

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

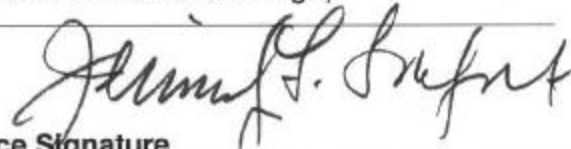
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CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature



Department Recommendation: Policy
Per Executive Office: Policy
 Consent
 Consent

Prev. Agn. Ref.

Dist. Second

AGENDA NO. -

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.

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1:30 p.m. being the time set for public hearing on the appeal of Industrial Developments International (IDI/for the Bos Family Limited Partnership) on the Planning Commission's denial of Change of Zone 6588, to change the zone from Heavy Agriculture with a 10-acre minimum lot size (A-2-10) to Industrial Park (I-P), Parcel Map 29537 to divide 125 acres into four industrial parcels, and Plot Plan 16937 to construct three industrial warehouse buildings and associated office space – Environmental Impact Report No. 442 and for Environmental Assessment 37900, - for 125 acres, a Schedule E, located in the Prado-Mira Loma District, 2nd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter.

Stephanie Standerfer, of A.A. Webb Associates, representing the County, discussed the issues that were raised by the EIR and what it determined.

The following individuals spoke:

Alan Sharp, representing IDI, gave an overview of the project.

Matt Webb, representing IDI.

Stephen Anderson in opposition to project.

Betty Anderson in opposition to project.

Elizabeth Delgado in opposition to warehouse.

Patricia Delgado in opposition to warehouse.

Andrea Hricko, representing USC School of Medicine, gave a PowerPoint presentation.

Ron Connenhoven in opposition.

Penny Newman in opposition.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on

March 25, 2003

of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: March 25, 2003

Nancy Romero, Clerk to the Board of Supervisors, in
and for the County of Riverside, State of California.

By: 

Deputy

AGENDA NO.

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xc: Planning, Applicant, Co.Co., C/B

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Ray Johnson in opposition.
Colleen Smithers in opposition.
Barbara Tedrowe in opposition.
Richard Tedrowe in opposition.
Catherine Barrett-Fischer in opposition.
Don Blose in opposition.
Laura Rivera in favor of appeal.
Rick Vaanderham in favor of appeal.
Lowell Smith in favor of appeal.
Robert Brison in favor of appeal.

Mr. Webb and Mr. Sharp rebutted.

Since no one else wished to speak in the matter, the Chairman declared the hearing closed.

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED to approve the above project with the following conditions:

1. In the interim period during which the Galena Overpass project is completed, in place and open, that all trucks related to this project must be kept north of the project basically, coming in and going out from Riverside Avenue north to either Hamner, or to Mission, and not to Etiwanda, have to go northwest.
2. That all yard goats (little trucks that tow trailers on the site) must use alternative fuel vehicles. There will be no idling beyond 5 minutes of any truck or diesel vehicle within the project. There will be normal screening that is required of all new

2 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on

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facilities with tilt up walls to screen any trucks, the normal landscape buffer. No on street parking in or around the facility.

IT WAS FURTHER ORDERED that Environmental Impact Report No. 442 is tentatively certified, that Change of Zone No. 6588, Plot Plan No. 16937, and Parcel Map 29537 are tentatively approved as recommended, and that Planning staff and County Counsel are directed to prepare the necessary resolution with the appropriate findings, and return to the Board for final approval on April 22, 2003.

3 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on _____
March 25, 2003 _____ of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: March 25, 2003

Nancy Romero, Clerk to the Board of Supervisors, in
and for the County of Riverside, State of California.

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