

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



FROM: SUPERVISOR ROY WILSON

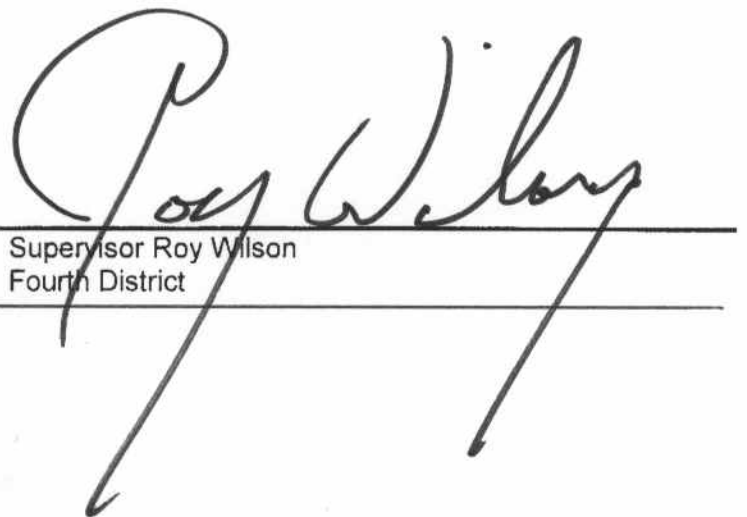
SUBMITTAL DATE:
12/15/04

SUBJECT: FAST TRACK REQUEST FOR DESERT CITIES INDUSTRIAL PARK

RECOMMENDED MOTION: That the Board of Supervisors grant Fast Track status to a 156 acre industrial park in accordance with Board Fast Track Policy A-32.

BACKGROUND: Economic Development Agency staff has received a request for Fast Track status from Rinker Properties for a 156 acre multi-building industrial park that will consist of warehousing, manufacturing and distribution operations. The project will provide, when completed 2.5 million square feet of building space and create an estimated 500 jobs. The project is located on Airport Boulevard within the Thermal Sub-area of the Desert Communities Project area.

This project area is plagued with economic and physical blight. This project will provide much needed capital investment and jobs to this depressed community. In order to assist the applicant through the project approval and permit processing; I am recommending that Fast Track status be granted to this project.



Supervisor Roy Wilson
Fourth District

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**RINKER COMPANY**

November 30, 2004

Via Fax: 760/863-2551
and Mail

Mr. Robert Field
Aviation Division Supervisor
EDA AVIATION
Riverside County
44-199 Monroe Street, Suite B
Indio, CA 92201

RE: "FAST-TRACK" DESIGNATION
156 ACRE DESERT CITIES INDUSTRIAL PARK
AIRPORT BLVD.
COACHELLA, CA

Dear Rob:

As a result of several conversations with the Economic Development Agency and Redevelopment Agency of the County of Riverside, we are prepared to proceed with the processing of entitlements and are hereby requesting a "Fast-track" designation to the above-referenced property. Given that this property lies within the Desert Communities Project Area (DCPA), Rinker Properties and/or its assigns is requesting an application to be put forth to the County Board of Supervisors to categorize this property with the "Fast-track" designation.

Desert Cities Industrial Park is a proposed 156 acre proposed industrial development that will consist of both manufacturing and distribution and will have, when developed, under-roof square footage in excess of 2.5 million square feet. Equating a capital contribution to the square feet to be under roof will be somewhere in excess of \$150,000,000. In addition to the capital contributions of improvements, this project has the potential to create employment, once concluded, in excess of 2,000 jobs.

In addition to the potential of national employers locating to the Coachella Valley, there is also a strong demand to facilitate local services for distribution and manufacturing catering specifically to the trades of the Coachella Valley.

It is our intent to move forward as soon as possible with the entitlement process within the County of Riverside. In addition to requesting the "Fast-track" designation, we would also request that the EDA be directly involved in assistance to that process on our behalf.

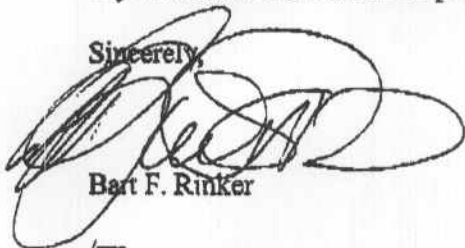
Mr. Robert Field
EDA AVIATION
November 30, 2004
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On previous meetings, I have provided you with our current site plan that we intend to move forward with. Our initial plans for development would consist of the subdivision on the property as well as capital improvements, i.e., site improvements, internal streets, stubbed utilities necessary that would allow the commencement of development of structures once completed.

The demand for manufacturing and distribution properties of any size to the Coachella Valley given the Inland Empire and the availability of similar properties are almost at 100% absorption.

I'm sure you will have other questions. Please feel free to contact me should you require any additional information to process our request for "Fast-track" designation.

Sincerely,



Bart F. Rinker

/rm

cc: Bill Warner, Warner Engineering
Debra Gray, Warner Engineering