REVIEWED BY EXECUTIVE OFFICE Departmental Concurrence

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

914B



FROM: TLMA - Planning Department

SUBMITTAL DATE: June 7, 2011

SUBJECT; APPEALS OF PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2011-004, TO CERTIFY EIR NO. 450; DENY, IN PART, AN APPEAL OF THE PLANNING **DIRECTOR'S ACTION; APPROVE PLOT PLAN NOS. 16979, 18875, 18876, 18877 AND** 18879 - EIR00450 - Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management, LLC - Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) - Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street - 44.57 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) - REQUEST: Center for Community Action and Environmental Justice (CCAEJ) requests an appeal for Plot Plan Nos. 16979, 18875, 18876, 18877 and 18879 of the Planning Commission's decision to deny, in part, an appeal of the Planning Director's Action and approval issued on April 6, 2011. The Environmental Impact Report analyzes the potential environmental impacts of Plot Plan Nos. 16979, 18875, 18876, 18877 and 18879. Plot Plan No. 16979 proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).

		Gregory A. Neal, Deputy Director fo
		Carolyn Syms Luna Planning Director
Initials: CSL:vc		Planning Director
	•	(continued on attached page)
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Policy M \boxtimes Consent

Dep't Recomm.: Exec. Ofc.:

Per

Prev. Agn. Ref.

District: Second

Agenda Number:

The Honorable Board of Supervisors

Re: APPEALS OF PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2011-004, TO CERTIFY EIR NO. 450; DENY, IN PART, AN APPEAL OF THE PLANNING DIRECTOR'S ACTION; APPROVE PLOT PLAN NOS. 16979, 18875, 18876, 18877 AND 18879

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Plot Plan No. 18875 proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10.860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18879 proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

BACKGROUND:

The project was tentatively approved at the May 17, 2011, Board of Supervisors hearing in order to allow County Counsel additional time to prepare Resolution No. 2011-170 attached that would exclude references to Plot Plan No. 17788.

RECOMMENDED MOTION:

<u>ADOPT</u> RESOLUTION NO. 2011-170 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 450, which has been completed in compliance with CEQA Guidelines; and,

<u>DENY</u> the <u>APPEAL</u> and <u>APPROVE</u> <u>PLOT PLAN NOS. 16979, 18875, 18876, 18877 AND 18879, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.</u>