

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

636B



REVIEWED BY EXECUTIVE OFFICE

DATE 8/9/11 TMJ

Departmental Concurrence
Tina Grande

FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 4, 2011

SUBJECT: PLOT PLAN NO. 20699, REVISED PERMIT NO. 1 (Fast Track Authorization No. 2011-05) – Intent to Certify Addendum No. 1 to Environmental Impact Report No. 485 – Applicant: David Drake, Trammel Crow Company – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Blanding Way and westerly of Interstate Highway 215 – 68.85 Gross Acres – Zoning: Industrial Park (IP) – **REQUEST:** This, the first Revised Permit to the approved Plot Plan, proposes to develop 3 warehousing and distribution industrial buildings with a total building area of 1,205,660 square feet with 40,000 square feet of office space, 1,165,660 square feet of warehouse space, 831 parking spaces, 196 trailer parking spaces and 168 loading docks. Addendum No. 1 to Environmental Impact Report No. 485 has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed project, and would not result in significant effects on the environment with additional mitigation measures. **BACKGROUND:** Environmental Impact Report No. 485 analyzed the potential environmental impacts of Tentative Parcel Map No. 33942 and Plot Plan No. 20699 certified by the Riverside County Planning Commission on June 25, 2008. The Tentative Parcel Map was a Schedule 'E' subdivision of 68.85 gross acres into 7 industrial parcels ranging in size from 1.32 acres to 30.39 acres. The Plot Plan proposed to develop five (5) warehousing and distribution industrial buildings with a total building area of 1,206,710 square feet with 34,000 square feet of office space, 1,172,710 square feet of warehouse space, 927 auto and trailer parking spaces and 176 loading docks on a 68.85 gross acre site.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on next page)

Dept's Recomm.: Policy
Per Exec. Ofc.: Policy

Prev. Agn. Ref.

District: First

Agenda Number:

16.2

The Honorable Board of Supervisors

Re: PLOT PLAN NO. 20699, REVISED PERMIT NO. 1 (Fast Track Authorization No. 2011-05)

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RECOMMENDED MOTION:

CONSIDER THE ADDENDUM WITH ENVIRONMENTAL IMPACT REPORT NO. 485, which has been completed in compliance with the EIR Guidelines and Riverside County CEQA implementation procedures prior to making a decision on the project; and,

APPROVAL of **PLOT PLAN NO. 20699, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.