of Riverside on approximately 72 net acres within the Sycamore Canyon Business Park, in the Sycamore Canyon/Canyon Springs neighborhood of the City (**Figure 1 – Vicinity Map** and **Figure 2 – Location Map**). Specifically, the project site is located west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive, west of Lance Drive. The project site is bounded by residential uses to the north, northwest, and northeast, large-scale light industrial uses to the east and south, and the Sycamore Canyon Wilderness Park to the west. The project site is located on land designated for B/OP (Business/Office Park) and zoned for BMP (Business and Manufacturing Park Zone), which permit light industrial uses.

**AFFECTED ASSESSOR'S PARCELS:** 263-020-003, 263-020-004, 263-020-005, 263-020-006, 263-300-001, 263-300-003, 263-300-003, 263-300-004, 263-300-005, 263-300-006, 263-300-025, 263-300-026, 263-300-029, 263-300-030, 263-300-033, 263-300-034, 263-300-035, 263-300-036.

**PROJECT DESCRIPTION:** The proposed project consists of the grading, construction, and operation of a total approximately 1.4 million square feet of light industrial office and warehousing contained within two buildings on site, which will be subdivided into two parcels. Specifically, Building 1 will be sited within the southern three-quarters of the project site (Parcel 1) and will consist of 10,000 square feet of office space, 1,002,995 square feet of warehouse, 72 dock doors along the east side of the structure and 75 dock doors along the west side of the structure, 444 parking stalls, and 359 trailer stalls. Building 2 will be sited along the northern quarter of the project site (Parcel 2), and will consist of 10,000 square feet of office space, 410,604 square feet of warehouse, 48 dock doors along the south side of the structure, 191 parking stalls, and 80 trailer stalls (**Figure 3 – Site Plan**). Building 1 will be approximately 41 feet in height from grade, and Building 2 will be approximately 37 feet in height from grade.

The project site will also include sand filter water quality basins and a detention basin along the southern perimeter of the site, and water quality bioretention and bioinfiltration basins along the eastern perimeter of the site on Parcel 1, and another sand filter water quality basin in the northeastern perimeter of the site on Parcel 2. Access to Parcel 1 will be provided by two proposed driveways from Lance Drive, and access to Parcel 2 will be provided by one proposed driveway from Lance Drive. On-site landscaping will also be provided around the clude perimeters of Parcels 1 and

2. Additionally, a trail easement will be provided on site along the southern boundary of Parcel 1 to provide connectivity for recreational users of the Sycamore Canyon Wilderness Park from Lance Drive in the Sycamore Canyon Business Park.

The proposed project will include the following discretionary actions by the City of Riverside: amendment to the General Plan Circulation Element, amendment to the Sycamore Canyon Business Park Specific Plan's Circulation Plan, Tentative Parcel Map, Design Review, and Minor Conditional Use Permit.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The City of Riverside, as the Lead Agency, has determined that an Environmental Impact Report (EIR) will need to be prepared. The EIR will be comprehensive in nature, evaluated all issues noted in the CEQA Appendix G Environmental Checklist and Appendix F Energy Conservation. The following issues will be addressed in the DEIR:

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| · Aesthetics                         | · Agriculture & Forestry Resources |
| · Air Quality                        | · Biological Resources             |
| · Cultural Resources                 | · Energy Conservation              |
| · Geology & Soils                    | · Greenhouse Gas Emissions         |
| · Hazards & Hazardous Materials      | · Hydrology & Water Quality        |
| · Land Use & Planning                | · Mineral Resources                |
| · Noise                              | · Population/Housing               |
| · Public Services                    | · Recreation                       |
| · Transportation/Traffic             | · Utilities & Service Systems      |
| · Mandatory Findings of Significance |                                    |

The EIR will address the short- and long-term effects of the project on the environment and will evaluate the potential for the project to cause direct and indirect impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the EIR. For those impacts determined to be significant, feasible mitigation measures will be proposed. A mitigation monitoring program will be developed as required by State CEQA Guidelines Section 15126.4.

The environmental determination in this Notice of Preparation is subject to a **30-day public review period** per Public Resources Code Section 21080.4(a) and State CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations and individuals have the opportunity to identify those environmental issues that have the potential to be affected by the project and that should be addressed in the EIR. For this project, the public review period is: **August 18, 2015 through September 16, 2015.**

A copy of the Notice of Preparation for the proposed project is available for public review at the Lead Agency:

**LEAD AGENCY:**

City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3rd Floor  
Riverside, California 92522  
Attn: Kyle Smith, AICP, Senior Planner

(951) 826-5220

[KJSmith@riversideca.gov](mailto:KJSmith@riversideca.gov)

In addition, an electronic copy of the Notice of Preparation will be made available on the City of Riverside website: <http://www.riversideca.gov/ceqa>

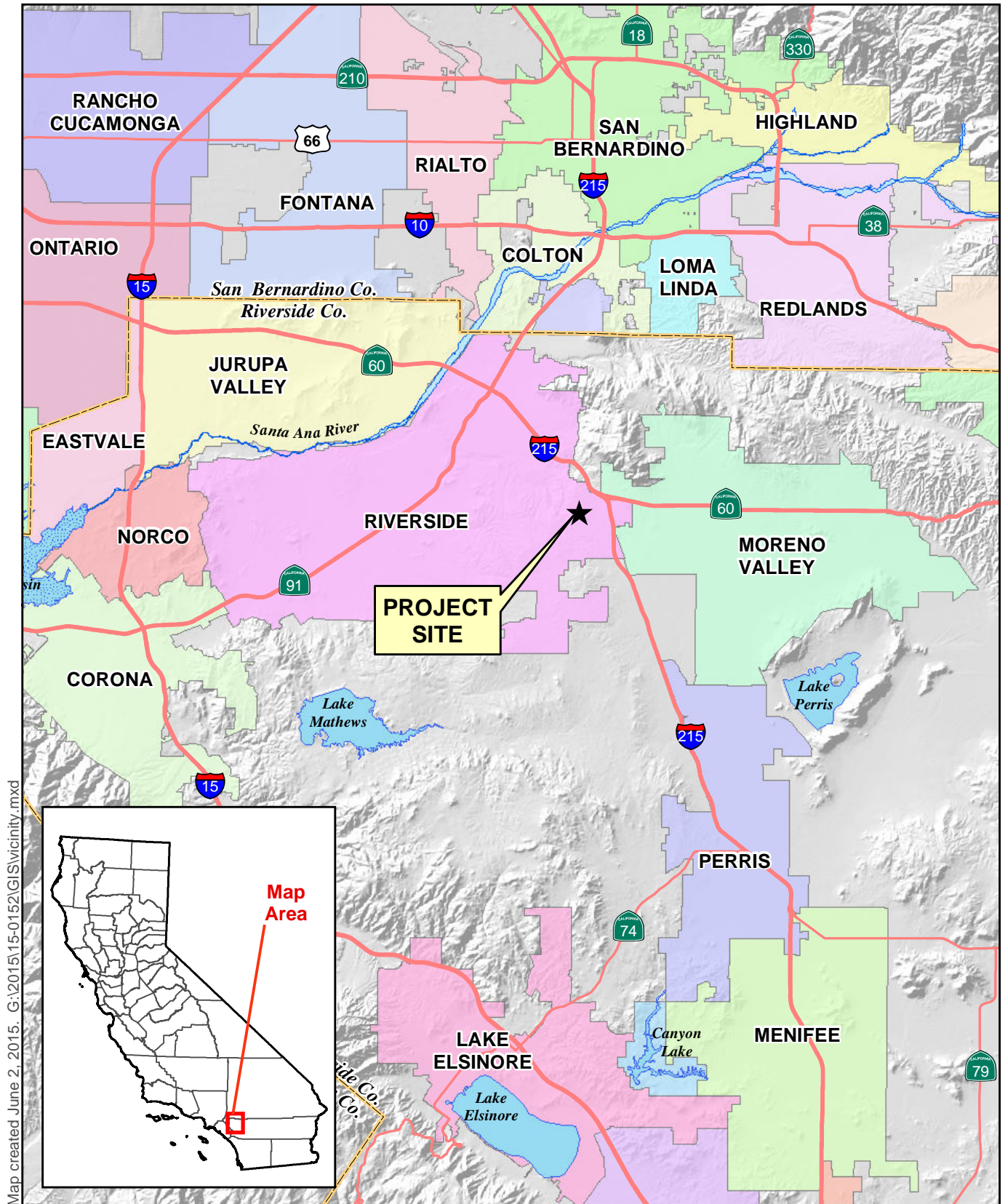
Please send your response to Kyle Smith, AICP, Senior Planner, at the physical or email address as shown above. We will need the name of a contact person in your agency or organization, if applicable.

**NEIGHBORHOOD MEETING:**

A public neighborhood meeting will be held on **August 26, 2015**, at **6:30 pm – 7:30 pm** located at **6465 Sycamore Canyon Boulevard, Riverside, CA 92507**.

At this meeting, agencies, organizations, and members of the public will be provided a brief presentation on the project and will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed Sycamore Canyon Business Park Buildings 1 and 2 Project.

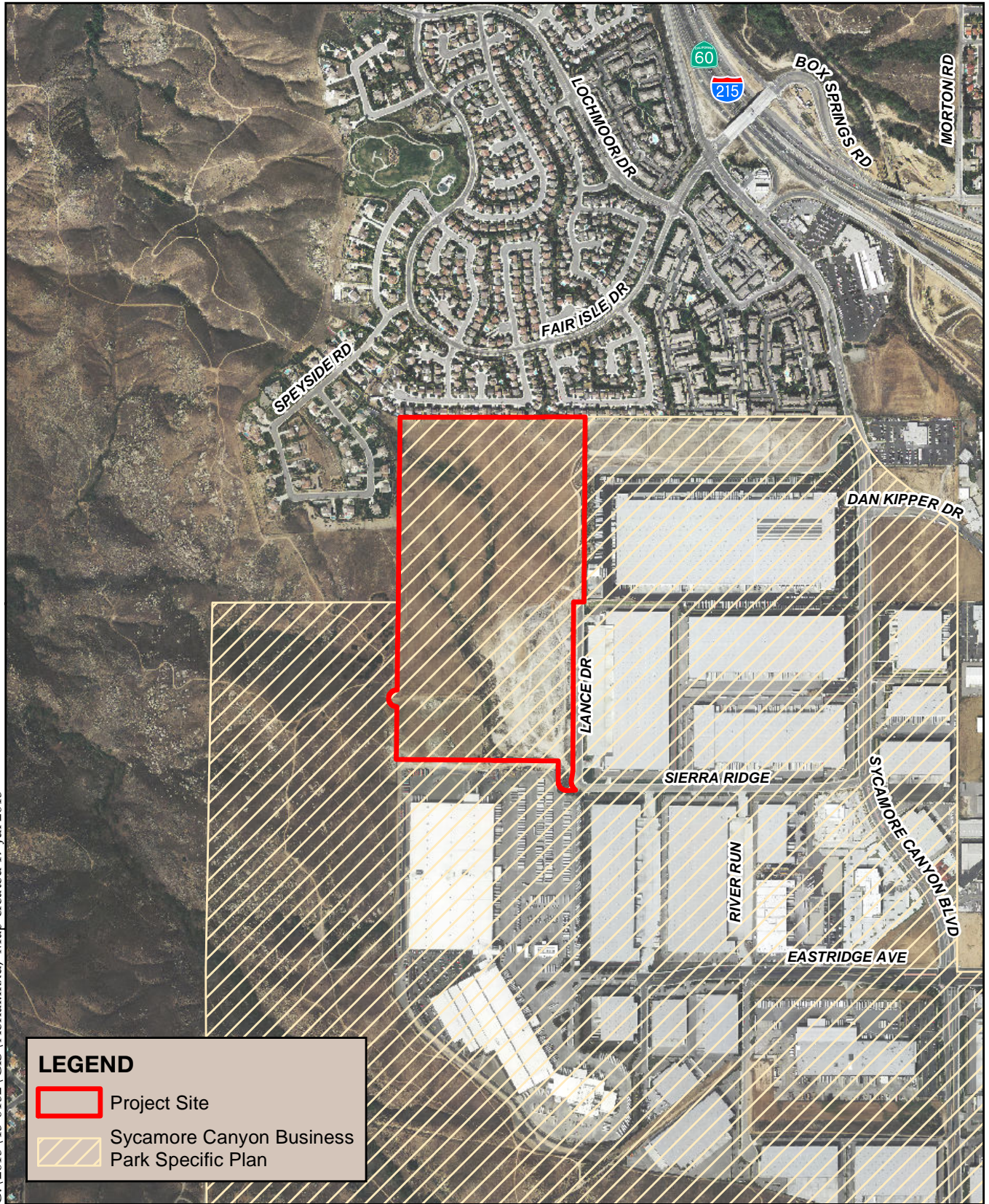
Please contact the Community & Economic Development Department's Planning Division at (951) 826-5371 if you have any questions about this meeting.



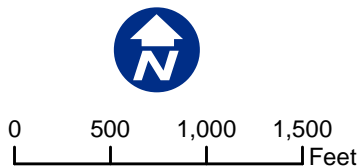
**Figure 1 – Vicinity Map**  
Sycamore Canyon Business Park Buildings 1 and 2



G:\2015\15-0152\GIS\Aerial.mxd; Map created 17 Jul 2015

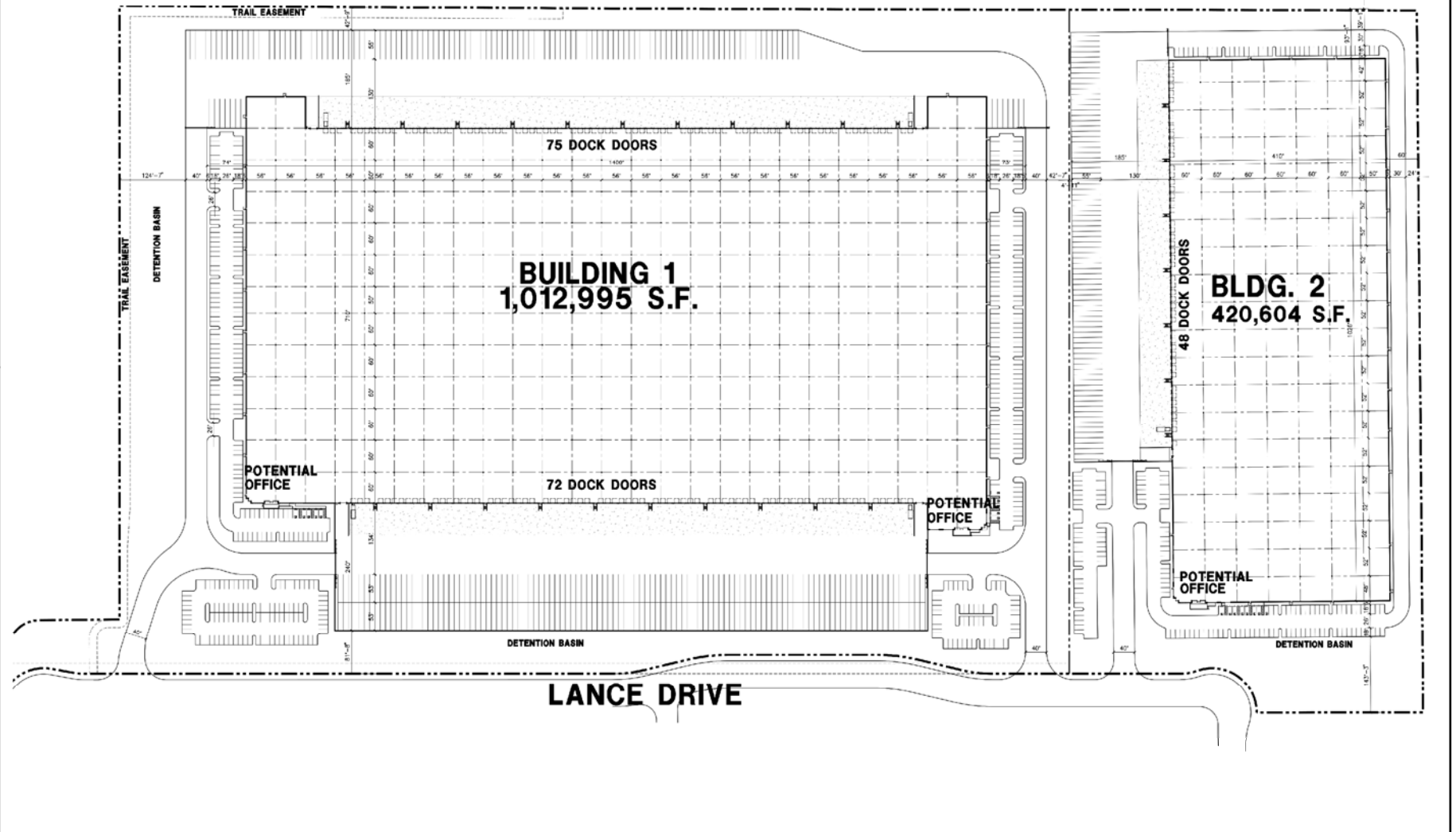


Sources: Eagle Aerial, 2012.



**Figure 2 - Location Map**  
Sycamore Canyon Business Park Buildings 1 and 2





Source: HPA Architecture, July 2015.

**Figure 3 - Proposed Site Plan**  
Sycamore Canyon Business Park Buildings 1 and 2



Not to Scale