

Birtcher Logistics Center Rialto

QR Birtcher Willow Ave Owner, LLC

General Plan Amendment No. 2020-0001

Specific Plan Amendment No. 2020-0001

Variance No. 2020-0001

Conditional Development Permit No. 2020-0006

Precise Plan of Design No. 2020-0012

Environmental Assessment Review No. 2020-0007

Project Site

- 22.49 gross acres – Four (4) Parcels
- Northwest corner – Valley Boulevard & Willow Avenue



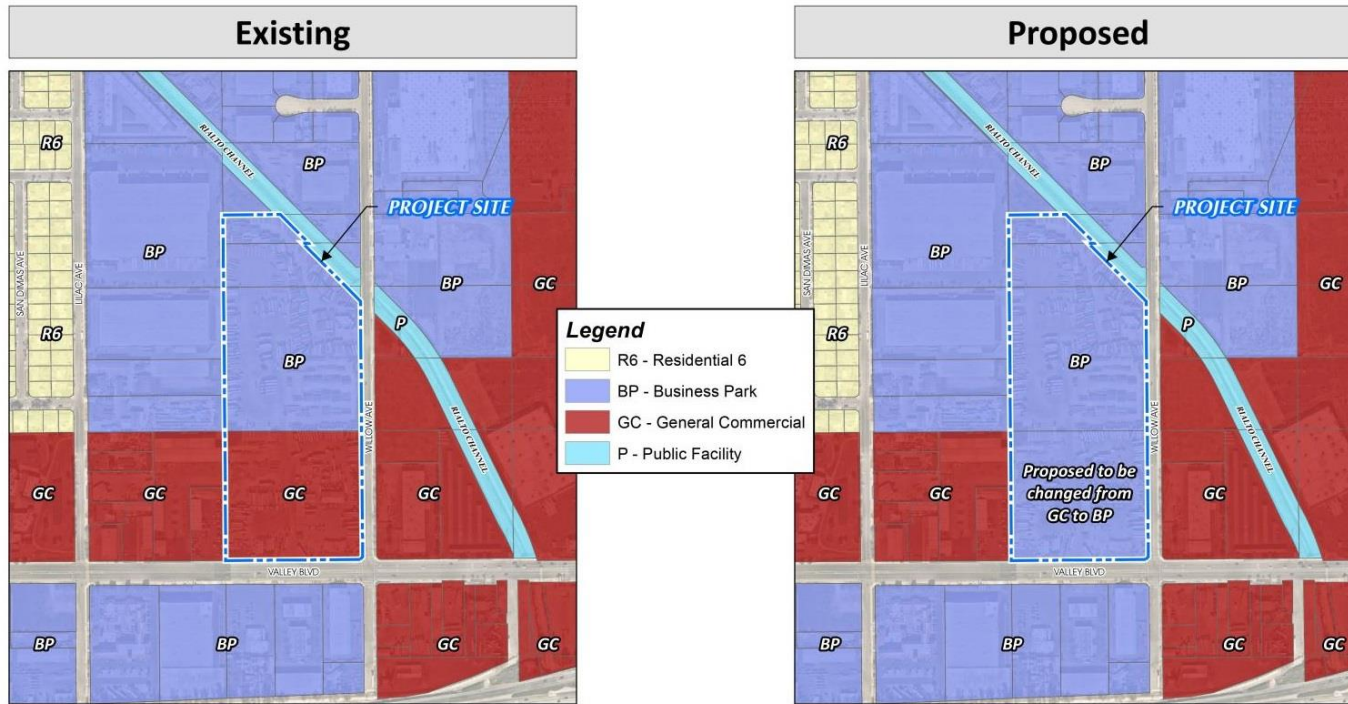
Project Proposal

- **Change the General Plan Land Use Designation of the south parcel to Business Park with a Specific Plan Overlay**
- **Change the Specific Plan Land Use Designation of the south parcel to Industrial Park (I-P) within the Gateway Specific Plan**
- **Consolidate Four (4) parcels of land into one (1) 20.99 net acre parcel of land**
- **Construct a 492,410 square foot industrial warehouse building on the new parcel**

General Plan Amendment

- Change the land use designation of the south parcel to Business Park with a Specific Play Overlay
- Consistent with surrounding properties

GENERAL PLAN LAND USE EXHIBIT



Specific Plan Amendment

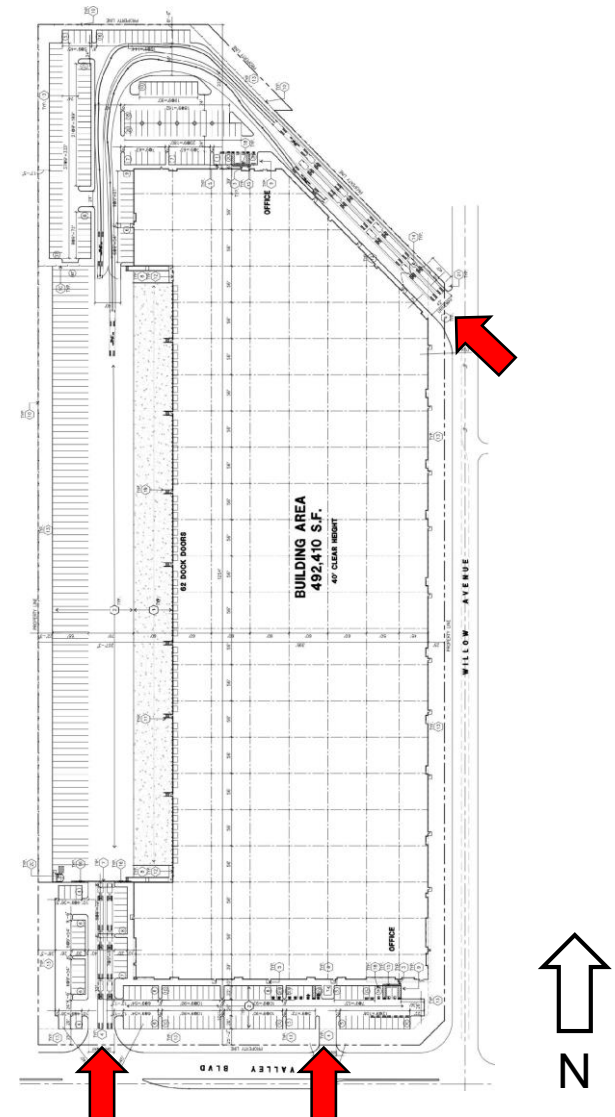
- Change the zoning designation of the south parcel to Industrial Park (I-P) within the Gateway SP
- Consistent with surrounding properties

SPECIFIC PLAN AMENDMENT EXHIBIT



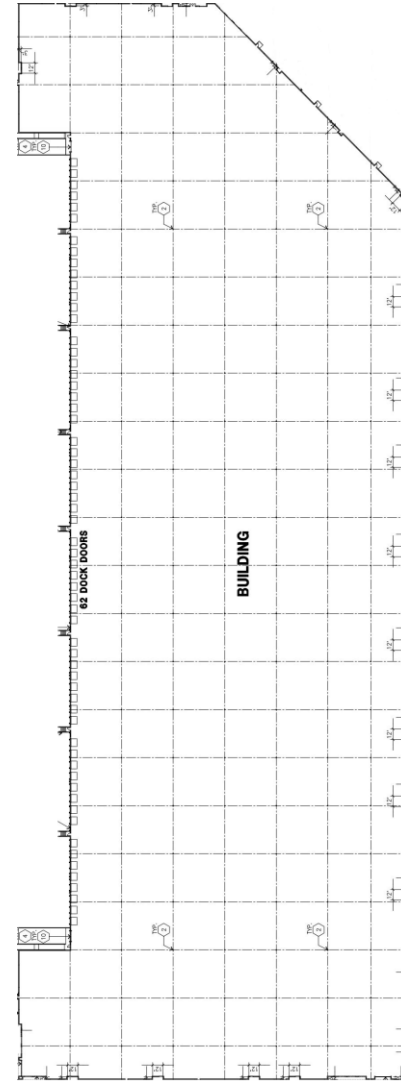
Site Design

- Building placed on the east end of the project site
- Truck court on the west side
- Passenger vehicle parking areas on the north, south, and west sides of the building
- 289 parking spaces
- Three (3) driveways:
 - Valley Boulevard – 40 foot wide
 - Valley Boulevard – 26 foot wide
 - Willow Avenue – 42 foot wide
- Landscape planters throughout the site
- Underground infiltration basin

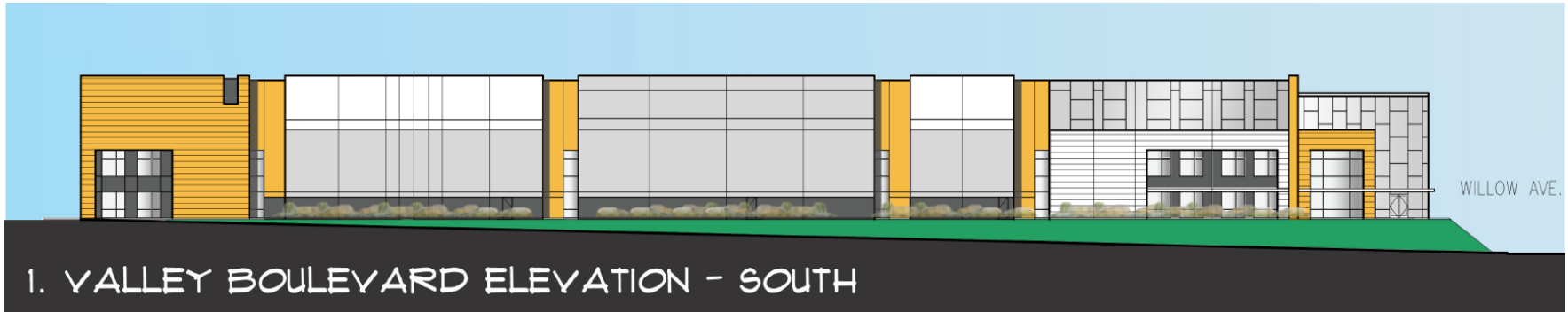


Floor Plan

- Office – 10,000 square feet
- Warehouse – 482,410 square feet
- 62 dock high doors / 2 grade level doors



Architectural Design



- **Wall plane articulation**

- **Offset wall panels – 3 feet in depth minimum**
- **Height variations – 42 feet to 49 feet**

- **Exterior Finishes**

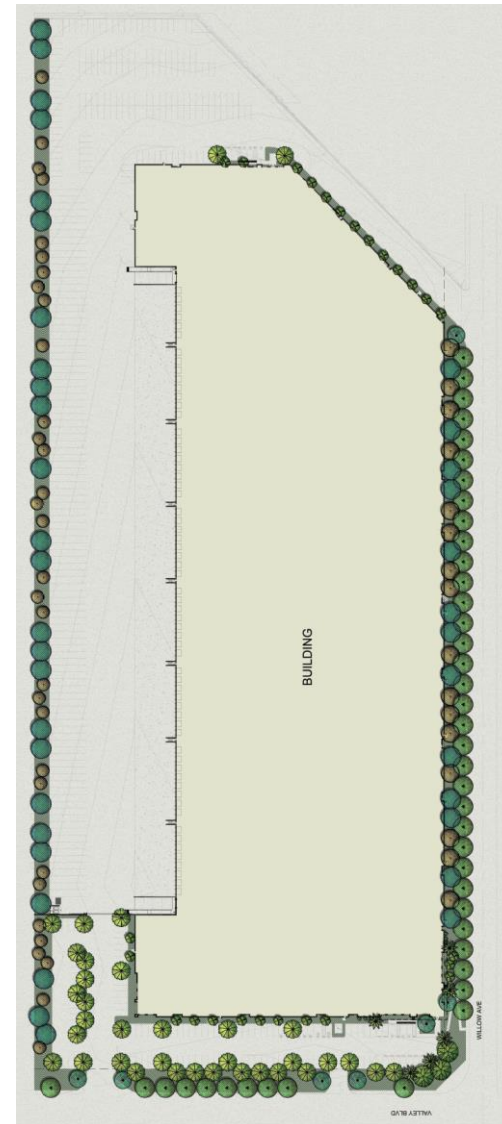
- **Concrete tilt-up walls**
- **Four (4) paint colors**
- **Glazing**
- **Reveals**
- **Metal accents**

Variance / Building Height

- **Proposed building height = 49 feet max.**
- **I-P zone building height allowed = 35 feet max.**
- **Modern day warehouses often require a minimum interior clearance of 35 feet.**
- **Additional height is necessary to screen rooftop equipment and to maintain a level finished floor throughout the natural slope of a property.**
- **Panattoni Development Company received approval for a warehouse building with a height of 47 feet in the I-P zone via Variance No. 2017-0011.**
- **All findings of approval for a variance can be met as documented in the staff report.**

Landscaping

- **11.6% landscape coverage**
- **25-foot landscape setbacks along Valley Boulevard and Willow Avenue**
- **Parkway landscaping**
- **Drought tolerant plants**
- **Trees every 30 linear feet**
- **Abundant amount of shrubs and groundcover**



Environmental Assessment Review No. 2020-0007

- **Significant and Unavoidable Impacts to Air Quality, Greenhouse Gas Emissions, and Transportation**
- **Environmental Impact Report (EIR) prepared by T&B Planning, Inc.**
- **EcoTierra conducted a peer review of the EIR on behalf of the City**
- **Notice of Preparation – July 23, 2021, to August 23, 2021**
- **Draft EIR – March 22, 2022, to May 5, 2022**
- **Final EIR – July 15, 2022**

Environmental Assessment Review No. 2020-0007

- **Statement of Overriding Considerations**
 - **Following benefits outweigh the potential adverse impacts:**
 - **Redevelop a dilapidated industrial property**
 - **Develop a functional, well-serviced, and attractive logistics center**
 - **New employment-generating businesses within new building**
 - **Construction Jobs**
 - **Strengthen and diversify City's economy**
 - **New infrastructure, roadway improvements, utility improvements**
 - **New revenue sources (Development Impact Fees, Permit Fees, Property Taxes, etc.)**

Committees and Commissions

- **Economic Development Committee – October 23, 2019**
 - Expressed support
 - Directed applicant to file the necessary applications
- **Transportation Commission – June 6, 2022**
 - Approved Traffic Analysis prepared by Urban Crossroads, Inc.
 - Agreed with the findings of Traffic Analysis
 - Agreed with the recommended fair-share payments
- **Planning Commission – July 27, 2022**
 - Voted 6-0 (1 vacancy) to recommend denial of the Project

Recommendation

- **Staff recommends that the City Council consider the project, and either:**
 - Adopt Resolutions approving:
 - EIR (Environmental Assessment Review No. 2020-0007)
 - General Plan Amendment No. 2020-0001
 - Specific Plan Amendment No. 2020-0001
 - Variance No. 2020-0001
 - Conditional Development Permit No. 2020-0006; and
 - Precise Plan of Design No. 2020-0012

Or

- Adopt a Resolution denying the project