

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

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FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 24, 2014

SUBJECT: PLOT PLAN NO. 25461- (FTA 2013-03)- EA42637 - Applicant: John Burroughs, Commerce Construction Co., L.P. – First/First Supervisorial District – Mead Valley Area Plan: Specific Plan (Light Industrial) – Location: Northerly of Cajalco Expressway, southerly of Martin St., easterly of Seaton Ave. and westerly of Harvill Ave. – 57.9 acres – Zoning: Specific Plan (SP) – REQUEST: Permit a 1,191,500 square foot warehouse/logistics center with 182 loading docks, 212 automobile parking spaces and 417 truck and trailer parking spaces. The project includes a 3.4 acre detention basin and will also export approximately 181,100 cubic yards of material to an adjacent property, across Harvill Ave.

RECOMMENDED MOTION: That the Board of Supervisors:

CONSIDER ADDENDUM NO. 1 TO EIR NO. 466, based on the findings incorporated in the initial study and Addendum No. 1 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25461, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the attached staff report.

Juan C. Perez, TLMA Director/
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY: 
County Executive Office Signature Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25461**

DATE: June 24, 2014

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BACKGROUND:

Summary

The Majestic Specific Plan was approved in 2005 and permits 6.2 million square feet of light industrial/warehouse space in the Mead Valley area. The proposed project received Fast Track Status in 2013, granted by EDA for the potential job creation potential. The proposed project is implementing the adopted Specific Plan with the proposed 1.2 million square foot warehouse within Planning Area 2. All issues of concern were addressed during the review of the project. The project abuts rural residential property on the west. A landscape buffer was built into the design of the site plan that places 40 feet of landscaping between the project parking and the property line, and an additional 10 feet of landscaping between the sidewalk and the property line along Seaton Ave (over 50 feet total). Seaton Ave. itself provides additional buffer. The trees on the plan have all been conditioned to be a minimum 24" box tree for all landscape areas of the project. In addition, there is a 12 foot high concrete wall proposed at the property line, to be covered in plantings and screened with trees. The EIR required that a minimum distance be required between the project and the neighboring homes to further reduce the noise. The project exceeds these requirements.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review of the plot plan and through review of consistency with the Specific Plan Environmental Impact Report (EIR466) by Staff.

ATTACHMENTS:

A. Staff Report with Conditions of Approval