

Agenda Item No.: 3.6
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First
Project Planner: Adam Rush
Directors Hearing: February 8, 2010

Plot Plan No. 23332
E.A./EIR Number: EIR No. 507
Applicant: First Industrial Realty Trust
Representative: Hogle Ireland, Inc.
Engineer: Theines Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes to develop seven (7) distribution warehouse buildings on a 104.45 gross acres site with a floor area ratio of 0.48 (Business Park FAR 0.25-0.60) consisting of 1,706,078 square feet of warehouse, 48,500 square feet of office space, 370,196 square feet of mezzanine, 29,209 square foot detention basin, 722,648 square feet of landscaping, 1,231 auto parking spaces, and 389 trailer parking spaces. The total building square footage proposed is 2,124,774 as follows: Building 1A proposes 297,257 square feet with 46 dock doors; Building 1B proposes 470,930 square feet with 53 dock doors; Building 2 proposes 499,518 square feet with 103 dock doors; Building 3 proposes 27,260 square feet; Building 4 proposes 39,000 square feet; Building 5 proposes 98,460 square feet and 16 dock doors; Building 6 proposes 499,913 square feet with 105 dock doors; and Building 7 proposes 192,256 square feet with 28 dock doors.

The project is located in the Mead Valley Area Plan in Western Riverside County; more specifically, northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue.

BACKGROUND INFORMATION:

Tentative Parcel Map No. 33530R1 was approved by the Riverside County Board of Supervisors on December 22, 2009. The Tentative Map was a Schedule "E" subdivision of 104.45 gross acres into nine (9) industrial parcels with lots ranging in size from 1.16 to 27.06 acres.

Environmental Impact Report No. 507 was certified by the Board of Supervisors on December 22, 2009, and is a Subsequent EIR that was 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 Notice of Preparation for Environmental Impact Report No. 507 was issued on October 3, 2008, pursuant to Section 15082 of the California Environmental Quality Act. Accordingly, Responsible and Trustee Agencies and Interested Parties had until November 3, 2008 to present issues that should be evaluated within the Environmental Impact Report. On October 20, 2008 a Scoping Session was held pursuant to Section 15082(c) 1, to discuss the potential environmental impacts associated with the proposed Nuevo II project (PM33530R1 & PP23332).

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Business Park (CD:BP) (0.25– 0.60 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Business Park (CD:BP) (0.25– 0.60 Floor Area Ratio), Community Development: Light Industrial (CD:LI) (0.25– 0.60 Floor Area Ratio), and Community Development:

3. Existing Zoning (Ex. #2): Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, Residential Uses within the City of Perris to the south, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and the Interstate-215 Freeway to the east, and Rural Community: Very Low Density Residential (RC:VLDR) to the west.
4. Surrounding Zoning (Ex. #2): Industrial Park (I-P), Residential Agricultural (R-A) and Light Agriculture (A-1)
5. Existing Land Use (Ex. #1): Industrial Park (I-P) and Heavy Manufacturing (M-H) to the north, Residential Uses within the City of Perris to the south, Scenic Highway Commercial (C-P-S) and Medium Manufacturing (M-M) to the east, and Residential Agricultural (R-A-1) and Light Agriculture (A-1-1) to the west.
6. Surrounding Land Use (Ex. #1): Vacant, Residential Structures and Fallow Farmland
7. Project Data: Vacant land to the north, east and south with single family residences to the east
Total Acreage: 104.45 Gross Acres
Total Proposed Building Area: 2,124,774 square feet
8. Environmental Concerns: See Environmental Impact Report No. 507

RECOMMENDATIONS:

FIND THAT NOTHING FURTHER IS REQUIRED for Plot Plan 23332 because all potentially significant impacts were adequately analyzed in the earlier Environmental Impact Report No. 507, and have been avoided or mitigated pursuant to the Environmental Impact Report certified by the Riverside County Board of Supervisors on December 22, 2009.

APPROVAL of **PLOT PLAN NO. 23332**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The portion of the proposed project that is within the Industrial Park (I-P) zone 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. Upon adoption of a change of zone from Light Agriculture (A-1) to Industrial Park (I-P) for Assessor Parcel Numbers (APNs) 305-180-009, 305-180-016 and 305-180-017, and from Residential Agricultural (R-A) to Industrial Park (I-P) for APN 322-280-001, the portion of the proposed project located within those Assessor Parcel Numbers will be consistent with the

Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project is consistent with the provisions of the March Air Reserve Comprehensive Land Use Plan (CLUP).
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
8. The proposed project will have a significant effect on the environment.
9. An Environmental Impact Report (EIR507) has been previously prepared and 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 incorporated EIR, which is incorporated herein by reference.

1. The project site is designated Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) on the Mead Valley Area Plan.
2. The proposed use, seven (7) industrial warehouse buildings, is a permitted use in the Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) designation.
3. The proposed use, seven (7) industrial warehouse buildings, is a permitted use in the Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) designation.
4. The project site is surrounded by properties which are designated Community Development: Business Park (CD:BP) (0.25– 0.60 Floor Area Ratio), Community Development: Light Industrial (CD:LI) (0.25– 0.60 Floor Area Ratio), and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, Residential Uses within the City of Perris to the south, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and the Interstate-215 Freeway to the east, and Rural Community: Very Low Density Residential (RC:VLDR) to the west.
5. The zoning for the subject site is Industrial Park (I-P), Residential Agricultural (R-A) and Light Agriculture (A-1-1).
6. A change of zone application will be processed for Assessor Parcel Numbers (APNs) 305-180-009, 305-180-016 and 305- 180-017 from Light Agriculture (A-1) to Industrial Park (I-P), and for APN 322-280-001 from Residential Agricultural (R-A) to Industrial Park (I-P) prior to the construction of any development on this parcel.

7. The proposed use, seven (7) industrial warehouse buildings, is a permitted use, subject to approval of a plot plan, in the Industrial Park (IP) Zone.
8. The proposed use, seven (7) industrial warehouse buildings, is consistent with the development standards set forth in the Industrial Park (I-P) zone.
9. The project site is surrounded by properties which are zoned Industrial Park (I-P) and Heavy Manufacturing (M-H) to the north, Residential Uses within the City of Perris to the south, Scenic Highway Commercial (C-P-S) and Medium Manufacturing (M-M) to the east, and Residential Agriculture (R-A-1) to the west.
10. Additional commercial and industrial uses have been constructed and are operating in the project vicinity.
11. A subsequent EIR has been prepared and completed in compliance with the CEQA Guidelines 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).
12. The potential environmental effects of the proposed seven industrial buildings were fully studied in Environmental Impact Report No. 507. Based thereon, the Board of Supervisors tentatively certified the EIR and a Mitigation Monitoring and Reporting Program on December 22, 2009. Approval of the proposed seven industrial buildings will not result in any new significant environmental effects not identified in Environmental Impact Report No. 507, nor will it substantially increase the severity of the environmental effects identified in Environmental Impact Report No. 507. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. Accordingly, the Planning Director hereby finds that it has fully complied with the California Environmental Quality Act and no further environmental documentation is required.

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. A dam inundation area;
 - c. An agricultural preserve;
 - d. A Riverside County Fault Zone; or,
 - e. A high fire area.
3. The project site is locate within:
 - a. The City of Perris Sphere of Influence;
 - b. The March Air Reserve Base influence area;
 - c. The Perris Valley Area Drainage Plan;
 - d. An area susceptible to subsidence
 - e. The Stephens Kangaroo Rat Fee Area;
 - f. The boundaries of the Mead Valley Area Plan;
 - g. The project is bifurcated between areas of High (western portion) and Low (eastern portion) paleontological sensitivity;
 - h. An area of low liquefaction potential; and,

- i. The Perris & Perris Union High School Districts.
- 4. The subject site is currently designated as Assessor's Parcel Numbers 305-180-009, 014, 016, 017, 018, 019, 034, 054, 305-270-001, 034, 035, 036, 045, 058, 067, 066, 322-180-001 and 322-270-013.
- 5. This project was filed with the Planning Department on March 10, 2008 and reviewed by the Land Development Committee 4 times on the following dates: June 26, 2008, October 16, 2008, December 18, 2008, and February 26, 2009.
- 6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$34,461.96.

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Date Prepared: 01/01/01

Date Revised: 6/08/09 by RJuarez