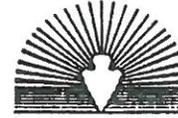




**LAND USE SERVICES DEPARTMENT
PLANNING DIVISION
PLANNING COMMISSION STAFF REPORT**



HEARING DATE: February 20, 2014

AGENDA ITEM # 4

Project Description

APN: 0292-052-26
APPLICANT: NEWCASTLE PARTNERS, Inc.
COMMUNITY: REDLANDS/3rd SUPERVISORIAL DISTRICT
LOCATION: SAN BERNARDINO AVENUE & NEVADA ST.
 SOUTHWEST CORNER
PROJECT No: P201300214/CUP
STAFF: KEVIN WHITE
REP(S): VISTA (Jakki Tonkovich)
PROPOSAL: CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A MAXIMUM 318,000 SQUARE FOOT INDUSTRIAL BUILDING WITH 10,000 SQUARE FEET OF OFFICE AREA TO BE USED AS A HIGH CUBE WAREHOUSE DISTRIBUTION FACILITY ON 12.98 ACRES.



32 Hearing Notices Sent On: February 6, 2014
P.C. Field Inspection Date: TBD

Report Prepared By: Kevin White
Inspected By: Paul Smith

SITE INFORMATION:

Parcel Size: 12.98 acres
Terrain: Generally flat, gently sloping
Vegetation: Seasonal grasses and weeds

SURROUNDING LAND DESCRIPTION:

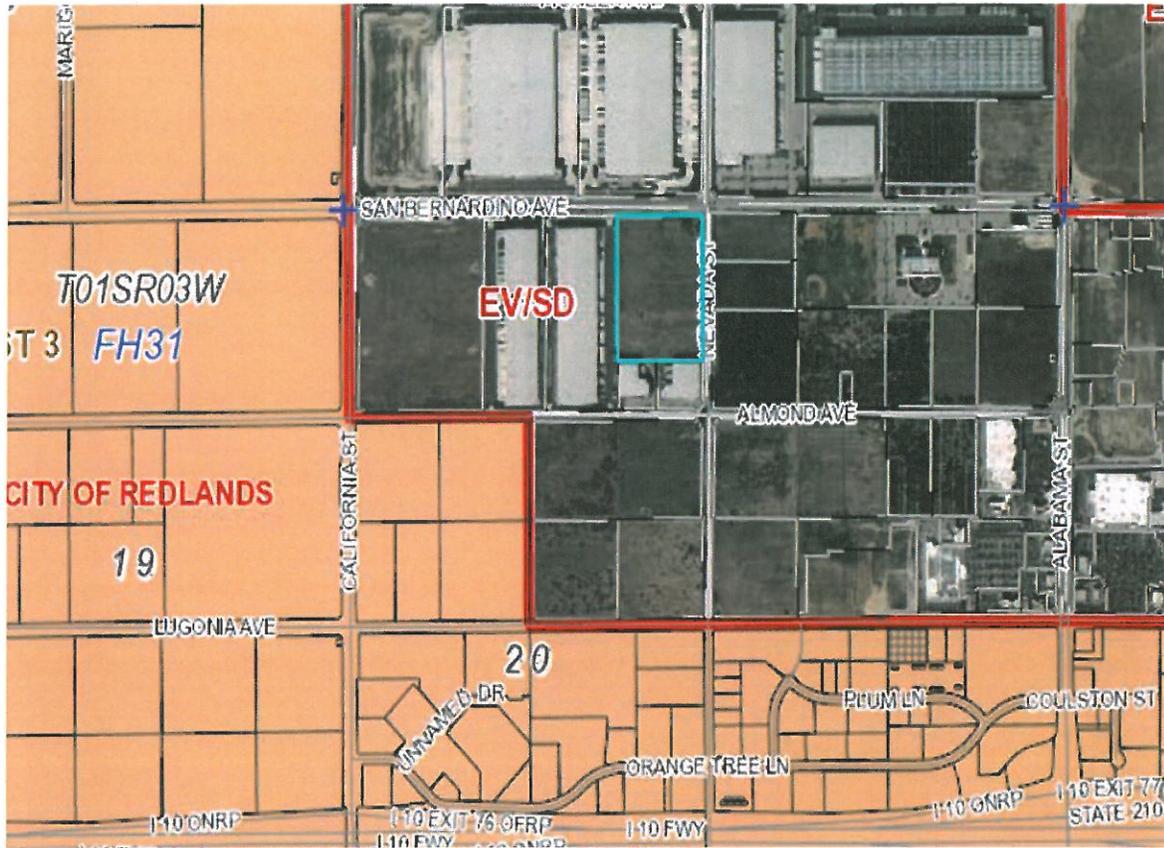
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Vacant	EV/SD
North	Warehouse/Distribution	EV/SD
South	Industrial	EV/SD
East	Warehouse/Distribution Centers	EV/SD
West	Agricultural & Vacant	EV/SD

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	City of Redlands	Service Available
Sewer Service:	City of Redlands	Service Available

STAFF RECOMMENDATION: That the Planning Commission **APPROVE** the Conditional Use Permit to establish a 318,000 SF Industrial Building on 12.98 acres.

In accordance with the Development Code, this action may be appealed to the Board of Supervisors.

VICINITY MAP



PROJECT SITE FROM THE INTERSECTION OF SAN BERNARDINO AVE AND NEVADA



NEVADA STREET LOOKING NORTH FROM SAN BERNARDINO AVE.



PROJECT DESCRIPTION AND BACKGROUND

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a 318,000 square-foot industrial building to be used as a “High Cube” warehouse distribution facility, on 12.98 acres. The proposed warehouse includes a maximum of 10,000 square feet of office space. The percentage of building coverage is 56% of the net site area and landscaping covers 15.0% of the net site area, both of which meet the lot coverage requirements under the Development Code.

The Project site is located in the Third Supervisorial District at the southwest corner of Nevada Street and San Bernardino Avenue, which is in the unincorporated portion of San Bernardino County (County), in the East Valley Area Plan. This area includes all the unincorporated area of the East Valley Area Plan (also known locally as the “Donut Hole” as it is totally surrounded by Redlands, but is not within Redlands’ sphere of influence).

ANALYSIS:

The project site is located in the East Valley Area Plan and is zoned East Valley/Special Development (EV/SD) The proposed industrial warehouse Project is allowed within the zoning district and the project is consistent with the existing surrounding land uses to the north, south and west.

The proposed Project will include landscaping around the entire perimeter of the site. The Project will incorporate design guidelines including screening of exterior mechanical equipment and the provision of walls and fencing with landscaping as screening of loading and storage areas that further enhance the overall aesthetic quality of the development. Trees and shrubs in the conceptual landscape plan will blend well with the existing and planned visual character of the area.

The Planning Division has not received any comments from surrounding property owners or any other members of the public regarding this project. The City of Redlands has informed the County of San Bernardino that the Project is within their service area, and the developer has begun arrangements to utilize the City of Redlands services for water and sewer.

The project is located in the Airport Safety Review Area 3 (AR3). The project is consistent with the Airport Safety Overlay of the Development Code, and the project has been conditioned to comply with the AR3 development standards, which includes a requirement of the developer to grant an Avigation and Noise Easement to the San Bernardino International Airport. Because the project is in the Airport Safety Overlay the Planning Commission for this item will be augmented with Airport Commissioners.

Traffic: The County Traffic Division has also reviewed the Focused Traffic Analysis for the Project, prepared by Kunzman Associates on May 9, 2013. This study concluded that additional traffic generated by the Project for the opening year will not have a significant impact to the Level of Service (LOS) for the study area with the proposed Project and with the proposed street improvements. The study area intersections are projected to operate within acceptable Levels of Service during the peak hours. Project fair share contributions have been calculated for Year 2035 improvement locations. This Project is also subject to the Regional Transportation Development Mitigation Plan for the Redlands Donut Hole subarea. The traffic analysis concludes that implementation of this Project as planned will not cause significant effects on other planned development in the area.

Air Quality: The Project air quality analysis shows that both short-term and long-term emissions from the Project will not exceed the SCAQMD established significance thresholds and the impact is considered less than significant with mitigation measures incorporated. The Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use does not exceed established thresholds of concern as established by the District. A dust control plan will be required as a condition of approval to regulate construction activities that could create windblown dust. Construction painting activities will be restricted to further reduce impacts.

Greenhouse Gasses: The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The Plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to reduce GHG emissions. All new development is required to quantify the Project's GHG emissions and adopt feasible mitigation to reduce Project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is used to identify and mitigate Project emissions. For projects exceeding 3,000 MTCO_{2e} per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The proposed Project has garnered 100 points on the Screening Tables through the application of energy efficient reduction measures, construction debris diversion measures, and the construction of electric vehicle charging stations, and as a result, the Project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG reduction measures proposed by the developer through the Screening Tables Review Process have been included in the project design or will be included as Conditions of Approval for the Project.

Initial Study. In compliance with the California Environmental Quality Act (CEQA), an Initial Study has been completed for the proposed Project and it concludes that the Project will not have a significant adverse impact on the environment with the implementation of all the Conditions of Approval and environmental mitigation measures. Therefore, adoption of a Mitigated Negative Declaration is recommended.

RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors:

- 1) **ADOPT** the Mitigated Negative Declaration based on a finding that the Initial Study was completed in compliance with CEQA, that it has been reviewed and considered prior to approval of the Project, and that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of the County of San Bernardino;

- 2) **APPROVE** the Conditional Use Permit for the construction of a 318,000 square-foot industrial building to be used as a "High Cube" warehouse distribution facility, which includes a maximum of 10,000 square feet of office space on 12.98 acres, based on the Findings contained in the Staff Report and subject to the Conditions of Approval; and
- 3) **FILE** the Notice of Determination.

ATTACHMENTS:

- Exhibit A:** Findings
- Exhibit B:** Conditions of Approval (Conditional Use Permit)
- Exhibit C:** Initial Study