

Agenda Item No.: 4.3
Area Plan: Lake Mathews/Woodcrest
Zoning District: March Area
Supervisory District: First
Project Planner: Jeffery Childers
Directors Hearing: July 13, 2009

EIR Number: 510
Plot Plan No. 22925
Applicant: Hogle-Ireland, Inc.
Engineer/Representative: Rick Engineering, Inc.
Owner: Amstar/Kaliber, LLC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 22925 proposes a commercial and industrial development comprised of 8 buildings consisting of: four (4) office buildings totaling 258,102 square feet, two (2) industrial warehouse/distribution buildings totaling 409,312 square feet, one (1) retail building with 10,000 square feet, one (1) light industrial/multi-tenant building with 42,222 square feet, 285,696 square feet of landscaping area, 1,779 parking spaces, and three (3) detention basins.

Environmental Impact Report No. 510 has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA).

The project is located in the Lake Mathews/Woodcrest Area Plan in Western Riverside County; more specifically, northerly of March Joint Powers Authority property and the former March Air Reserve Base, southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street.

BACKGROUND:

The case also includes a Schedule E Tentative Parcel Map that proposes the subdivision of 54.39 gross acres into 6 industrial and commercial parcels.

ISSUES OF POTENTIAL CONCERN:

The City of Riverside has submitted a letter in response to the Draft Environmental Impact Report public notification since the project is located adjacent and within the sphere of influence of the City. The letter made a number of requests for items to be added as mitigation measures. However, the technical studies provided no support for the requests to be added as additional mitigation, but were added as Conditions of Approval to the project.

The March Joint Powers Authority (MJPA) has also submitted a number of letters to the County in response to concerns regarding the need for right-of-way to be dedicated for the construction of Brown Street and the drainage crossings that will discharge onto the MJPA controlled property. The applicant has met a number of times with MJPA to resolve these issues and the comments submitted in the April 29, 2009 letter have been added as mitigation measures where applicable and specific conditions of approval.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD:LI)
(0.25 - 0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI)
(0.25 - 0.60 Floor Area Ratio) to the east,
Community Development: Business Park (CD:BP)
(0.25 - 0.60 Floor Area Ratio) to the south, |

- | | |
|----------------------------|---|
| 3. Existing Zoning: | Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west and the City of Riverside to the north. |
| 4. Surrounding Zoning: | Industrial Park (I-P) |
| 5. Existing Land Use: | Controlled Development Areas (W-2) to the east, Rural Residential (R-R) to the south, Residential Agriculture – 1 acre minimum to the west, and the City of Riverside to the north. |
| 6. Surrounding Land Use: | Vacant |
| 7. Project Data: | Vacant land to the north, east, and south with single family residences to the east. |
| 7. Environmental Concerns: | Total Acreage: 54.39 Gross Acres
Total Proposed Building Area: 719,636 sq. ft.
Total Parking: 1,779 spaces |
| | See Environmental Impact Report No. 510 |

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 510**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 22925**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a Planning Director's Finding that the Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA), has been prepared consistent with CEQA Section 21083, and is found to be **complete**.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project is consistent with the provisions of the Riverside County Comprehensive Airport Land Use Plan.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
7. The Environmental Impact Report has determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the project will require the Riverside County Board of Supervisors to adopt Findings for Overriding Considerations for the significant and unavoidable impact to Air Quality (Project Specific and Cumulative).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a commercial and industrial development, is a permitted use in the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designation.
3. The proposed use, a commercial and industrial development, is consistent with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designation
4. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to the east, Community Development: Business Park (CD:BP) (0.25 - 0.60 Floor Area Ratio) to the south, Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west and the City of Riverside to the north.
5. The zoning for the subject site is Industrial Park (I-P).
6. The proposed use, a commercial and industrial development, is a permitted use, subject to approval of a plot plan in the Industrial Park (I-P) zoning classification.
7. The proposed use, a commercial and industrial development, is consistent with the development standards set forth in the Industrial Park (I-P) zone.
8. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the east, Rural Residential (R-R) to the south, Residential Agriculture – 1 acre minimum to the west, and the City of Riverside to the north.
9. Additional commercial and industrial uses have been constructed and are operating in the project vicinity.
10. The adjacent property under the control of the March Joint Powers Authority is master planned for similar industrial and warehousing development.
11. Environmental Impact Report No. 498 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources

- c. Cultural Resources
- d. Geology, Soils, and Seismicity
- e. Hydrology and Water Quality
- f. Land Use
- g. Noise
- h. Transportation

These listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Air Quality could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR00510.

INFORMATIONAL ITEMS:

1. As of this writing no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain;
 - b. An area drainage plan;
 - c. A dam inundation area;
 - d. An agricultural preserve;
 - e. An area susceptible to subsidence;
 - f. A Riverside County Fault Zone; or,
 - g. A high fire area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence;
 - b. The March Air Reserve Base influence area;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The boundaries of the Lake Mathews/Woodcrest Area Plan;
 - e. An area of Low paleontological sensitivity;
 - f. An area of moderate liquefaction potential; and,
 - g. The Moreno Valley and Riverside Unified School Districts.
4. This project was received on July 11, 2007 and reviewed by the Land Development Committee 3 times on the following dates August 16, 2007, January 3, 2008 and October 23, 2008.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$113,379.
6. The subject site is currently designated as Assessor's Parcel Numbers: 297-080-007, 008, 009, and 010.