



PLANNING COMMISSION

STAFF REPORT

Meeting Date: June 25, 2015

PROPOSED WORLD LOGISTICS CENTER CONTINUED PUBLIC HEARING

Case: PA12-0010 (General Plan Amendment), PA12-0011 (Development Agreement), PA12-0012 (Change of Zone), PA12-0013 (Specific Plan), PA12-0014 (Pre-Zoning/Annexation), PA12-0015 (Tentative Parcel Map No, 36457), P12-016 (Environmental Impact Report)

Applicant: Highland Fairview Inc.

Owner: Highland Fairview and various private property owners

Representative: Iddo Benzeevi

Location: The project is in the eastern portion of the city and is more specifically located east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area

Case Planner: Mark Gross

Council District: 3

SUMMARY

The applicant, Highland Fairview, has submitted multiple project entitlement applications for an approximate 3,818 acre project area in the eastern portion of the City. Collectively the project applications are referred to as the World Logistics Center (WLC) Project. The applications have been under review since March of 2012.

On June 11, 2015, the Planning Commission initiated a public hearing on the proposed WLC Project, which includes a General Plan Amendment (PA12-0010), Development Agreement (PA12-0011), Change of Zone (PA12-0012), Specific Plan (PA12-0013), Pre-zoning/Annexation (PA12-0014), Tentative Parcel Map No. 36457 (PA12-0015) and Environmental Impact Report (P12-016). As this is a large complex project with multiple legislative issues under consideration and extensive public interest, the public hearing was not able to be completed on June 11, 2015. During the first night of the public hearing, staff and applicant presentations were made, questions to staff and the applicant were asked by the Commission, and the public hearing was opened. Five of the approximate 100 speakers who filled out requests to speak were able to make their public testimony before the meeting was ended and public hearing continued. The hearing was continued to June 25, 2015, in the City Council Chambers, at City Hall. The start time of the continued public hearing was set for 5:00 p.m. at which time the public comments portion will resume.

To provide clarification to the public on the hearing procedures the City issued a press release that was published on the City website within the WLC banner on the home page (Attachment 2).

Written comments received prior to the start of the Planning Commission meeting on June 11, 2015 were provided in hard copy format to Commissioners at the meeting. Initial written staff responses to some of the comment letters, that could be prepared in advance of the hearing, were also provided to the Commission immediately prior to the meeting. Some additional written comments have been received since the June 11, 2015, meeting. All the written materials which have come in as letters or emails include correspondence from public agencies as well as interested parties from the general public. A total of 70 comment letters and e-mails have been collected since the public hearing notice was issued on May 1, 2015 up to the time of preparation of this staff report. All these correspondence received are attached hereto as Attachment 1 for review by the Commission and public. All of the comments are under consideration and staff will be prepared to provide responses to the Commission as requested by the Commission. Full consideration of the comments will also be provided subsequently to the City Council.

This staff report is submitted as additional information. All other pertinent project information, exhibits, and recommendations remain unchanged and are included in the original staff report distributed for the June 11, 2015 meeting. These materials can be accessed and/or viewed on the City website by viewing the June 11, 2015 posted Planning Commission Agenda Packet.

ALTERNATIVES

The following alternatives were included in the June 11, 2015 Planning Commission staff report and are repeated here for ease of reference:

1. Recommend that the City Council Certify the Environmental Impact Report and approve the World Logistics Center project including a General Plan Amendment,

Development Agreement, Change of Zone, Specific Plan, Pre-Zoning/Annexation, and Tentative Parcel Map.

2. Recommend that the City Council Certify the Environmental Impact Report and approve the World Logistics Center project including a General Plan Amendment, Change of Zone, Specific Plan, Pre-Zoning/Annexation, and Tentative Parcel Map, but without a Development Agreement.
3. Deny the World Logistics Center project.
4. Recommend that the City Council Certify the Environmental Impact Report and approve the World Logistics Center project including a General Plan Amendment, Development Agreement, Change of Zone, Specific Plan, Pre-Zoning/Annexation, and Tentative Parcel Map, with modifications specified by the Planning Commission.

STAFF RECOMMENDATION

APPROVE Resolution Nos. 2015-12, 2015-13, 2015-14, 2015-15 and 2015-16 thereby recommending that the City Council:

1. **CERTIFY** the Environmental Impact Report (P12-016), including approval of the Mitigation Monitoring Program and adoption of a Statement of Overriding Considerations (Exhibits A and B of Resolution 2015-12) for PA12-0010 (General Plan Amendment), PA12-0011 (Development Agreement) PA12-0012 (Change of Zone), PA12-0013 (Specific Plan), PA12-0014 (Pre-Zoning/Annexation), PA12-0015 (Tentative Parcel Map), pursuant to the California Environmental Quality Act (CEQA) Guidelines.
2. **APPROVE** General Plan Amendment PA12-0010, to change the land use designations for the project area to Business Park/Light Industrial (BP) and Open Space (OS), and to amend General Plan goals and objectives text and map in the respective Community Development, Circulation, Parks, Recreation and Open Space, Safety, and Conservation Elements identified in Exhibits A through M of Resolution 2015-13.
3. **APPROVE** Change of Zone PA12-012 and Specific Plan PA12-0013 and Annexation PA12-0014, which would repeal the current Moreno Highlands Specific Plan No. 212-1, would establish the World Logistics Center Specific Plan including Change of Zone on the City's Zoning Atlas to Logistics Development (LD), Light Logistics (LL) and Open Space (OS) for areas within the proposed WLC Specific Plan boundary, would establish Pre-zoning/Annexation for an 85 acre site at the northwest corner of Gilman Springs and Alessandro Boulevard, and authorize Change of Zone on the City's Zoning Atlas to Open Space (OS) for those project areas

outside and southerly of the new WLC Specific Plan boundary, Exhibits A, B and C of Resolution 2015-14.

4. **APPROVE** Tentative Parcel Map No. 36457 PA12-0015 for a tentative parcel map that includes 26 parcels for financing and conveyance purposes, Exhibit A and B of Resolution 2015-15.
5. **APPROVE** Development Agreement PA12-0011 covering properties controlled by Highland Fairview, Exhibit A of Resolution 2015-16.

Prepared by:
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Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. PC COMMENTS (COMBINED).
2. WLC PC Public Hearing Guide posted 061515
3. PC Mtg 06.11.15 - Staff Report Packet
4. LSA Responses to Comments (combined)