

STATEMENT OF OVERRIDING CONSIDERATIONS

The previously certified EIR identified five significant and unavoidable environmental impacts which could be expected from the construction and operation of the project. The Addendum for the proposed Project has determined that none of the five impacts will be greater than that shown in the EIR and that three of the five impacts will be substantially reduced through the development of the proposed Project.

The City Council, in Section VII of Resolution No. 2009-08, adopted a Statement of Overriding Considerations, explaining why the Project's benefits to the City outweighed its expected significant and unavoidable environmental impacts. The reduction of potential commercial development called for in the proposed Project and the increase in the area available for the expansion of logistics facility is justified because there has been no market for commercial development within the Corporate Park site for the last nine years whereas there is a current need for additional logistics facilities. The expansion of the existing logistics facilities will result in new jobs, LEED certification of the new facility and a demonstration of the City's commitment to the continued development of the City's eastern area as called for in the City's Economic Development Action Plan, adopted by the City Council originally in 2011 and then again in 2013.

Accordingly, the Planning Commission recommends that the City Council readopt the Statement of Overriding Considerations and restate its conclusion that the benefits from the development of the proposed Project outweigh the significant and unavoidable impacts identified in the EIR and analyzed in the Addendum.