

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

410B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 1, 2007

SUBJECT: CHANGE OF ZONE NO. 7312 / PLOT PLAN NO. 21371 (FTA NO. 2006-03) – MITIGATED NEGATIVE DECLARATION – Applicant: Hogle-Ireland Inc. – Engineer / Representative: Huitt-Zollars-Robert Sundstorm - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD-HI) (0.15 - 0.50 Floor Area Ratio) – Location: Northerly of the Santa Ana River, southerly of the Union Pacific Railroad, and southeasterly corner of Clay Street and General Drive – 21.35 Gross Acres - Zoning: Manufacturing-Heavy (M-H) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Manufacturing-Service Commercial (M-SC) to Manufacturing-Heavy (M-H) for Assessor's Parcel Numbers 163-400-017 and 163-400-016. Assessor's Parcel Number 163-400-014's existing zoning is Manufacturing-Heavy (M-H). The Plot Plan proposes three (3) industrial buildings on a 21.35 gross acre site with a floor area ratio of 0.29 consisting of 2,000 square feet of office mezzanine(s) for each building, 367,314 square feet of landscaping area, 298,532 square feet of paved area, and 370 parking spaces. The total building square footage proposed is 270,146 square feet as follows: building one (1) proposes 79,761 square feet with 10 loading docks in Lot one (1); building two (2) proposes 113,669 square feet with 13 loading docks in Lot three (3); and building three (3) proposes 76,716 square feet with 12 loading docks in Lot eight (8). This project site is affected by the Mira Loma Warehousing/Distribution Center Policy Area and is within compatibility zone D of the Riverside Municipal Airport.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:



Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE
DATE 10/26/07
Tina Grande
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref. | District: Second | Agenda Number:

15.5

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7312 / PLOT PLAN NO. 21371 (FTA NO. 2006-03)

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40650**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7312**, from Manufacturing-Service Commercial (M-SC) to Manufacturing-Heavy (M-H), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 21371**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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689-7241

October 12, 2007

Clerk of the Board
4080 Lemon Street, 1st Floor
Riverside, CA 92502-1147

Re: Fast Track Change of Zone No. 7312 and Plot Plan No. 21371
(FTA No. 2006-03), Birtcher Center at General Drive,
Birtcher Development, LLC
Board Hearing: October 16, 2007

Honorable Board of Supervisors:

Arroyo Partners, LLC is the property owner of AP #163-400-018-3 (Parcel 2 of PM 24176) located at 6580 General Dr., Riverside, CA 92509. This approximately 25-acre property is developed by the tenant Crest Steel Corporation and has been at this location since 1990. The Crest Steel plant includes offices and warehouse facilities and employs approximately 60 people. In addition, the facility has a large yard area for the storage of structural steel products. The Crest Steel plant receives structural steel and other steel mill shapes from an adjacent Union Pacific Railroad spur and ships these steel products via truck to numerous locations. The primary vehicular access to the property is from General Drive. The approximate average heavy truck ingress/egress trips per day for this facility is 50 and on a peak day this number can be as high as 62. In addition, the facility has onsite employee/guest parking for approximately 42 passenger vehicles.

Reliance Steel & Aluminum, a publicly traded company, recently purchased the Crest Steel Corporation and this event required some organizational changes. Crest Steel has had various discussions with Birtcher Development regarding their proposed project and is continuing this dialogue and the associated process. They were informed of the August Planning Commission hearing, but Crest Steel was unable to evaluate the impacts to its property and to the Crest Steel facility prior to that hearing due in part to the aforementioned organizational changes. Crest Steel apologizes for not bringing its concerns to the County's attention at the Planning Commission hearing.

The Crest Steel plant is located easterly and adjacent to the proposed Birtcher Center development. Specifically, Crest Steel abuts Lot #1 and Lot #3 of the Birtcher project. The previously described access to the Crest Steel property is provided by a 40 foot wide access road that extends from the General Drive cul-de-sac across the Birtcher Lot #1 to the west side of Crest Steel. It should be noted that the Crest Steel parcel does not have frontage along the General Drive cul-de-sac. Various utilities, including domestic water and fire mains, are located within the 40-foot wide access road. This access road is located within a private road easement

across Birtcher Lot #1 (parcel 1 of PM 24176) and is for the benefit of the Crest Steel parcel (parcel 2 of PM 24176). The private road easement is a record easement per PM 24176, the underlying parcel map for both the Crest Steel parcel and Birtcher Lot #1 and Lot #3 parcels. The Birtcher project is proposing to relocate this access road from its present location to the extreme south edge of their Lot #1. This relocation will also require relocation of a portion of this access road within the Crest Steel parcel.

The previously described access road includes appurtenant facilities now located within the fee-owned portion of the Birtcher Lot #1 parcel. These include a call button and speaker (contained within a raised island) for purposes of contacting the main Crest Steel offices, located in the easterly portion of the property. This system allows the electric access gate (located along the Crest parcel's westerly property line at the access road) to be opened by Crest Steel personnel. This gate and its associated system are critical to the facility's security and operations. The previously described access road, as well as the utilities located within the access road area, are also extremely critical to the operation of the Crest Steel facility.

Crest Steel has recently reviewed various documents prepared by Birtcher and their consultants regarding their proposed project. These include the Traffic Impact Analysis ("TIA") (Revised) report dated April 30, 2007 prepared by Kunzman Associates. Section III B.1 of this report under "Existing Land Uses" for adjacent property to the east of the Birtcher property states "Vacant". This is incorrect because the Crest Steel property is east of and adjacent to both lots in the Birtcher property. Further, the Kunzman report makes no mention of the Crest Steel property. The Riverside County Transportation Department Traffic Impact Analysis Preparation Guide, dated August 2005, under section 10.4 "On-site Circulation" states (in part) the following: "The TIA shall examine the proposed on-site circulation for the project and address its adequacy." In the case of the Birtcher project, the TIA is inadequate because it fails to evaluate the issues associated with relocating the access road to Crest Steel and how this new road will integrate with the on-site circulation of the Birtcher project.

Regarding Exhibit A1-1 of Plot Plan 22513, this exhibit does not depict and label the existing access road or the appurtenant facilities such as the previously described island for the gate call button and speaker. This plot plan also does not depict the relocated driveway alignment within the Crest Steel site that will need to be constructed in order to connect the Crest Steel existing onsite roads to the proposed terminus of the relocated offsite access road across Birtcher Lot #1. This onsite improvement on the Crest Steel property will require new asphalt concrete pavement, grading, and related improvements that benefit Birtcher and not Crest Steel. As such, these improvements need to be depicted on their project documents and ultimately on their construction documents. The typical associated WQMP and SWPPP documents should also reflect the onsite improvement on the Crest Steel site.

In addition, the Plot Plan exhibit also depicts an offsite "Fire Access" across the Crest Steel property. This proposed access has not been coordinated with the existing onsite roads on the Crest Steel property. In addition, there may be vertical roadway design and associated surface drainage issues with this proposed roadway. Due to these various omissions and inaccuracies, Crest Steel has concerns about the review by County staff and the adequacy of the Conditions of Approval. An example of this would be Condition of Approval 10.Fire 008 "Use-#25-Gate Entrances". This condition requires gate entrances to be at least 2 feet wider than the width of the traffic lanes serving that gate. This condition will impact the relocated gate along the access road to Crest Steel property. The Plot Plan does not reflect the previously described electric gate nor does it show a proposed gate along the relocated access road. Explicit Conditions of Approval should be included in the Plot Plan approval that require Birtcher to address the impacts to the Crest Steel property from the proposed access road relocation. A suggested condition is as follows:

"Lot #1 of the proposed development contains an existing access road to the adjacent property to the east commonly known as the Crest Steel property (163-400-018). This access road traverses the Lot #1 property within a private road easement and provides the primary access for the Crest Steel property. The applicant is proposing to relocate this access road to the extreme southerly side of their Lot #1 and to incorporate this access road into their onsite circulation/fire lane. The relocation of the access road will require various improvements on the adjacent property as depicted on Exhibit " _ ". The applicant will coordinate with the adjacent property owner regarding the required improvements. In addition, the applicant will insure that the Crest Steel plant maintains ingress/egress and utility service at all times including the construction phase."

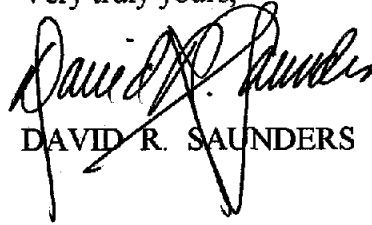
There are various supporting exhibits that were prepared in conjunction with the Plot Plan for this project. It would be appropriate that a separate specific exhibit be prepared and incorporated into the Plot Plan document package. This exhibit should depict the relocated access road/offsite fire access road and the associated revisions to the onsite roads on the Crest Steel property. This document could also provide greater detail and specific relevant information about the proposed improvements.

Arroyo Partners LLC and Crest Steel cannot support this project as it is presently proposed because it does not adequately address several key issues regarding the access to the Crest Steel plant. In addition, the project as presently proposed may have adverse impacts to Crest Steel's operations.

Clerk of the Board
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Arroyo Partners and Crest Steel appreciate the opportunity to provide input to the County regarding this proposed project. If you have any questions, please feel free to contact Gary J. Laughlin of Laughlin & Associates at 909-628-9446. Again, my clients apologize for not providing these comments in a more timely manner.

Very truly yours,



DAVID R. SAUNDERS

DRS:dr

cc: Mr. Christian Hinojosa, County of Riverside Planning Department
Adam Hemmer, Birtcher Development & Investments
Arroyo Partners, LLC
Crest Steel Corporation
Gary Laughlin

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