

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:** January 28, 2003

**SUBJECT:** CHANGE OF ZONE NO. 06588 / PARCEL MAP NO. 29537 / PLOT PLAN NO. 16937 / ENVIRONMENTAL IMPACT REPORT NO. 442 - EA37900 - IDI / for the Bos Family Limited Partnership - Second Supervisorial District - Prado / Mira Loma Zoning District - 125 Acres - 2 lots - A-2-10 Zoning - Schedule E - Located west of Wineville Road, east of Interstate-15 and north and south of the future Cantu-Galleano Ranch Road and I-15 interchange - REQUEST: CZ 06588 proposes to change the zoning classifications on the site from Heavy Agriculture with a 10-acre minimum lot size (A-2-10) to Industrial Park (I-P) / PM 29537 proposes to divide the approximately 125-acre site into four industrial parcels / PP 16937 proposes to construct three industrial warehouse buildings and associated office space on approximately 125 acres. The proposed project contains: 1,985,253 square feet of total building area, which includes 50,000 square feet of office space; 601 car parking spaces; 198 truck parking spaces; and 13.51 acres of landscaping / EIR 442 to determine if project will result in significant impacts to Agricultural Resources and Air Quality; Approval of the proposed project would require the Board of Supervisors to adopt a Statement of Overriding Consideration.

**CONTROVERSIAL ISSUES:** Air Quality, Land Use Compatibility, Truck Traffic.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on January 22, 2003.

The Planning Department recommended Approval; and  
THE PLANNING COMMISSION by a vote of 4-0 (Commissioner Roth was not present):

REVIEWED BY EXECUTIVE OFFICE

DATE 1/30/03

Aleta J. Laurence, AICP, Planning Director

AJL:ar

(Continued On Attached Page)

Department Recommendation:  Consent  Policy  
Per Executive Office:  Consent  Policy

Prev. Agn. Ref.

Dist. Second/Second AGENDA NO.

1.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 06588 / PARCEL MAP NO. 29537 / PLOT PLAN NO.  
16937 / ENVIRONMENTAL IMPACT REPORT NO. 442 -

January 28, 2003

Page 2 of 2

**DENIED CHANGE OF ZONE NO. 06588**, to change the zoning classifications of the site from Heavy Agriculture with a 10-acre minimum lot size (A-2-10) to Industrial Park (I-P); and,

**DENIED PARCEL MAP NO. 29537**, based upon the findings and conclusions incorporated in the Planning Commission Minute Order; and,

**DENIED PLOT PLAN NO. 16937**, based upon the findings and conclusions incorporated in the Planning Commission Minute Order.