

Notice of Preparation and Scoping Meeting



To: **Reviewing Agencies, Organizations, and Interested Parties**

Subject: **Notice of Preparation of a Draft Environmental Impact Report (EIR) and Public Scoping Meeting for the Goodman Logistics Center Fullerton Project**

From: **City of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832
Contact: Edgardo Caldera, Assistant Planner**

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the **City of Fullerton** will be the lead agency and will prepare an environmental impact report (EIR) that will address potential environmental impacts associated with the Goodman Logistics Center Fullerton project (referred to herein as the "Project"). The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Project, and (3) to serve as a notice for the public scoping meeting.

The City is requesting input from Responsible Agencies, Trustee Agencies, members of the public, and other interested parties regarding the scope and content of the EIR. Public agencies may need to rely on the EIR prepared by the City when considering permits or other approvals that may need to be issued in association with the proposed Project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but ***not later than 30 days*** after receipt of this notice.

Project Title: Goodman Logistics Center Fullerton Project

Project Location and Setting: The approximately 65.4-net acre¹ Project site is located at 2001 East Orangethorpe Avenue, in the City of Fullerton, Orange County, California. The Project site is located at the northeast corner of the Orangethorpe Avenue and Acacia Avenue intersection and is bounded by Acacia Avenue to the west, Kimberly Avenue and BNSF railroad tracks to the north, State College Boulevard to the east, and Orangethorpe Avenue to the south. The Project site location is shown on Figure 1. Regional access to the Project site is provided from State Route (SR)-57 and SR-91 located east and south of the Project site, respectively.

As shown in the aerial photograph provided in Figure 2, the Project site is currently occupied by a Kimberly-Clark manufacturing facility, which includes 1,210,720 square feet (s.f.) of existing manufacturing (418,720 s.f.) and warehouse buildings (792,000 s.f.). Kimberly-Clark's operations and associated use of the site will terminate by June 2020. The City of Fullerton Water Department maintains a water well facility in the north-central portion of the site west of the Kimberly Avenue access driveway, and there is a Southern California Edison (SCE) substation generally in the center of the Project site. A storage lot for recreational vehicles is located in the northeast corner of the Project site; this use operates under a lease agreement with Kimberly-Clark.

Project Description: The proposed Project includes redevelopment of the Project site with an approximately 1,561,522 s.f. industrial logistics center consisting of four buildings (Buildings 1, 2, 3, and 4) on four separate lots (refer to the proposed site plan presented on Figure 3). This includes approximately 1,456,522 s.f. of warehouse

¹ The Project site encompasses approximately 73.1 gross acres, which includes an easement for City of Fullerton Water Department facilities (15,205 s.f.), areas to be dedicated for access improvements along the site-adjacent roadways, and public roadway right-of-way. The Project sites includes Assessor Parcel Numbers (APNs 073-120-31 and 073-120-33).

space and approximately 105,000 s.f. of office space (ground floor and mezzanine). For purposes of analysis in the EIR, as applicable, it is assumed that up to 50 percent of the warehouse (i.e. non-office) building square footage would consist of a high-cube fulfillment center warehouse, and 50 percent would consist of a high-cube cold storage warehouse. Following is a brief description of the individual buildings.

- **Building 1** would be located on the western portion of the Project site, adjacent to Acacia Avenue, includes approximately 342,695 s.f. of floor area (30,000 s.f. office space and 312,695 s.f. of warehouse space), and features loading docks on the east side of the building. Building 1 does not propose any loading docks facing Acacia Avenue.
- **Building 2** would be located in the west-central portion of the Project site and includes approximately 545,255 s.f. of floor area (30,000 s.f. office space and 515,255 s.f. of warehouse space). Building 2 is a cross-dock building, meaning that loading docks are located on opposite sides of the building; Building 2 provides loading docks on the west and east sides of the building.
- **Building 3** would be located in the east-central portion of the Project site. Building 3 is a cross-dock building that contains 495,290 s.f. of floor area (30,000 s.f. office space and 465,290 s.f. of warehouse space). Loading docks would be located on the west and east sides of the building.
- **Building 4** would be located on the eastern portion of the Project site, adjacent to State College Boulevard. Building 4 includes approximately 178,282 s.f. of building area (15,000 s.f. office space and 163,282 s.f. of warehouse space). Loading docks would be located on the west side of the building. Building 4 does not propose any loading docks facing State College Boulevard.

Access to the proposed Project is proposed from access driveways along Orangethorpe Avenue, Kimberly Avenue and State College Boulevard. Additional improvements associated with the proposed Project include, but are not limited to, surface parking areas (automobile and truck trailer spaces), vehicle drive aisles, landscaping, storm water quality/storage, utility infrastructure, exterior lighting, and signage. The proposed Project would also involve improvements to Acacia Avenue, Orangethorpe Avenue, and Kimberly Avenue, along the Project site frontage.

Existing structures and improvements on the Project site would be demolished to accommodate the proposed Project, with the exception of the existing City of Fullerton Water Department well facility; the easement for this facility would be expanded. It is anticipated that construction of the proposed Project would be initiated in early Spring 2021 and be complete by late Spring 2022 (an approximate 15-month construction schedule).

It should be noted that the Project Applicant has engaged in negotiations for the acquisition of an off-site, approximately 0.7-acre property², located south of Building 3 and north of Orangethorpe Avenue. In the event the Project Applicant is able to acquire this property, Building 3 could be expanded to include approximately 47,862 s.f. of additional floor area (which would bring Building 3's total floor area to 543,152 s.f. and the proposed Project's total floor area to 1,609,384 s.f., including 1,504,384 s.f. of warehouse space and 105,000 s.f. of office space). The optional site plan with the potential Building 3 expansion is shown on Figure 4.

The Project site is within the Southeast Industrial Focus Area identified in the City of Fullerton General Plan, which is entitled *The Fullerton Plan 2030* (The Fullerton Plan), and has a Community Development Type (General Plan land use designation) of Industrial. The proposed Project is consistent with the Industrial land use designation and the growth assumptions for the Southeast Industrial Focus Area anticipated in The Fullerton Plan.

Based on available information, anticipated approval actions required from the City to implement the proposed Project include: (1) adoption of a Zone Change to change the zoning designation for the southeast portion of the Project site from M-G-ES (Manufacturing General in an Emergency Shelter Overlay Zone) to M-P-200-ES (Manufacturing Park, minimum lot size 200,000 s.f., in an Emergency Shelter Overlay Zone) to allow for consistent zoning across the Project site; (2) approval of a Parcel Map to subdivide the Project site into four parcels to accommodate the proposed buildings (Buildings 1, 2, 3, and 4); (3) approval of a Variance to allow the proposed buildings to exceed the maximum height permitted in the M-P-200-ES zone (building height of up to 55-feet compared to a maximum 45-foot height limit); (4) a Major Site Plan for review of site, architectural, and landscape plans; and, (5) certification of the EIR. Additionally, the Project Applicant is requesting adoption of a Development Agreement.

² Includes APN 073-120-09.

Potential Environmental Effects: In instances where an EIR is clearly required for a project, CEQA Guidelines Sections 15060 and 15063 grant Lead Agencies the ability to proceed with preparation of an EIR without preparing an Initial Study. In this instance, the City has determined that the planning, construction, and/or operation of the proposed Project and the Optional Site Plan (with the additional property and associated Building 3 expansion) have the potential to result in one or more significant environmental effects under the topical issues listed below and these potential impacts will be addressed in the Draft EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

The Draft EIR will evaluate the proposed Project and the Optional Site Plan. Based on available information and existing site conditions, the City has determined that implementation of the proposed Project and the Optional Site Plan would have no impacts or less than significant impacts related to the following topical issues, and further analysis of these topical issues in the Draft EIR is not required: Agricultural and Forestry Resources, Biological Resources, Mineral Resources, Population/Housing, Public Services, Recreation and Wildfire. This conclusion is further addressed in the attachment to this NOP.

Responding to this Notice: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt; other interested parties, including members of the public must also submit comments in this timeframe. Comments and suggestions should, at a minimum, identify the potential significant environmental issues, reasonable alternatives to the proposed Project, and potential mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed Project. Please include the name, email, phone number, and address of a contact person in your response. The NOP is available for a 30-day public review period beginning **March 30, 2020, and ending April 28, 2020**. All comments and responses to this notice should be submitted in writing to:

Edgardo Caldera, Assistant Planner
City of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832-1775

The City will also accept responses to this notice submitted via email received through the close of business on April 28, 2020. Email responses to this notice may be sent to **EdgardoC@CityofFullerton.com**. For additional information or any questions regarding the proposed Project, please contact Edgardo Caldera at (714) 773-5773 or via email at the aforementioned address.

Notice of Scoping Meeting: In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR. In accordance with State Executive Orders N-25-20 and N-29-20, the scoping meeting will be held via teleconference. Information on how to participate in the teleconference – as well as updated project information and the EIR when completed – can be found at:

https://www.cityoffullerton.com/gov/departments/dev_serv/development_activity/goodman_logistics.asp

The scoping meeting will be held on **April 20, 2020, at 6:30 PM**.

March 27, 2020

Date

Heather RS Allen

Signature

**GOODMAN LOGISTICS CENTER FULLERTON
ENVIRONMENTAL EFFECTED DETERMINED NOT TO BE SIGNIFICANT**

Section 15060(d) of the State CEQA Guidelines states: “If the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in Article 9, commencing with Section 15080. In the absence of an initial study, the lead agency shall still focus the EIR on the significant effects of the project and indicate briefly its reasons for determining that other effects would not be significant or potentially significant”.

As identified in the preceding NOP, based on existing site conditions and available information, the City of Fullerton has determined that the proposed Project and the Optional Site Plan (with the additional property and associated Building 3 expansion) would have no impact or a less than significant related to the following environmental issues. Further evaluation of these issues will not be provided in the Draft Environmental Impact Report (EIR).

- **Agriculture and Forestry Resources.** The Project site, including the area planted with citrus trees in the eastern portion of the Project site, is classified as “Urban and Built-Up Land” by the California Department of Conservation Farmland Mapping and Monitoring Program.¹ The fruit from the existing citrus trees on the Project site is not harvested or sold and the area where the fruit trees are planted is not considered agricultural land. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (collectively referred to as Farmland), forest land, or timberland on or near the Project site. Further, the Project site and surrounding areas are not zoned for agricultural land uses or forestland/timberland, nor is the Project site subject to a Williamson Act contract.² Accordingly, implementation of the proposed Project and Optional Site Plan would not result in the loss of Farmland or forest land; result in the conversion of Farmland to non-agricultural use; or result in the conversion of forest land resources to non-forest use.
- **Biological Resources.** The Project site is within an urban area and is entirely surrounded by development, which consists primarily of commercial and industrial uses. The Project site has been utilized as a manufacturing facility for over 60 years, and is covered by manmade structures, impervious surfaces (e.g., asphalt pavement), and ornamental landscaping (including citrus trees). No natural biological habitats, riparian habitats, or other sensitive habitats are present on the Project site or adjacent to the site, and implementation of the proposed Project and Optional Site Plan would not impact any candidate, sensitive, or special status species. Further, the Project site does not include any state or federally protected wetlands. Accordingly, implementation of the proposed Project and Optional Site Plan is not anticipated to adversely affect or result in the loss of sensitive or protected biological resources.

As identified in Section 5.11, Biological Resources, of The Fullerton Plan EIR, wildlife corridors functionally connect larger areas of open, usable habitat together. The Project site is in an urban developed area, does not provide habitat for wildlife movement, and is not near areas of the City that contain significant plant and animal populations (i.e., East Coyote Hills or West Coyote Hills). Therefore, as concluded in The Fullerton Plan EIR, implementation of the proposed Project and Optional Site Plan would not interfere with an established or reliable wildlife corridor. Due to the presence of trees on-site, there is the potential for birds protected by the Migratory Bird Treaty Act (MBTA) to be present. The MBTA makes it illegal to take, possess, buy, sell, purchase, or barter any migratory bird listed in the Code of Federal Regulations (Title 50, Part 10), including feathers, nests, eggs, or other avian products. This includes the active nests of all bird species, including common species. Existing trees on-site would be removed during construction; however, all vegetation removal would be conducted in accordance with the requirements of the MBTA to avoid impacts on nesting birds. The proposed Project and Optional Site Plan involve the planting of trees throughout the Project site, which would provide habitat for migratory birds. Additionally, implementation of the proposed Project and Optional Site Plan

would be conducted in compliance with the City's Community Forestry Ordinance (Municipal Code, Chapter 9.06), specifically in accordance with requirements for the planting of trees identified in Section 9.06.090 of the Municipal Code.

As also identified in Section 5.11 of The Fullerton Plan EIR³, one habitat conservation plan, the Coyote Hills East Habitat Conservation Plan (HCP), exists within the City of Fullerton. This HCP applies to the northeastern part of the City. The Project site is not located in the area addressed by the Coyote Hills East HCP and implementation of the proposed Project and Optional Site Plan would not conflict with the HCP.

- **Mineral Resources.** The Project site is not located within an area known to be underlain by regionally-important mineral resources.⁴ In addition, the Project site is not identified as a locally-important mineral resource recovery site in The Fullerton Plan.⁵ Accordingly, implementation of the proposed Project and Optional Site Plan would not result in the loss of availability of a known mineral resource that would be of value to the region or to the residents of the State of California.
- **Population and Housing.** The Project Applicant is pursuing the development of the proposed buildings on a speculative basis and the future occupants of the buildings are not known. Because no occupants have been identified, the precise number of jobs that would be created from implementation of the proposed Project and Optional Site Plan cannot be determined. However, based on the size and type of the proposed buildings, the Project Applicant expects future businesses on the Project site to employ between 1,500 and 2,000 people. This estimated employment generation is consistent with employment generation anticipated in The Fullerton Plan for light industrial uses (1 employee per 1,000 square feet)⁶, which would result in up to approximately 1,610 employees (based on the larger building area associated with the Optional Site Plan). Based on an average of the number of employees at the existing Kimberly-Clark facility over the five-year period between 2015 and 2019, there was an average of approximately 325 individuals (including on-site contractors) employed at the Project site⁷. Accordingly, there would be a net increase of approximately 1,175 to 1,675 employment opportunities in the City with implementation of proposed Project and Optional Site Plan. The Fullerton Plan anticipated employment growth within the Southeast Industrial Focus Area (approximately 2,546 jobs associated with light industrial uses), and the number of jobs that would result from the proposed Project and Optional Site Plan is within The Fullerton Plan's expectations for the rate of job growth within the Southeast Industrial Focus Area. Accordingly, implementation of the proposed Project and Optional Site Plan would not result in substantial unplanned growth in the City that could result in adverse environmental effects. Further, there are no existing residential uses at the Project site and development of the proposed Project and Optional Site Plan would not necessitate the construction of replacement housing elsewhere.
- **Public Services.** Fire and police services are provided to the Project site by the Fullerton Fire Department (FFD) and Fullerton Police Department (FPD), respectively. The proposed Project and Optional Site Plan would not involve new residential uses or an increase in the City's population, and there is an existing demand for public services at the Project site associated with the existing Kimberly-Clark facility. The nearest FFD fire station is Station No. 3, located approximately 350 feet north of the Project site at 700 S. Acacia Avenue. The FPD operates from one station located at 237 West Commonwealth Avenue, approximately 1.8 miles northwest of the Project site. Consistent with the existing condition, the proposed Project and Optional Site Plan would create the typical range of service calls for the FFD and FPD that occur with the proposed industrial use. The Fullerton Plan includes policies and actions to ensure adequate resources are available to respond to health, fire, and police emergencies (Policy 13.2) and that the FFD is actively involved in the review of development projects to ensure the development would comply with fire management policies (Action 24.2). The City, FFD, and FPD regularly monitor resources to ensure that adequate facilities, staffing, and equipment are available to serve existing and future development and population increases. The proposed Project and Optional Site Plan would not require the construction of new or alteration of existing

fire or police protection facilities to maintain an adequate level of service to the Project area, and no physical environmental impacts would result.

The proposed Project and Optional Site Plan would not directly generate students, as they do not involve the development of residential land uses. Additionally, appropriate net developer impact fees, as required by State law (Section 65995(b) of the California Government Code), shall be assessed and paid by the Project Applicant to the Fullerton School District and Fullerton Joint Union High School District. The proposed Project and Optional Site Plan would not require the construction of new or expanded school facilities and no physical environmental impacts would result.

The City's Parks and Recreation Department operates various City parks and provides a wide range of recreational programs to the community. Because the proposed Project and Optional Site Plan do not propose new residential uses and would not result in a direct increase in the population within the City, they would not create a demand for parks or recreational facilities. The proposed Project and Optional Site Plan would not require the construction of new or expanded park or recreational facilities and no physical environmental impacts would result.

- **Recreation.** The proposed Project and Optional Site Plan do not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. In addition, the proposed Project and Optional Site Plan do not propose to construct any new on- or off-site recreation facilities. Accordingly, implementation of the proposed Project and Optional Site Plan would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, or substantial adverse environmental effects related to the construction or expansion of recreational facilities.
- **Wildfire.** The Project site is in an urban area and is not located within a "Very High Fire Hazard Severity Zone."^{5,8} Accordingly, implementation of the proposed Project and Optional Site Plan would have no risks associated with wildfires.

Sources Used in the Preparation of this NOP include:

¹ California Department of Conservation, 2018. *Orange County Important Farmland 2016*. Available online at <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/ora16.pdf>.

² City of Fullerton, 2019. *Zoning Map*. Available online at <https://www.cityoffullerton.com/civicax/filebank/blobdload.aspx?BlobID=23854>.

³ City of Fullerton, 2012. *The Fullerton Plan Environmental Impact Report*. Available online at: https://www.cityoffullerton.com/gov/departments/dev_serv/general_plan_update/final_program_eir.asp.

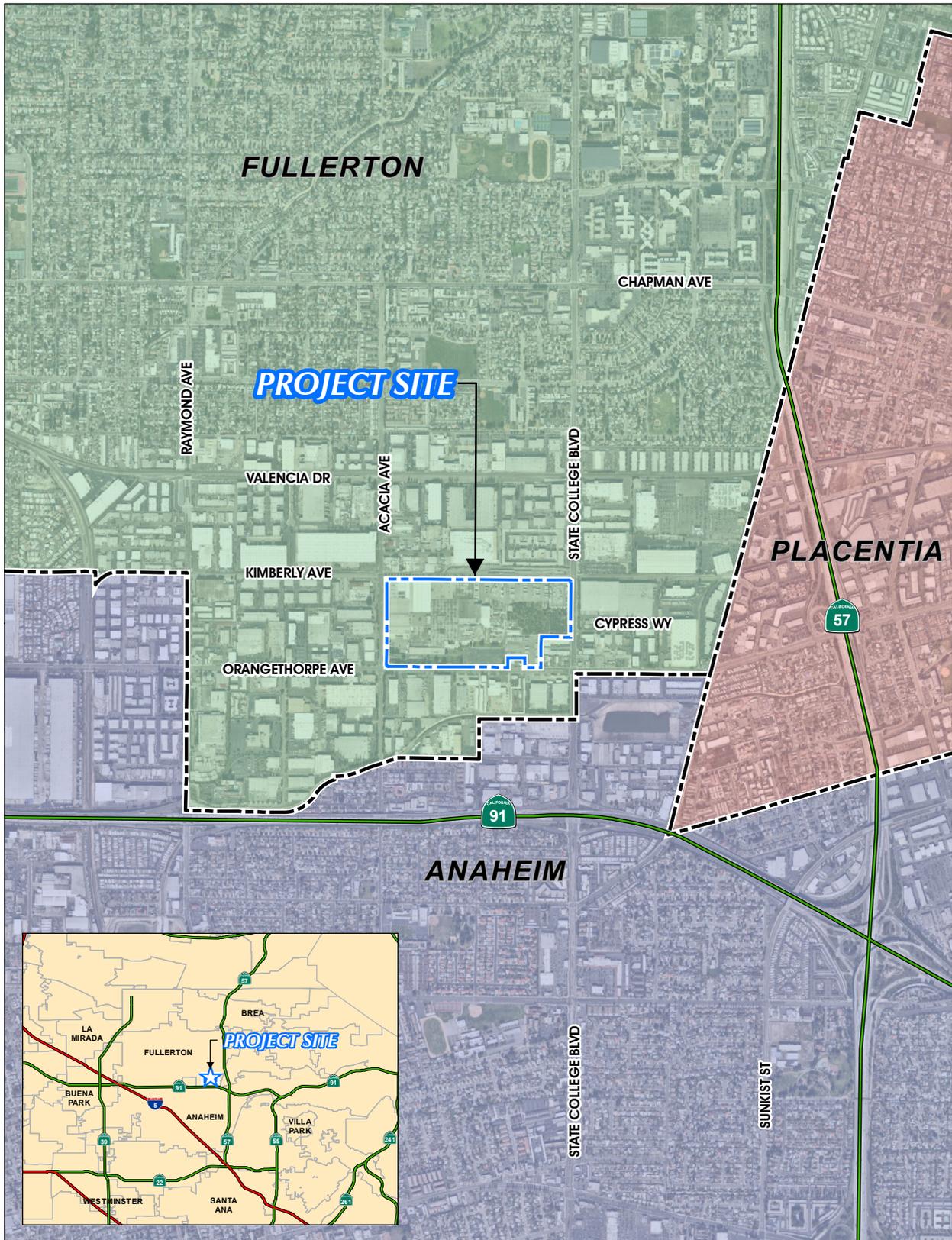
⁴ California Department of Conservation, 1995. *Open File Report 94-15: Update of Mineral Land Classification of Portland Cement Concrete Aggregate in Ventura, Los Angeles, and Orange Counties, California, Part III – Orange County*. Available online at: ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/.

⁵ City of Fullerton, 2012. *The Fullerton Plan, Master Element D: The Fullerton Natural Environment*. Available online at: <https://www.cityoffullerton.com/civicax/filebank/blobdload.aspx?blobid=7506>.

⁶ City of Fullerton, 2012. *The Fullerton Plan Environmental Impact Report, Appendix F, Public Revenue Analysis*. Available online at: <https://www.cityoffullerton.com/civicax/filebank/blobdload.aspx?blobid=7518>.

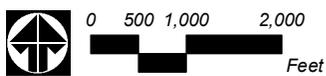
⁷ Kimberly-Clark, 2019 (October 24). Personal communication (letter) from G. Saylor (authorized Kimberly-Clark representative) to B. Dahl (GNAP Development LLC).

⁸ California Department of Forestry and Fire Protection, 2011. *CAL FIRE Very High Fire Hazard Severity Zones in LRA – Orange (Fullerton)*. Available online at: https://osfm.fire.ca.gov/media/5883/c30_fullerton_vhfhshz.pdf.

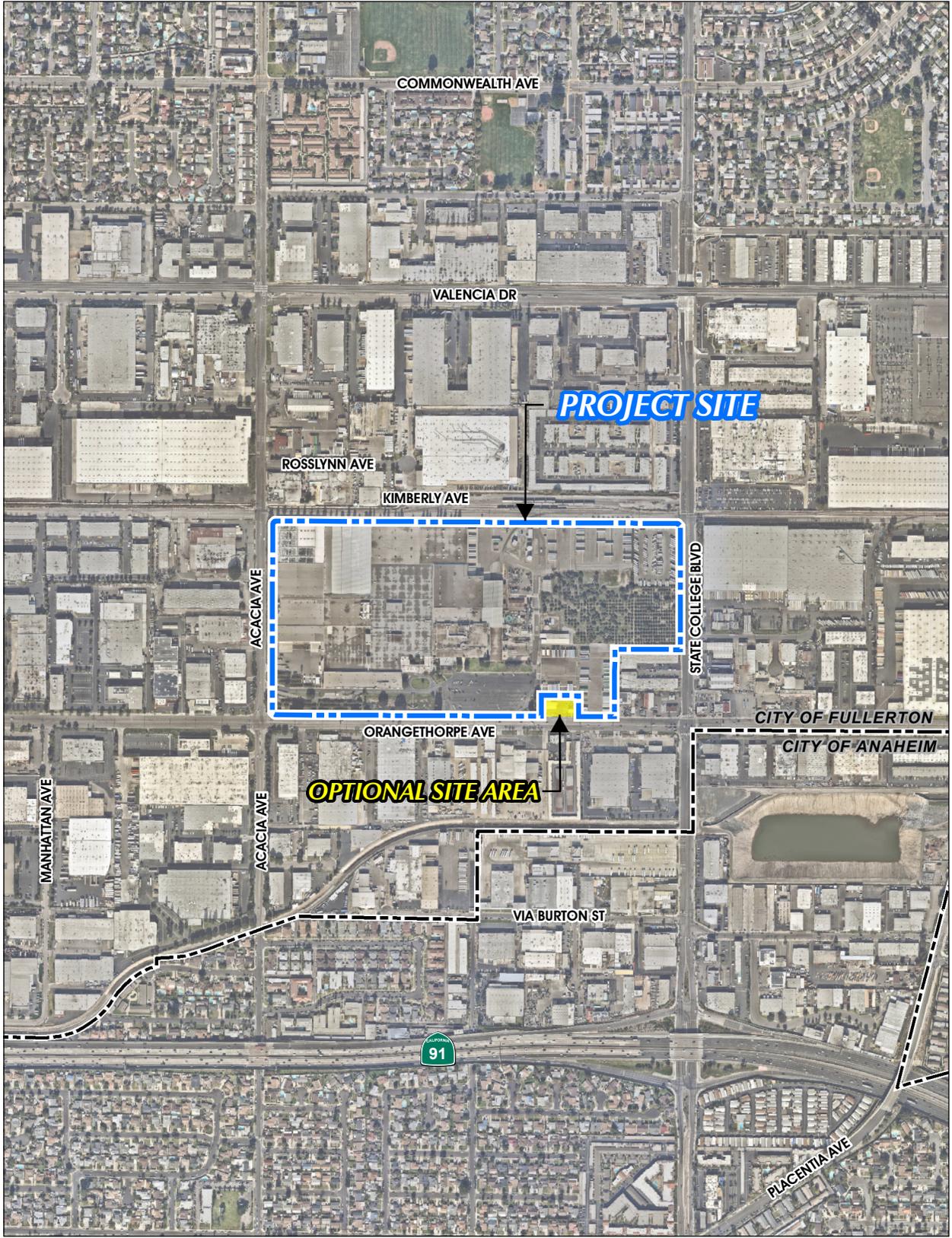


Source(s): ESRI, Nearmap Imagery (2019), OC Landbase (2019)

Figure 1

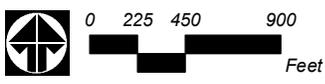


LOCATION MAP

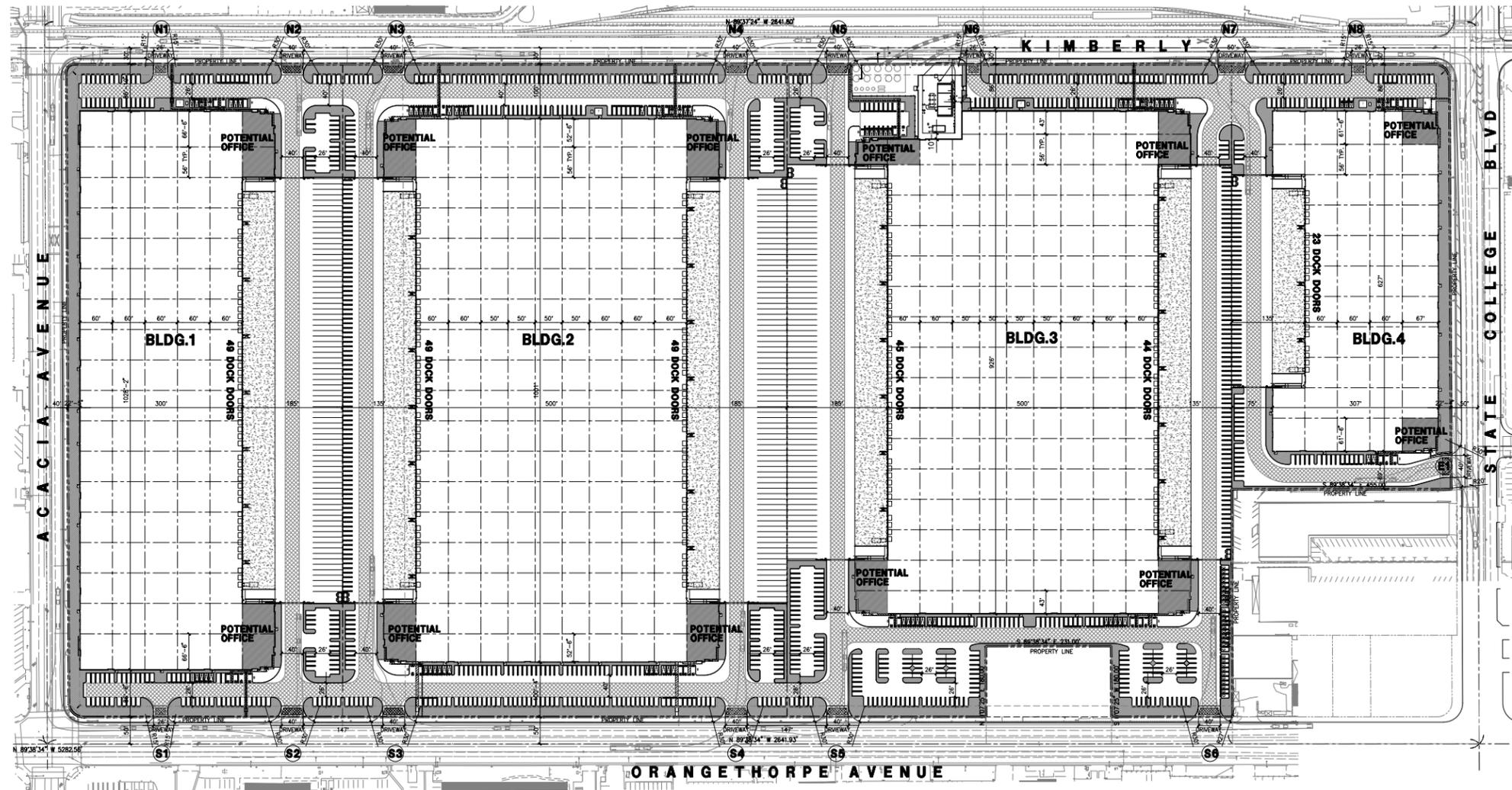


Source(s): ESRI, Nearmap Imagery (2019), OC Landbase (2019)

Figure 2



AERIAL PHOTOGRAPH

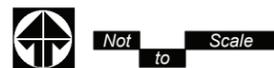


PROJECT DATA

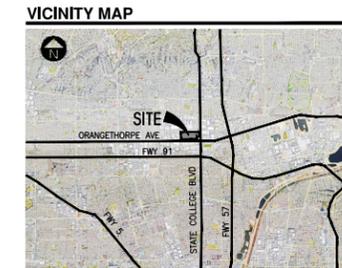
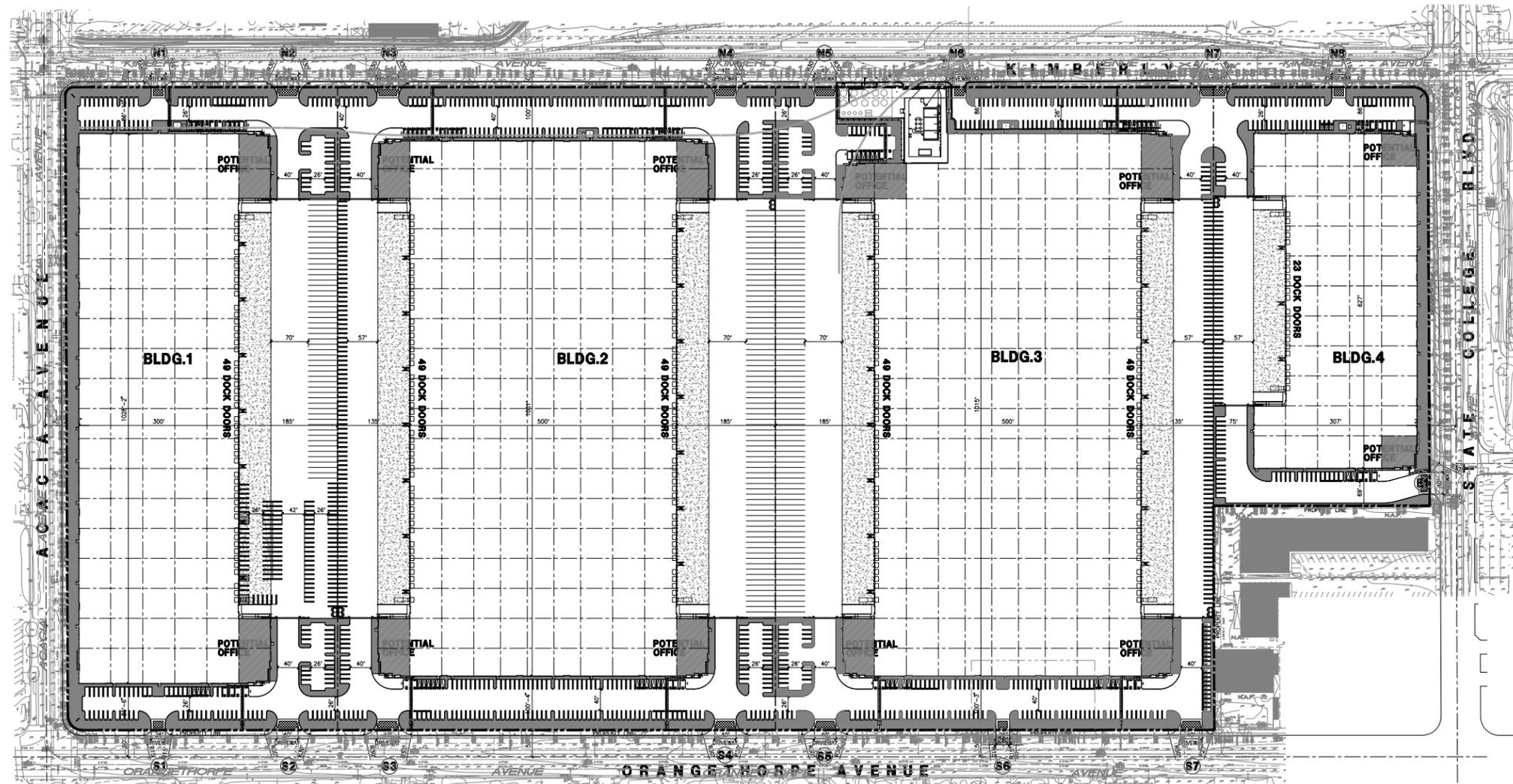
	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL	zoning ordinance for city
SITE AREA						zoning designation - Manufacturing Park (MP)
in s.f. (Net Area)	609,261	964,881	639,280	316,115	2,548,537 s.f.	MAXIMUM BUILDING HEIGHT ALLOWED
in acres	14.0	22.0	14.6	7.3	68.42 ac	height - 40'
in s.f. (Gross Area)	712,717	1,007,231	1,025,031	377,879	3,122,858 s.f.	MAXIMUM FLOOR AREA RATIO
in acres	16.4	24.5	23.5	8.7	73.07 ac	10%
BUILDING AREA						SETBACKS
Office - 1st floor	10,000	10,000	10,000	5,000	35,000 s.f.	Building
Office - 2nd floor	20,000	20,000	20,000	10,000	70,000 s.f.	along public st. - 20'
Warehouse	312,666	845,236	468,290	163,282	1,498,522 s.f.	along public alley - 10'
TOTAL	342,666	865,236	488,290	178,282	1,874,522 s.f.	along property in R.P. zone - 10'
COVERAGE	56.2%	55.4%	52.7%	54.4%	54.8%	
INTERIOR CLEAR HEIGHT	40'	40'	40'	36'		
ESTIMATED TOP OF PARAPET	55'	55'	55'	50'		
AUTO PARKING REQUIRED						
Office - 1/2,000 s.f.	120	120	120	60	420 stalls	
Warehouse - 1/2,000 s.f.	157	258	233	82	730 stalls	
TOTAL	277	378	353	142	1,150 stalls	
AUTO PARKING PROVIDED						
Standard (8.5 x 18')	133	254	254	77	728 stalls	
Compact (5' x 10') 30% of required space	0	0	29	0	29 stalls	
Accessible Parking (8' x 12')	5	6	7	4		
Accessible Van Parking (12' x 18')	1	2	2	1		
BV Parking (8.5' x 18')	8	21	24	5		
BV Standard Accessible (8' x 18')	1	1	1	1		
BV Van Accessible (12' x 18')	1	1	1	1		
CV Accessible (10' x 18')	0	0	0	0		
Clear Air Van pool (8.5' x 18')	16	31	35	11		
Total	165	326	354	109	945	
Parking inside truck yard	0	89	82	43	214	
GRAND TOTAL	165	415	436	143	1,159 stalls	
Visitor Parking (20% of total)	33	83	87	29	232 stalls	
Trailer Parking (20% of total)						
short term - exterior (5% of visitor parking)	2	4	4	1	12 stalls	
long term - interior (5% of non-visitor parking)	7	17	17	6	46 stalls	
Trailer Parking (20% of total)						
short term - exterior (5% of visitor parking)	5	5	5	5	20 stalls	
TOTAL PARKING PROVIDED						
Trailer (12' x 50')	76	76	70		222 stalls	
LANDSCAPE REQUIRED						
Area - Open parking area	29425	50130	53735	15471	144,761 s.f.	
SHADED REQUIRED						
Area - 50% Open parking area	12713	25065	26863	7736	72,376 s.f.	
LANDSCAPE PROVIDED						
Area	58,809	50,174	54,982	34,046	197,991 s.f.	
Percentage	9.7%	5.1%	8.6%	10.8%	6.9%	

Source(s): HPA (03-20-2020)

Figure 3



PROPOSED SITE PLAN



PROJECT DATA

	BLDG.1	BLDG.2	BLDG.3	BLDG.4	TOTAL	
SITE AREA						ZONING ORDINANCE FOR CITY
In ± (Total Area)	609,261	994,881	969,832	316,115	2,890,089 s.f.	Zoning Designation - Manufacturing Park (M-P)
In acres	14.0	22.6	22.3	7.3	66.12 ac	MAXIMUM BUILDING HEIGHT ALLOWED
In ± (Cross Area)	712,717	1,067,231	1,066,655	377,076	3,224,682 s.f.	Height - 45'
In acres	16.4	24.5	24.5	8.7	74.03 ac	MAXIMUM FLOOR AREA RATIO
						NA
BUILDING AREA						LANDSCAPE REQUIREMENT
Office - 1st floor	10,000	10,000	10,000	5,000	35,000 s.f.	Percentage - to be verified
Office - 2nd floor	20,000	20,000	20,000	10,000	70,000 s.f.	SETBACKS
Warehouse	212,695	615,295	613,152	163,282	1,504,384 s.f.	Building
TOTAL	342,695	845,295	843,152	178,282	1,609,384 s.f.	along public St. - 20'
						along public alley - 5'
						along property w/in a P.U. zone - 10'
COVERAGE	56.2%	56.4%	56.0%	56.4%	55.9%	
INTERIOR CLEAR HEIGHT	40'	40'	40'	38'		
ESTIMATED TOP OF PARAPET	55'	55'	55'	50'		
AUTO PARKING REQUIRED						
Office - 1,250 s.f.	100	100	100	60	420 stalls	
Warehouse - 11,2,000 s.f.	107	259	257	82	704 stalls	
TOTAL	207	359	357	142	1,124 stalls	
AUTO PARKING PROVIDED						
Standard (8.5' x 18')	133	263	263	77	676 stalls	
Compact (8' x 16') 30% of required space				20	20 stalls	
Accessible Parking (9' x 18')	5	6	6	4		
Accessible Van Parking (12' x 18')	1	2	2	1		
EV Parking (8.5' x 18')	8	22	21	5		
EV Standard Accessible (9' x 18')	1	1	1	1		
EV Van Accessible (12' x 18')	1	1	1	1		
Clear Area Van pool (8.5' x 18')	16	31	30	11		
Total	165	326	324	100	875	
Parking inside truck yard	110	89	88	43	330	
GRAND TOTAL	275	415	412	143	1,205 stalls	
TRAILER PARKING PROVIDED						
Trailer (10' x 50')	52	76	76	24	224 stalls	

Source(s): HPA (03-23-2020)

Figure 4



OPTIONAL SITE PLAN