



Planning Cases

P14-1072, P14-1081, P14-1082,
P16-0101, P16-0102, P16-0103

Community & Economic
Development Department

City Planning Commission
Item#4
December 15, 2016

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AERIAL PHOTO



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AERIAL



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ENTITLEMENTS

- Environmental Impact Report (**P14-1072**)
- Design Review (**P14-1081**) for the construction of two distribution centers and on-site improvements
- Minor Conditional Use Permit (**P14-1082**) to permit industrial buildings greater than 400,000 SF in area
- General Plan Amendment and Specific Plan Amendment (**P16-0101**) to remove planned but not constructed streets
- Tentative Parcel Map No. 36879 (**P16-0102**) to consolidate 17 parcels into two parcels
- Variance and Grading Exceptions (**P16-0103**) for reduced number of parking spaces and creation of slopes in excess of 20 feet in height



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GENERAL PLAN



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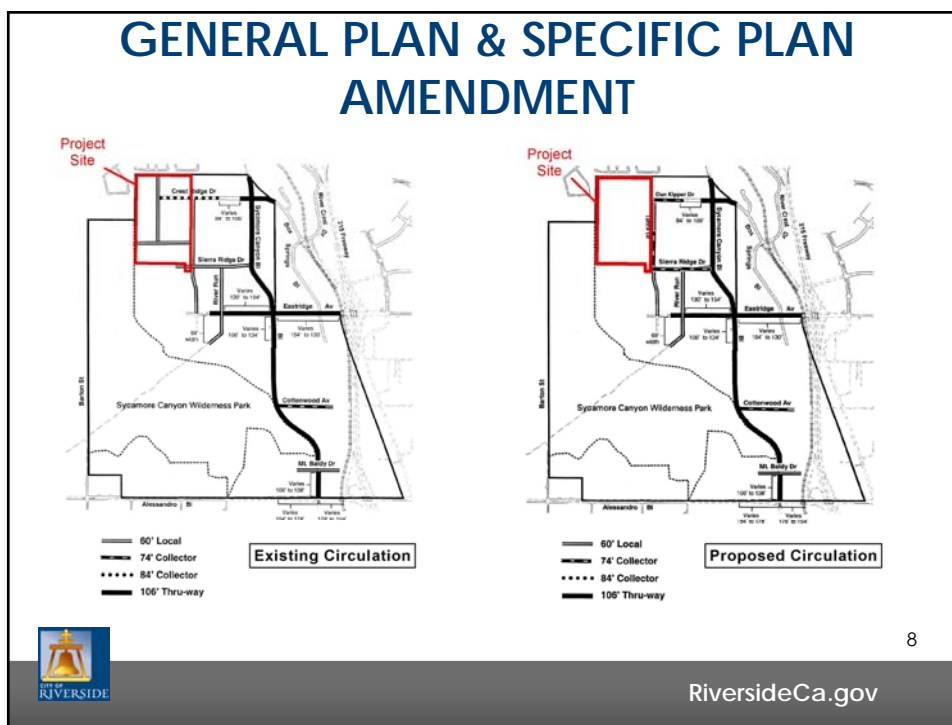
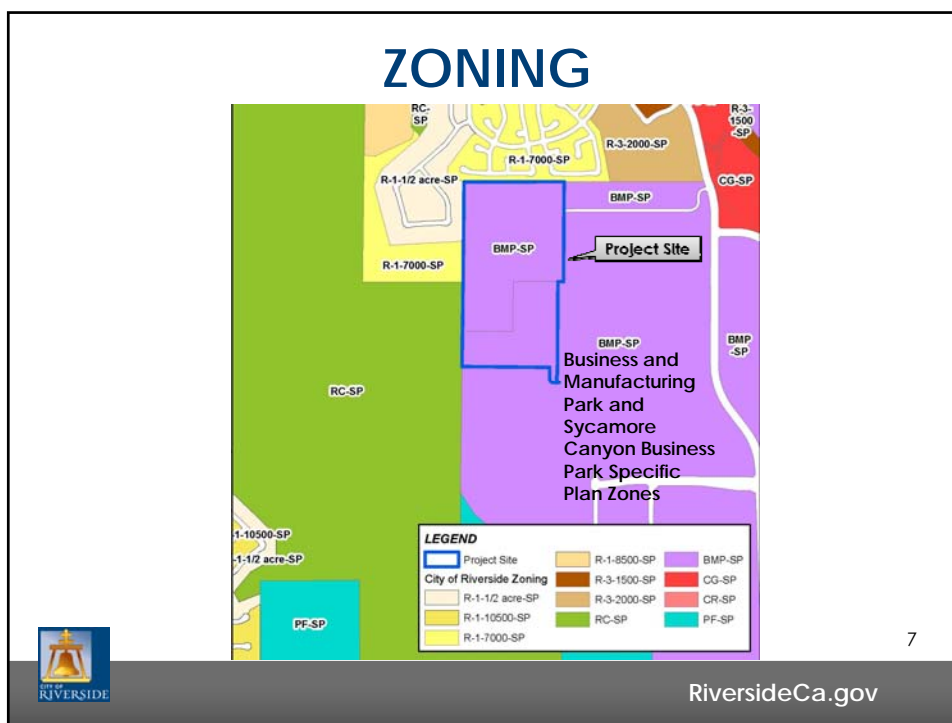
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SPECIFIC PLAN

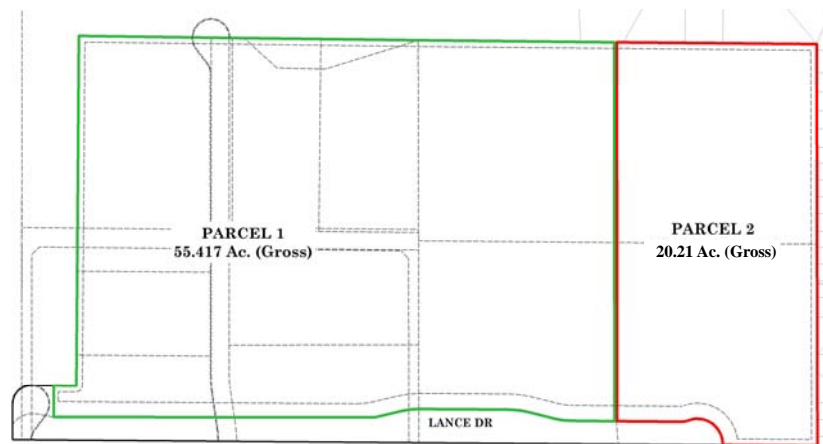


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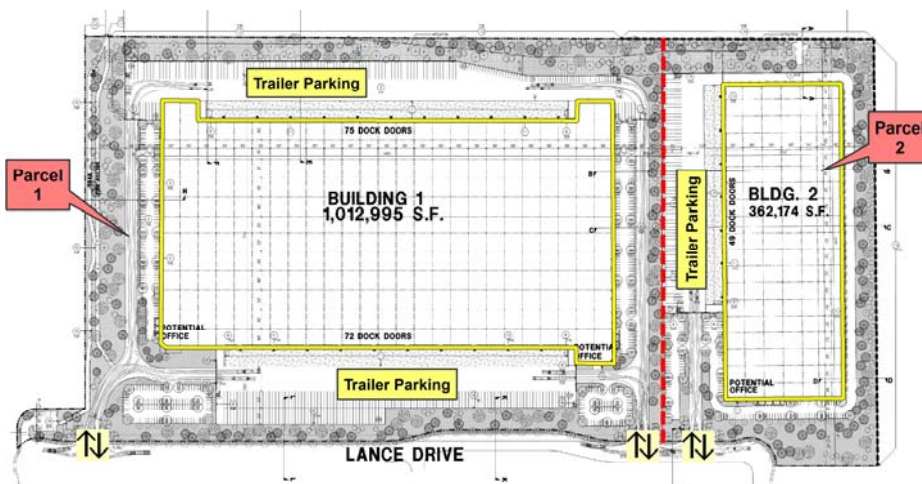
TENTATIVE PARCEL MAP NO. 36879



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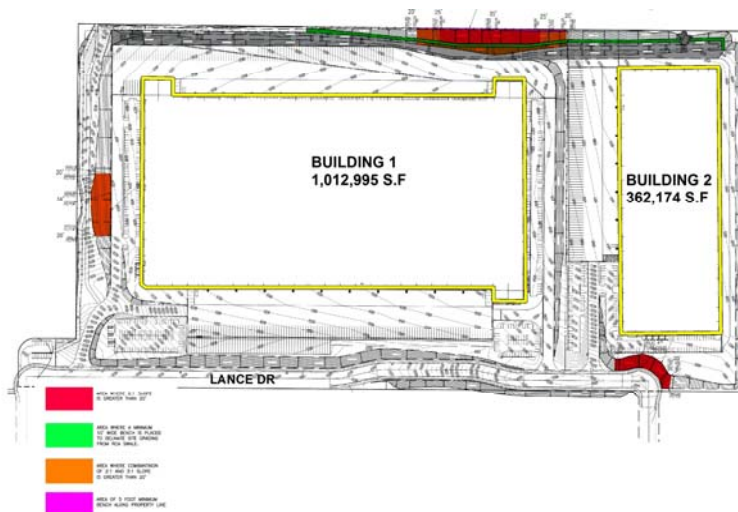
SITE PLAN



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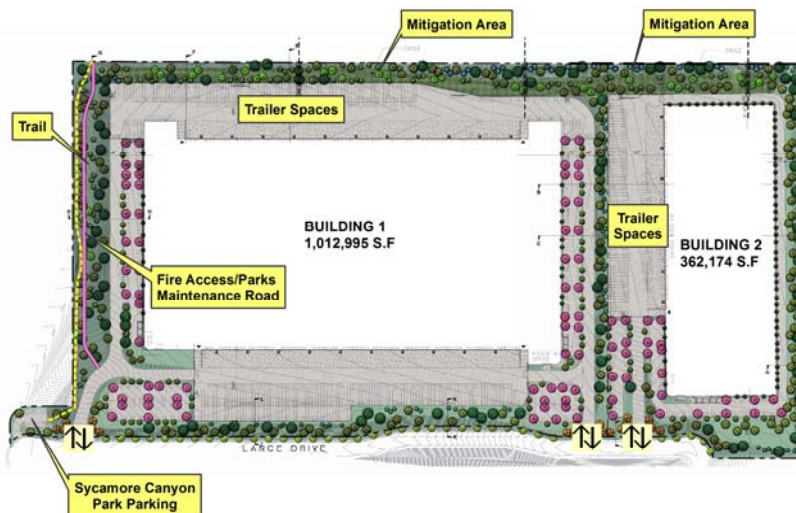
GRADING EXCEPTION



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CONCEPTUAL LANDSCAPE PLAN



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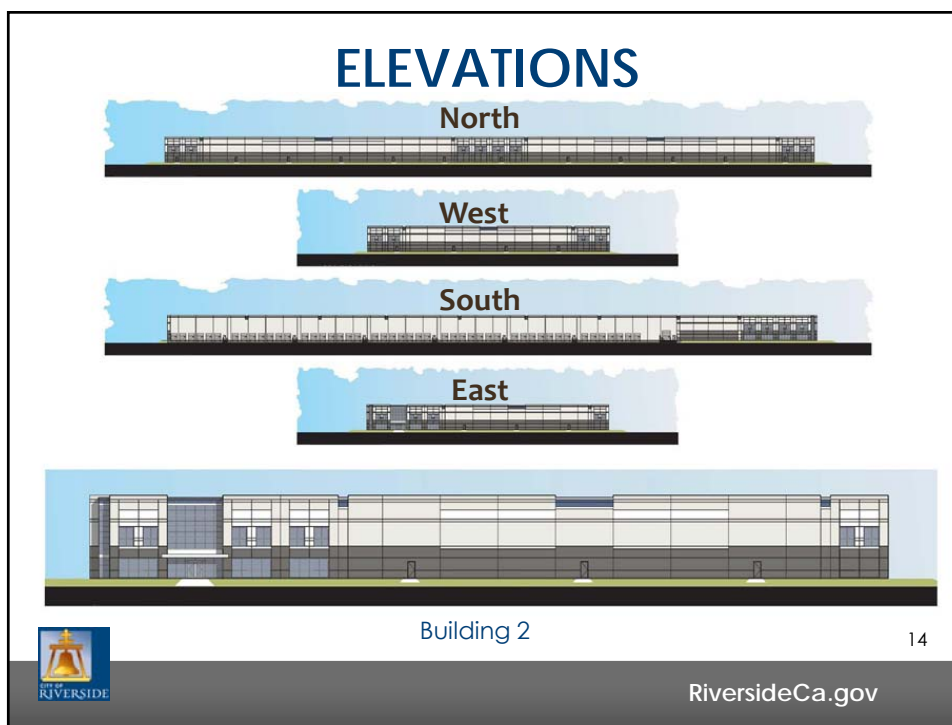
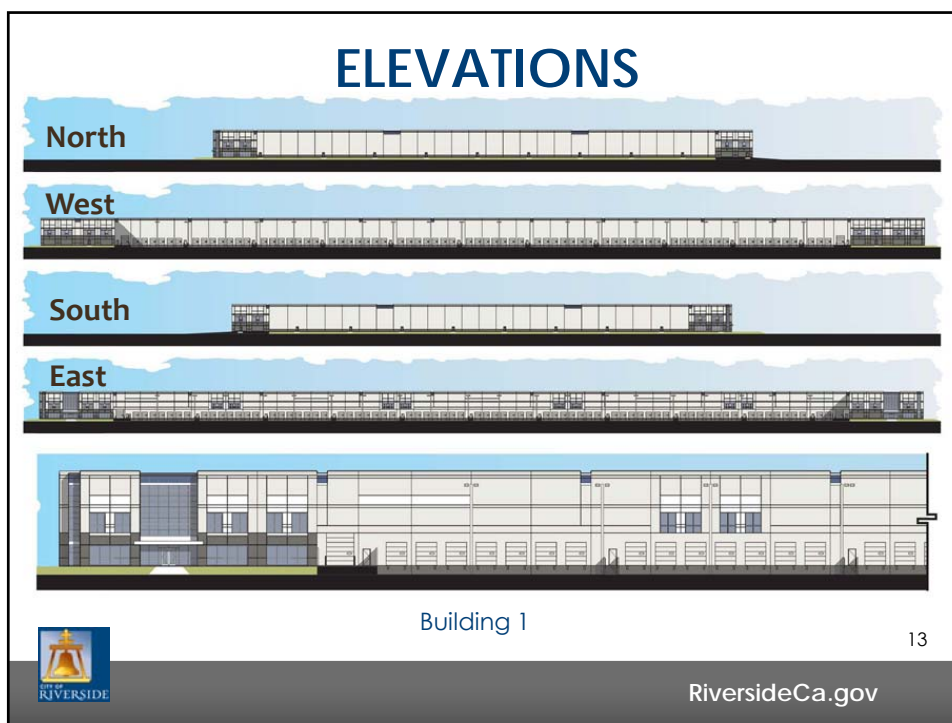
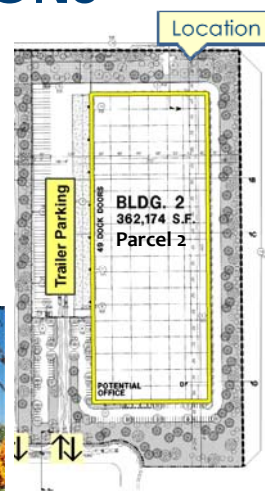


PHOTO SIMULATIONS

Existing
Ground View
from
Location A-A



View from
Second Story
Window from
Location A-A



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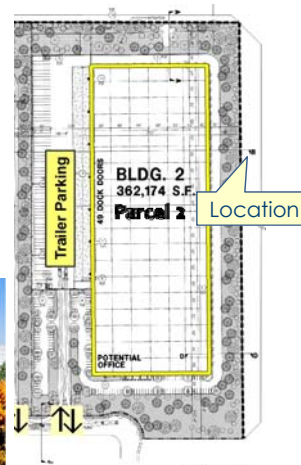
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PHOTO SIMULATIONS

Existing
Ground View
from
Location B-B



View from
Second Story
Window from
Location B-B



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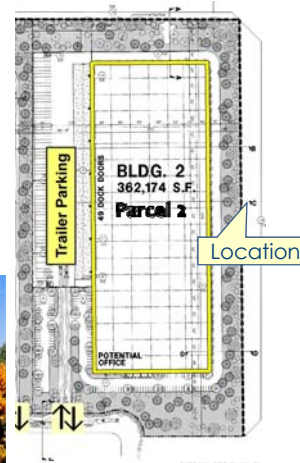
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PHOTO SIMULATIONS

Existing
Ground View
from
Location C-C



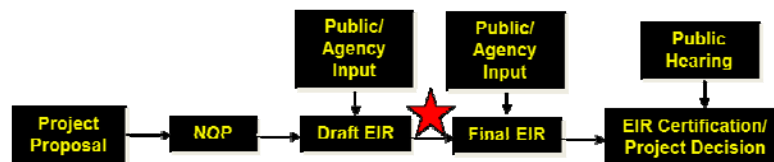
View from
Second Story
Window from
Location C-C



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CEQA PROCESS



- **Publish Notice of Preparation (Aug 18, 2015)**
 - 30-day public review period (Aug 18 – Sep 16, 2015)
 - Scoping Meeting – Aug 26, 2015 (public input)
- **Prepare and Publish Draft EIR**
 - 45-day public review period (Aug 10 – Sep 23, 2016)
 - 14-day extension at public request (Sep 24 – Oct 7, 2016)
- **Prepare and Publish Final EIR with Responses to Comments**
- **Present the Final EIR to the City Council for Certification**



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SCOPE OF DRAFT EIR ANALYSIS

- Analysis addressed in the EIR:

- | | |
|-------------------------------|------------------------------------|
| — Aesthetics | — Agriculture & Forestry Resources |
| — Air Quality | — Biological Resources |
| — Cultural Resources | — Geology & Soils |
| — Greenhouse Gas Emissions | — Hazards & Hazardous Materials |
| — Hydrology & Water Quality | — Land Use & Planning |
| — Mineral Resources | — Noise |
| — Population/Housing | — Public Services |
| — Recreation | — Transportation/Traffic |
| — Utilities & Service Systems | — Energy |



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DRAFT EIR RESULTS

- The EIR concludes that impacts can be mitigated and reduced to less than significant except for:
 - Air Quality
 - No_x emissions of 339.39 lbs/day (winter) during Project operation will exceed the SCAQMD threshold of 55 lbs/day. (Project-specific and cumulative impact)
 - Noise
 - Construction noise of up to 80 dBA L_{eq} at the westerly property line will exceed the City's daytime exterior standard for residential property of 55 dBA L_{eq} and the standard for public recreational facilities of 65 dBA L_{eq}. (Project-specific and cumulative impact)
 - Operational noise of up 52 dBA L_{eq} (without mitigation) will exceed the City's nighttime exterior standard for residential property of 45 dBA L_{eq} for certain sensitive receptors west of the Project site. (Project-specific)



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DRAFT EIR RESULTS (cont'd)

- Transportation/Traffic
 - Project traffic will contribute to an exceedance of LOS at:
 - I-215 Northbound off-ramp at Eastridge-Eucalyptus during the PM peak hour for the Existing plus Ambient Growth plus Project condition (Project-specific and cumulative)
 - I-215 Northbound on-ramp at Fair Isle-Box Springs during the AM and PM Peak hours for the Existing plus Ambient Growth plus Cumulative Development plus Project condition (Cumulative)
 - The LOS will be exceeded at these ramps as a result of ambient growth and cumulative development (i.e., without the Project)
- A Statement of Overriding Considerations will be prepared for the significant and unavoidable impacts.
- Staff concurs with the methodology and findings of the Draft EIR.

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DRAFT EIR PUBLIC REVIEW

- The Draft EIR was noticed, distributed, and has been available on the City's website, at the offices of the City of Riverside, and at the Main and Orange Terrace Branch libraries
- The City received 37 timely comment letters from individuals, organizations, agencies, and tribes
- The public agencies that commented on the project include:
 - California Department of Transportation
 - City of Moreno Valley
 - Moreno Valley Unified School District
 - South Coast Air Quality Management District
 - State of California Governor's Office of Planning and Research
- As of December 2, 2016, nine late comments have been received by staff.

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DRAFT EIR PUBLIC REVIEW

- **Written responses to these comments will be incorporated into the Final EIR**
- **All submitted comments have been reviewed**
 - Some agencies and individuals have requested additional mitigation or clarification regarding the Project
- **Staff has begun coordinating with agencies.**



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NEXT STEPS

- **Response to comments and prepare Final EIR**
 - Contact and dialogue with agencies requesting further information or mitigation modifications
 - Modifications to mitigation measures and/or clarifications will not result in new information or additional environmental impacts
 - All comments will be appropriately addressed in the Final EIR
- **Certification of the Final EIR**
 - The Final EIR will be considered for certification by the City Council in February 2017
- **Consideration of Project approvals**



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COMMENTS

- Oral comments made at public meetings
- Mail comments:
 - City of Riverside
Community Development Department
Planning Division
3900 Main Street, Third Floor, Riverside, CA 92522
Attn: Patricia Brenes, Principal Planner
- E-mail comments:
 - Pbrenes@riversideca.gov



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RECOMMENDATION

That the City Planning Commission:

1. RECOMMEND TO THE CITY COUNCIL that the City Council find:

- a) The Draft project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b) The project will have a significant effect on the environment; but
- c) There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for Air Quality standards as to cumulative and project-specific impacts during operations; project specific noise impacts during construction and operation; project specific and cumulative traffic impacts to the I-215 freeway on ramps Levels of Service (LOS).



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RECOMMENDATION (cont'd)

2. **RECOMMEND APPROVAL** of Planning Cases: P14-1081 (DR), P14-1082 (MCUP), P16-0101 (GPA and SPA), P16-0102 (TPM) and P16-0103 (VR and GE), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions and mitigation measures.



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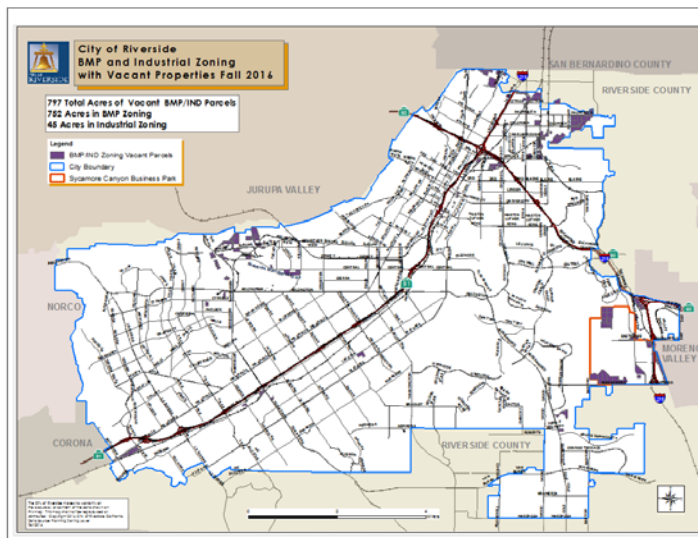
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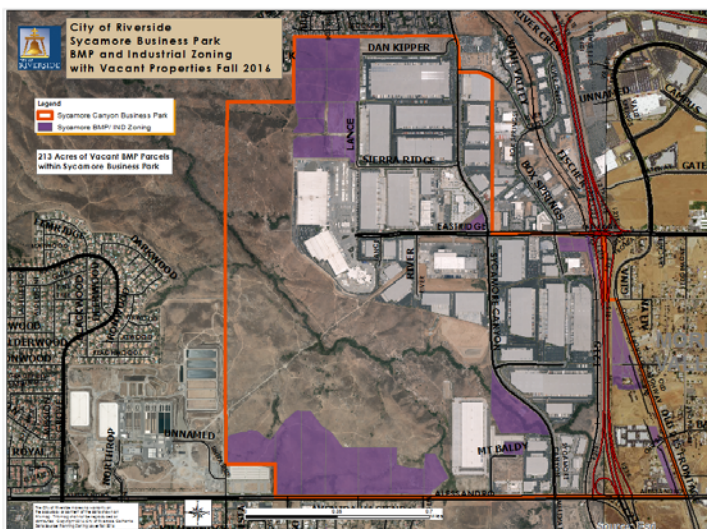
VACANT INDUSTRIAL LAND



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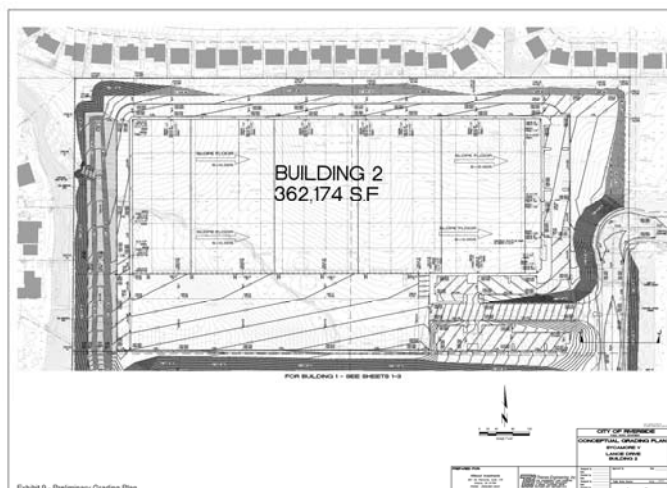
VACANT INDUSTRIAL LAND



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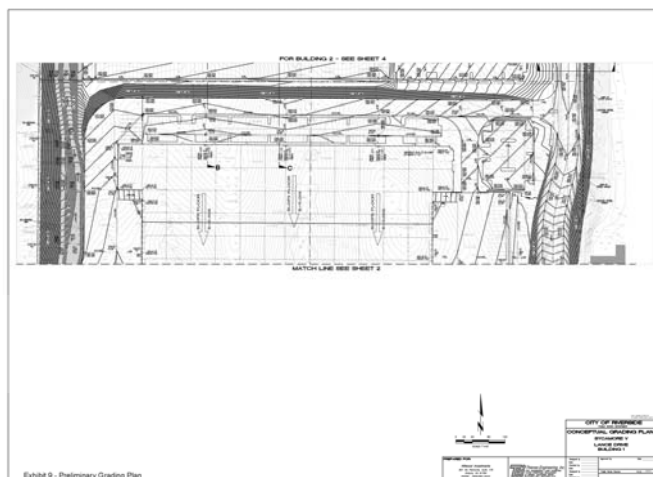
GRADING PLAN



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GRADING PLAN



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GRADING PLAN

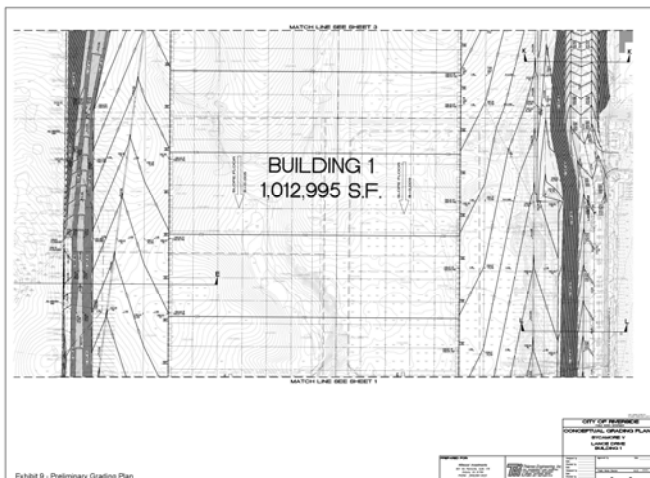


Exhibit 9 - Preliminary Grading Plan



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GRADING PLAN

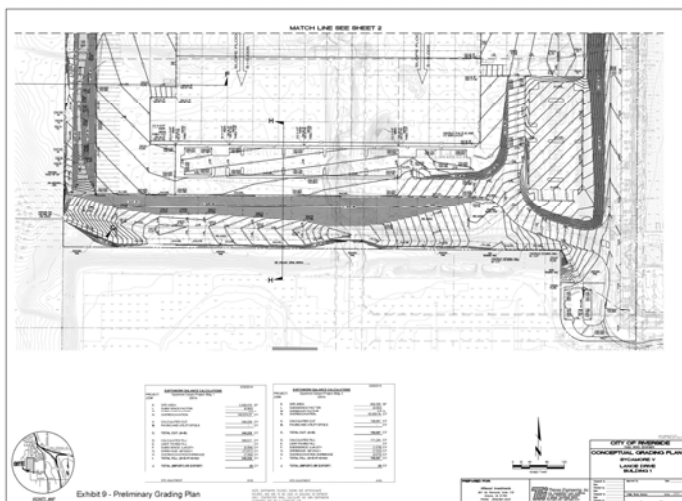


Exhibit 9 - Preliminary Grading Plan



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SITE PHOTOS



North of the Project Site looking west



Residences to the west



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SITE PHOTOS



Residences to the north



North of site looking east



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SITE PHOTOS



Drainage feature looking northwest



Drainage feature looking south



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SITE PHOTOS



View of southeast of the site



View of southeast of the site



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SITE PHOTOS



Residences to the west



Southwest of the site



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SITE PHOTOS



Buildings to the east



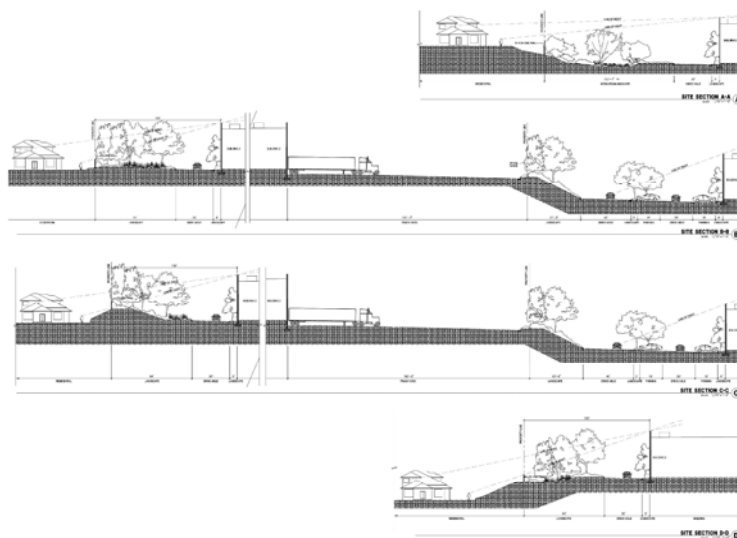
Buildings to the southeast and south



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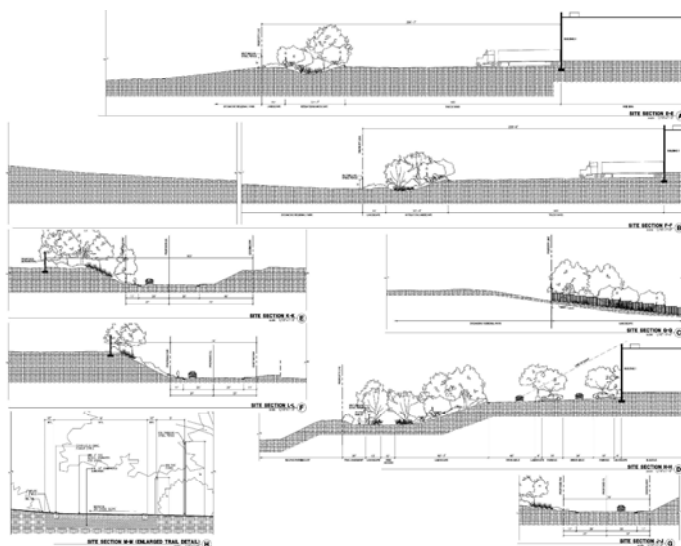
LINE OF SIGHT



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LINE OF SIGHT



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