



**JAY E. ORR**  
COUNTY EXECUTIVE OFFICER

# MEMORANDUM

## COUNTY OF RIVERSIDE

### EXECUTIVE OFFICE

**GEORGE A. JOHNSON**  
CHIEF ASSISTANT COUNTY EXECUTIVE OFFICER

**ROB FIELD**  
ASSISTANT COUNTY EXECUTIVE OFFICER  
ECONOMIC DEVELOPMENT AGENCY

**MICHAEL T. STOCK**  
ASSISTANT COUNTY EXECUTIVE OFFICER  
HUMAN RESOURCES

**ZAREH SARRAFIAN**  
ASSISTANT COUNTY EXECUTIVE OFFICER  
HEALTH SERVICES

**PAUL McDONNELL**  
ASSISTANT COUNTY EXECUTIVE OFFICER  
COUNTY FINANCE DIRECTOR

**TO:** Kecia Harper-Ihem, Clerk of the Board

**FROM:** George A. Johnson, Chief Assistant CEO

**DATE:** May 11, 2016

**RE:** CONTINUANCE

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Please continue the following item to June 21, 2016:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the Appeal of the Planning Commission's Approval of PLOT PLAN NO. 25422 – ENVIRONMENTAL IMPACT REPORT NO. 537, which proposes an industrial development comprised of three (3) buildings totaling 918,150 square feet. The appeal of the project cited concerns with the conditions of approval and the mitigation measures. The project is located southerly of Alessandro Boulevard, easterly of Gem Lane and westerly of Brown Street in the Lake Mathews / Woodcrest Area, 1<sup>st</sup> District. [\$0]

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16-2

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding Public Hearing on the Appeal of the Planning Commission's Approval of Plot Plan No. 25422 – Environmental Impact Report No. 537, which proposes an industrial development comprised of three (3) buildings totaling 918,150 square feet. The appeal of the project cited concerns with the conditions of approval and the mitigation measures. The project is located southerly of Alessandro Boulevard, easterly of Gem Lane and westerly of Brown Street in the Lake Mathews / Woodcrest Area, 1<sup>st</sup> District.

Matt Straight, Contract Planner Supervisor, presented the matter.

The following people spoke on the matter:

Ms. Miller  
James Thomson  
Andrew Silva

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, May 17, 2016 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 12, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: April 12, 2016  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.

16-2

xc: Planning, COB

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
MARCH 28, 2016

225

**SUBJECT: APPEAL of PLANNING COMMISSION'S DECISION TO APPROVE PLOT PLAN NO. 25422 ENVIRONMENTAL IMPACT REPORT NO. 537** – Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** To take action on the appeal and the project, including the certification of the EIR. The appeal of the project cited concerns with the conditions of approval and the mitigation measures. The Plot Plan proposes an industrial development comprised of 2 buildings totaling 814,630 square feet. The Revised Draft EIR studies the impacts of the project. (100% Deposit Based Funding)

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* DATE: 4/6/16  
BY: ANITA C. WILLS

Departmental Concurrence

*[Signature: Steve Weiss]*  
Steve Weiss, AICP  
Planning Director

(Continued on next page)

*[Signature: Juan C. Perez]* FOR  
Juan C. Perez  
TLMA Director  
**Patricia Romo**  
Assistant Director of Transportation

FINANCIAL DATA	Current Fiscal Year:		Next Fiscal Year:		Total Cost:		Ongoing Cost:		
COST	\$	N/A	\$	N/A	\$	N/A	\$	N/A	
NET COUNTY COST	\$	N/A	\$	N/A	\$	N/A	\$	N/A	
SOURCE OF FUNDS: N/A							Budget Adjustment: N/A		
							For Fiscal Year: N/A		

**C.E.O. RECOMMENDATION:**

APPROVE  
*[Signature: Tina Grande]*  
BY: Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: | District:1 | Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: APPEAL of PLANNING COMMISSION'S DECISION TO APPROVE PLOT PLAN NO. 25422,  
ENVIRONMENTAL IMPACT REPORT NO. 537**

**DATE:** March 28, 2016

**PAGE:** Page 2 of 3

**RECOMMENDED MOTIONS:** That the Board of Supervisors:

**DENY** the appellant's request for the Board of Supervisors to overturn the Planning Commission's approval of PLOT PLAN NO. 25422 and Certification of EIR No. 537; and

**ADOPT RESOLUTION NO. 2016-087** Certifying Environmental Impact Report No. 531 based on the findings and conclusions set forth in the resolution and EIR No. 531; and,

**APPROVE** Plot Plan No. 25422, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The Plot Plan, also known as the Alessandro Commerce Center, proposes to entitle two industrial buildings totaling 814,630 square feet. Building 1 is intended as a logistics warehouse and will occupy 598,190 square feet and Building 2 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 581 parking spaces, a truck parking area and two detention basins and a temporary rock crushing plant. An EIR was prepared to study the environmental impacts of the proposed project.

A lot line adjustment was studied in the EIR as well but is not part of this action.

A similar project was previously approved as Plot Plan 22925. A subsequent lawsuit and settlement agreement required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. Consequently, Plot Plan No. 25422 has a changed layout and number of structures. Impacts are generally reduced by the new design and use. An Environmental Impact Report (EIR) was previously done for the site, EIR No. 510, which was also vacated. A new revised focused EIR (EIR No. 537) has been drafted building on the contents of EIR No. 510. As part of the settlement agreement for the litigation a 6.69 acre Stephens Kangaroo Rat (SKR) corridor/ habitat area was added to the project design.

The Planning Commission approved the project on March 16, 2016. An appeal to the approval was filed on March 23, 2016 by the SoCal Environmental Justice Alliance (represented by the Law Firm Blum|Collins LLP). The filing of the appeal requires a new de-novo hearing before the Board of Supervisors within 30 days.

Please see the attached Board appeal staff report for a detailed response to the appeal. In summary, the Planning Staff has determined that the conditions of approval are appropriate and the CEQA analysis contained in the EIR are adequate and sufficient. Additionally, Staff is proposing the addition of a number of conditions of approval that were not presented to the Planning Commission and were not part of its approval of the project. While reviewing the appeal Staff felt it was important to add these additional conditions to address the concerns of the appeal letter. Please see the appeal staff report for more detail on these new proposed conditions of approval. At this time staff does not request any changes to the documents and recommend the Board uphold the Planning Commission's approval of the project with the additional conditions of approval provided in the attached staff report.

**Impact on Citizens and Businesses**

All potential impacts were analyzed in the Environmental Impact Report No. 537.

**ATTACHMENTS:**

- A. **RESOLUTION NO. 2016-087**
- B. **APPEAL STAFF REPORT**

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- C. APPEAL APPLICATION**
- D. PLANNING COMMISSION MEMOS (2)**
- E. PLANNING COMMISSION STAFF REPORT**