

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

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FROM: TLMA - Planning Department

SUBMITTAL DATE: March 18, 2003

SUBJECT: APPEAL OF CHANGE OF ZONE NO. 06588 / PARCEL MAP NO. 29537 / PLOT PLAN NO. 16937 / ENVIRONMENTAL IMPACT REPORT NO. 442 - EA 37900 - Bos Family Limited Partnership - Second Supervisorial District - Prado/Mira Loma Zoning District - 125 Acres - 4 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:

THE PLANNING DEPARTMENT RECOMMENDS:

CONSIDERATION of the above referenced appeal of the Planning Commission decision received on February 13, 2003.

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Page)

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

Department Recommendation: Policy
 Consent
Per Executive Office: Policy
 Consent

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

16.2

The Honorable Board of Supervisors

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

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THE PLANNING COMMISSION took the following actions on January 22, 2003.

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.

BACKGROUND: The Planning Commission took the above actions based on the findings of Environmental Impact Report No. 442, which determined that construction and operation of the proposed project might result in significant impacts to Agriculture Resources and Air Quality; and significant cumulative impacts to Agriculture Resources; Air Quality; and Noise. Had the Planning Commission approved the project, the Board of Supervisors would have had to adopt a Statement of Overriding Consideration for these impacts. The Planning Commission was unwilling to support a project on this site, which requires making a Statement of Overriding Consideration for Air Quality and Noise.

It is significant to note that the findings in the EIR indicate that the project area is located in a non-attainment area for Air Quality and Noise. This means that any project which impacts Air Quality and Noise, regardless of how minor that impact may be, would require the Board to make a Statement of Overriding Considerations. In fact several of the alternative land uses suggested by the community, such as a Business Park or Mixed Use Alternative, were considered in the alternative section of the EIR and each was found to have equal or greater impacts to Air Quality and Noise. The only alternative considered in the EIR to have lower impact to Air Quality and Noise was the Reduced Density Alternative, which considered the impacts of a 20% reduction in square footage of the project. As expected the smaller project had lower impacts to Air Quality and Noise but still required a Statement of Overriding Consideration of both Air Quality and Noise.

The project is located in an area of the County, which is experiencing tremendous development pressure. The County's current and proposed General Plan call for development of most of the agricultural land in the Mira Loma area, including the project site. The third Statement of Overriding Consideration required for this project is for impacts to Agricultural Resources. The EIR determined that there is no viable mitigation for the loss of Agricultural Resources. Therefore, unless a project proposes the continuation of agriculture uses on the site a Statement of Overriding Considerations would be required.