



**MEMORANDUM**

**DATE:** March 5, 2014  
**TO:** Planning Commission  
**FROM:** Kanika Kith, Senior Planner  
**SUBJECT:** Project No. 12-0750 - Correction to Staff Report for Building Area for Phase II & Table 1: Comparison of Previous Project with Current Proposal

Table 1 and the building square footage listed for Phase II in the staff report provided to the Planning Commission are incorrect. Please see the correct information below.

As shown in Table 1, the proposed project differs from the previous project as follows:

- 3 less industrial buildings (replaced with 2 retail buildings and 1 office building)
- 9 more dock-height doors
- Average industrial building size is generally larger
- Approximately 27,000 square feet more of office space
- 10,600 square feet of retail space that was not available in the previous project

**Table 1: Comparison of Previous Project with Current Proposal**

Item	Previously Approved	Proposed	Change
Number of Industrial Buildings	14	11	-3
Number of Office Building	0	1	+1
Number of Retail Building	0	2	+2
<b>Total Number of Buildings</b>	<b>14</b>	<b>14</b>	<b>0</b>
Total of all Industrial/Warehouse Buildings	738,432	694,770	-43,662
a. Warehouse/Storage Space in Industrial Buildings	685,361	648,270	-37,091
b. Office Space in Industrial Buildings	53,071	46,500	-6,571
<b>Total Industrial</b>	<b>738,432</b>	<b>694,770</b>	<b>-43,662</b>

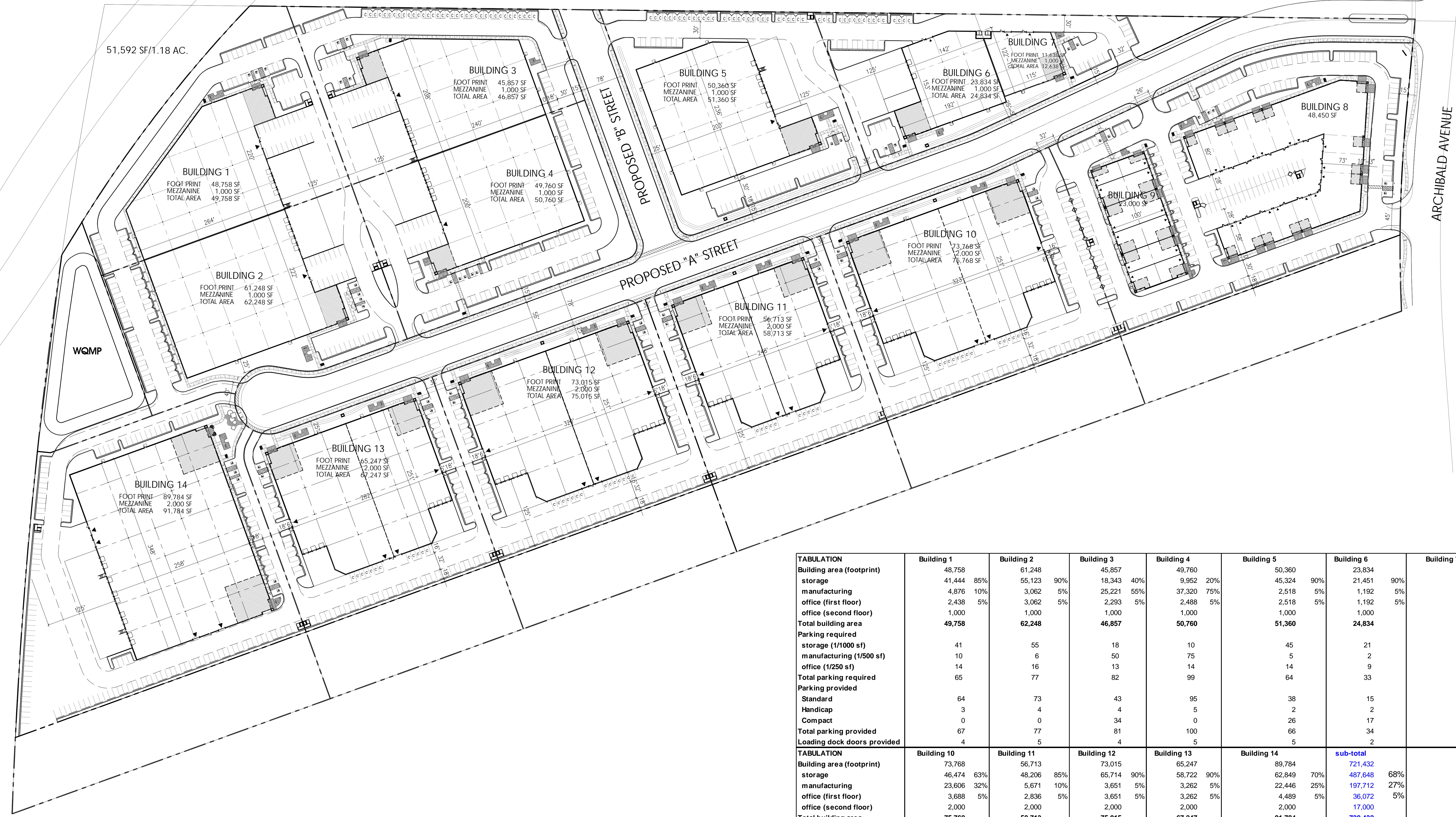
Item	Previously Approved	Proposed	Change
Average Industrial Building Size	52,745	63,161	+10,416
Dock-Height Doors	62	71	+9
Office Building and Size	0	1 at 33,600 SF	+33,600
Retail Building and Size	0	2 totaling 10,600 SF	+10,600

The site plans showing the building square footage of the previously approved project and proposed project are attached.

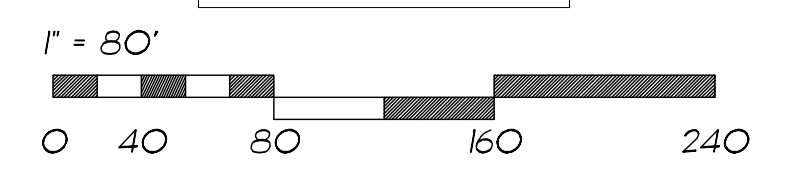
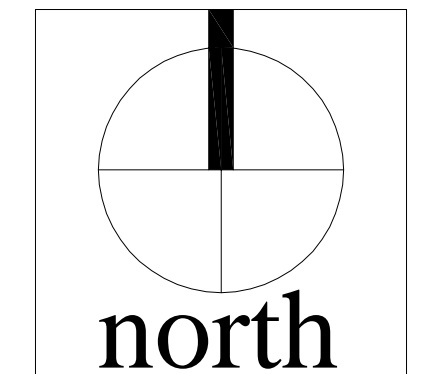
- **Phase II** includes the construction of seven industrial/warehouse buildings, one two-story office building, and the remaining site improvements. Phase II is anticipated to begin two years after completion of Phase I, although it may occur sooner or later depending on the success of Phase I.
  - Industrial/Warehouse Building 2 – 72,180 square feet
  - Industrial/Warehouse Building 6 – 37,400 ~~38,600~~ square feet
  - Industrial/Warehouse Building 7 – 38,600 ~~41,200~~ square feet
  - Industrial/Warehouse Building 8 – 41,200 ~~42,400~~ square feet
  - Industrial/Warehouse Building 9 – 42,400 ~~47,500~~ square feet
  - Industrial/Warehouse Building 10 – 47,500 ~~48,780~~ square feet
  - Industrial/Warehouse Building 11 – 48,780 ~~85,300~~ square feet
  - Office Building 5 – 33,600 square feet



51,592 SF/1.18 AC.



TABULATION	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	Building 8	Building 9
Building area (footprint)	48,758	61,248	45,857	49,760	50,360	23,834	11,638	48,450	23,000
storage	41,444 85%	55,123 90%	18,343 40%	9,952 20%	45,324 90%	21,451 90%	10,474 90%	2,423 5%	1,150 5%
manufacturing	4,876 10%	3,062 5%	25,221 55%	37,320 75%	2,518 5%	1,192 5%	582 5%	43,605 90%	20,700 90%
office (first floor)	2,438 5%	3,062 5%	2,293 5%	2,488 5%	2,518 5%	1,192 5%	582 5%	2,423 5%	1,150 5%
office (second floor)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0	0
Total building area	49,758	62,248	46,857	50,760	51,360	24,834	12,638	48,450	23,000
Parking required									
storage (1/1000 sf)	41	55	18	10	45	21	10	2	1
manufacturing (1/500 sf)	10	6	50	75	5	2	1	87	41
office (1/250 sf)	14	16	13	14	14	9	6	10	5
Total parking required	65	77	82	99	64	33	18	99	47
Parking provided									
Standard	64	73	43	95	38	15	12		213
Handicap	3	4	4	5	2	2	2		7
Compact	0	0	34	0	26	17	0		0
Total parking provided	67	77	81	100	66	34	14	0	220
Loading dock doors provided	4	5	4	5	5	2	0	0	0
TABULATION	Building 10	Building 11	Building 12	Building 13	Building 14	sub-total			Developed Site
Building area (footprint)	73,768	56,713	73,015	65,247	89,784	721,432			1,711,427 SF
storage	46,474 63%	48,206 85%	65,714 90%	58,722 90%	62,849 70%	487,648 68%			
manufacturing	23,606 32%	5,671 10%	3,651 5%	3,262 5%	22,446 25%	197,712 27%			Landscape Area
office (first floor)	3,688 5%	2,836 5%	3,651 5%	3,262 5%	4,489 5%	36,072 5%			266,461 SF
office (second floor)	2,000	2,000	2,000	2,000	2,000	17,000			
Total building area	75,768	58,713	75,015	67,247	91,784	738,432			Landscape Cov.
Parking required									15.57%
storage 1/1000 sf	46	48	66	59	63	488			
manufacturing 1/500 sf	47	11	7	7	45	395			
office (1/250 sf)	23	19	23	21	26	212			
Total parking required	116	79	96	86	134	1,095			
Parking provided									
Standard	100	67	78	70	143	1,011			
Handicap	4	4	4	4	5	50			
Compact	14	10	14	12	0	127			
Total parking provided	118	81	96	86	148	1,188			
Loading dock doors provided	8	6	8	6	9	62			



**REDUCED TRUCK DOOR EXHIBIT**  
**BIRTCHE CENTER AT CORONA VALLEY**

COUNTY OF RIVERSIDE

MAY 08, 2012

JOB # 6350

**HPA, Inc.**





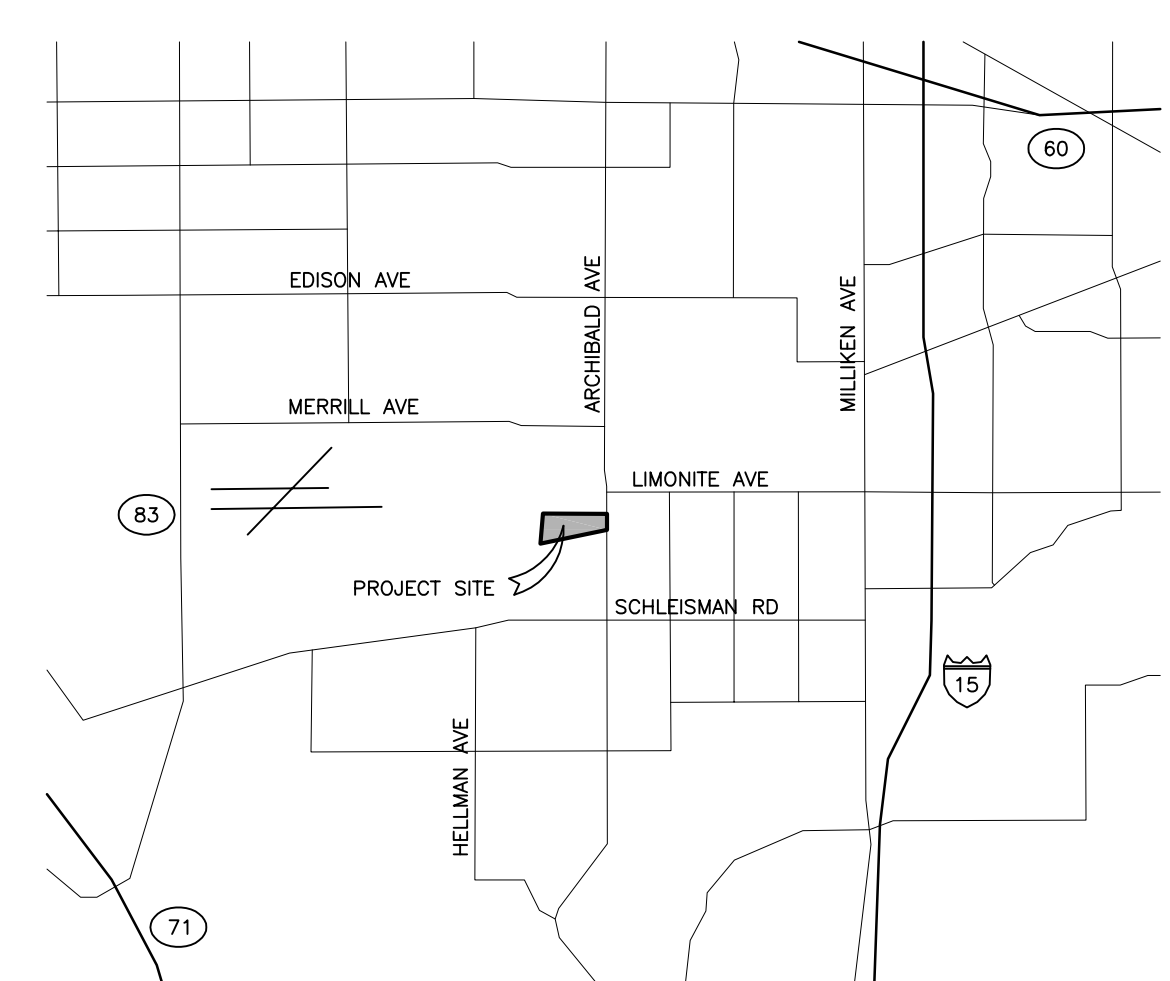
### SITE PLAN NOTES

- NOTES:**
- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
  - THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
  - FEMA COMMUNITY PANEL NO. 060245-0680 A (ZONE C) DATED APRIL 15, 1980 (OUTSIDE OF 500-YEAR FLOOD PLAIN), COUNTY OF RIVERSIDE.
  - THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  - SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
  - THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/COMBUSTIBLE MATERIALS OR WASTE.
  - THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
  - LOADING SPACES WILL BE PAVED WITH CONCRETE.
  - SERVICE GATES WILL BE MANUALLY OPERATED W/ RAPID-ENTRY SYSTEM & KNOX PAD LOCK.
  - SIGN PROGRAM WILL BE UNDER SEPARATED PERMIT.
  - NO ABOVE/GROUND TANKS ARE PROVIDED.
  - SITE TO BE MAINTAINED BY ASSOCIATION WITH THE EXCEPTION OF BUILDING FOOTPRINTS.

- CALGREEN NOTES:**
- PROJECT SITE IS LARGER THAN ONE ACRE - A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
  - VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% REQUIRED VEHICLE PARKING (CG 5.106.4.1).
  - IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF 5% REQUIRED VEHICLE PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
  - "CLEAN AIR" PARKING SPACES SHALL BE PROVIDED ON SITE FOR CARPOOLS & FUEL-EFFICIENT VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING (CG 5.106.5.2).
  - TOTAL NUMBER OF PARKING SPACES NUMBER OF REQUIRED SPACES
  - 0-9 0
  - 10-25 1
  - 26-50 2
  - 51-75 3
  - 76-100 4
  - 101-150 5
  - 151-200 6
  - 200 and over 16
  - At least 8% of total

### RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION NOTES

- NOTES:**
- SITE FALLS WITHIN AIRPORT LAND USE ZONES C & D - SEE SHEET A1.7.1.
  - BUILDINGS 1, 4, & 5 MUST BE DESIGNED AND BUILT WITH 3 OUT OF THE FOLLOWING 7 FEATURES: Using concrete walls; Limiting the number and size of windows; Upgrading the strength of the building roof; Avoiding skylights; Enhancing the fire sprinkler system; Limiting buildings to a single story; and increasing the number of emergency exits.
  - CURRENT DESIGN FEATURES: BUILDING 1 - Concrete walls, limited windows, enhanced fire sprinkler system (K-25 Fire Sprinkler Heads), single story, increased exits. BUILDING 4 - Concrete walls, avoiding skylights, enhanced fire sprinkler system (Ordinary Hazard Group 1 Occupancy); single story. BUILDING 5 - Concrete walls, avoiding skylights, enhanced fire sprinkler system (Ordinary Hazard Group 1 Occupancy).
  - SINGLE-ACRE INTENSITY FIGURES ARE SPECULATIVE ONLY. ANY TENANT IMPROVEMENT THAT INCREASES INTENSITY ABOVE LISTED MAXIMUMS FOR ANY SINGLE ACRE REQUIRES ALC REVIEW AND APPROVAL. SEE SHEET A1.7.2.
  - OFFICE AND MANUFACTURING TOTALS FOR BUILDING 1 ON PROJECT TABULATIONS ARE ASSUMED TO BE SPLIT EVENLY BETWEEN 1A & 1B. SEE MAXIMUM INTENSITY KEYNOTES ON SITE PLAN.



### SITE INFORMATION

**AP.N.:**  
141-010-002, 141-010-033, 141-010-037,  
141-010-038

**TENTATIVE PARCEL MAP:**  
TPM 35865 AND REVISED TPM 35865

**LEGAL DESCRIPTION:**  
PARCELS A AND B AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. 05152, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JULY 13, 2007, AS INSTRUMENT NO. 2007-0458919, OF OFFICIAL RECORDS.

**LAND USE / ZONING:**  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: LIGHT INDUSTRIAL PARK  
GENERAL PLAN LAND USE: LIGHT INDUSTRIAL

**UTILITIES:**  
WATER: JURUPA COMMUNITY SERVICES DISTRICT  
SEWER: JURUPA COMMUNITY SERVICES DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS CO.  
ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.  
PHONE: VERIZON  
T.V.: INDIVIDUAL RECEPTION / CABLE

**SCHOOL DISTRICT:**  
CORONA - NORCO UNIFIED

Site Area	Gross Site Area (Acres)	Lot A - Public Section of Providence Street	Lot B - Archibald Avenue Easement	Lot C - Future HOV Lane Dedication for Limonite Avenue	Lot D - Detention Basin	Lot E - SCE Easement	Lot F - Private Street Easement	Total Net Area	Total Net Area (-SCE Easement)				
	63.37	0.76	0.62	1.17	0.94	7.61	2.50	46.98	39.37				
	2,324,915	33,361	26,961	50,796	41,021	331,574	126,158						
<b>Parcel Area</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>Total</b>	
Gross Parcel Area (s.f.)	520,220	158,352	84,577	196,266	27,072	125,565	130,245	134,636	142,963	145,395	281,582	2,046,673	
Gross Parcel Area (acres)	11.93	3.64	1.94	4.51	2.52	2.88	2.99	3.09	3.28	3.34	6.48	46.98	
Net Parcel Area (s.f.)	520,220	158,352	84,577	153,609	93,825	91,775	95,184	98,933	105,352	107,144	209,249	1,715,020	
Net Parcel Area (acres)	11.93	3.64	1.94	3.53	2.15	2.11	2.19	2.27	2.42	2.46	4.73	39.37	
<b>Adjusted Net Parcel Area (includes Pro-Rata share of Private Access, Detention Basin, and SCE Easement lot area)</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>Total</b>	
	691,992	207,066	102,529	180,470	119,066	117,828	122,990	127,549	137,410	140,066	263,818	2,210,783	
	15.89	4.75	2.35	4.14	2.73	2.70	2.82	2.93	3.15	3.22	6.06	50.75	
<b>Building Area/Use</b>	<b>1A &amp; 1B</b>	<b>2</b>	<b>3</b>	<b>4A</b>	<b>4B</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>Total</b>
Office	10,300	2,500	2,500	6,200	4,400	16,800	2,500	2,500	2,500	2,500	2,500	2,500	
Manufacturing	34,300	17,170	5,775			8,475	8,775	9,425	9,725	11,000	11,320	23,200	
Warehouse	206,810	51,510	17,325			25,425	26,325	28,275	29,175	33,000	33,960	63,600	
<b>Total Ground Floor Bldg Area</b>	<b>250,810</b>	<b>71,180</b>	<b>25,600</b>	<b>6,200</b>	<b>4,400</b>	<b>16,800</b>	<b>36,400</b>	<b>37,600</b>	<b>40,200</b>	<b>41,400</b>	<b>46,500</b>	<b>47,780</b>	<b>708,170</b>
Mezzanine - 2nd Floor Office	4,200	1,000	1,000	0	0	16,800	1,000	1,000	1,000	1,000	1,000	2,000	38,800
<b>Total Bldg Area</b>	<b>254,910</b>	<b>72,180</b>	<b>26,600</b>	<b>6,200</b>	<b>4,400</b>	<b>33,600</b>	<b>37,400</b>	<b>38,600</b>	<b>41,200</b>	<b>42,400</b>	<b>48,780</b>	<b>85,300</b>	<b>738,970</b>
<b>Required Parking</b>	<b>1A &amp; 1B</b>	<b>2</b>	<b>3</b>	<b>4A</b>	<b>4B</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>Total</b>
Office (1/250)	56	14	14	0	0	14	14	14	14	14	14	14	186
Manufacturing (1/500)	68	34	12	0	0	17	18	19	19	22	23	40	272
Warehouse (1/2000)	103	26	9	0	0	13	13	14	15	17	17	30	256
Retail (1/200)	0	0	0	31	22	0	0	0	0	0	0	0	53
Medical Office (1/200)	0	0	0	0	0	168	0	0	0	0	0	0	168
<b>Total Parking Required</b>	<b>227</b>	<b>74</b>	<b>34</b>	<b>31</b>	<b>22</b>	<b>168</b>	<b>44</b>	<b>45</b>	<b>47</b>	<b>48</b>	<b>53</b>	<b>54</b>	<b>89</b>
<b>Parking Provided</b>	<b>1A &amp; 1B</b>	<b>2</b>	<b>3</b>	<b>4 &amp; 5</b>									<b>Total</b>
Handicap	8	4	2	7									5
Standard	327	80	34	214									1,097
<b>Total Provided</b>	<b>335</b>	<b>84</b>	<b>36</b>	<b>221</b>									<b>1,102</b>
<b>Parking Ratio</b>	<b>1.31/1000</b>	<b>1.21/1000</b>	<b>1.41/1000</b>	<b>5.01/1000</b>									<b>1.51/1000</b>
<b>Dock High Loading Doors</b>	<b>1A &amp; 1B</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>Total</b>	
Required	14	5	3	1	0	3	3	4	4	4	4	6	45
Provided	14	5	3	1	0	3	3	4	4	4	4	6	51
<b>Landscaping (15% Min.)</b>	<b>1A &amp; 1B</b>	<b>2</b>	<b>3</b>	<b>4 &amp; 5</b>								<b>Total</b>	
Required	78,300	23,753	12,687	23,041								140,784	
Provided	85,500	31,000	24,900	41,500								176,600	
<b>Project Coverage</b>	48.2%	45.0%	30.3%	17.8%								38.8%	
<b>Project FAR</b>	49.0%	45.0%	31.5%	28.8%								39.9%	

### PROJECT TABULATIONS

**SITE PLAN**

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JOB NO.	PIC006.01	SHEET NO.	
DATE:	12/07/12		
DRAWN:	GAA		<b>A1.1</b>
FILE NAME:	PIC006_1.1		