

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

428 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 1, 2005

SUBJECT: FAST TRACK COMMERCIAL PARCEL MAP NO. 32544, AMENDED MAP NO. 1 (FTA#00-11) – EA39665 – Desert Business Park, LLC – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Wildcat Drive, southerly of Flora Road, easterly of El Viento Road – 10 Acres – I-P, M-SC - Schedule E - REQUEST: Commercial parcel map to divide 10 acres into 14 industrial lots.

CONTROVERSIAL ISSUES: Regional and local drainage issues were resolved through the amended exhibit and recommended conditions of approval.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

ADOPTION of a **De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39665**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Board of Supervisors that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39665**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 3/19/05

Robert C. Johnson
Planning Director

RCJ:jo

(Continued on attached page)

Dept't Recomm.: Policy
Per Exec. Ofc.: Policy
 Consent
 Consent

Prev. Agn. Ref. | District: Fourth | Agenda Number:

16.1

The Honorable Board of Supervisors
RE: Fast Track Commercial Parcel Map No. 32544
Page 2 of 2

APPROVAL of **FAST TRACK COMMERCIAL PARCEL MAP NO. 32544, AMENDED MAP NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the attached staff report.



Set for
3.15.05

Robert C. Johnson
Planning Director

TO: Clerk of the Board of Supervisor, Attn: Nancy Romero DATE: February 8, 2005

FROM: Paul F. Clark, Principal Planner - Desert Office

RE: Desert Office - Planning

Please schedule for Public Hearing before the Board of Supervisors the following case. This case should be scheduled on March 15th, 2005, or the next available 20 day notice hearing date, in order to comply with time frames. Please advise the Desert Office at (760)863-8277, Fax# (760) 863-7040, as soon as possible of the date of hearing so that the Board Package can be completed in a timely fashion. This will be **Mitigated Negative Declaration**. Please use the legal description indicated below in this memo for advertising and agenda purposes.

Please contact Paul Clark at (3) 8277 if you have any questions.

LEGAL DESCRIPTION TO USE:

FAST TRACK COMMERCIAL PARCEL MAP NO. 32544(FTA#00-11) - EA
No. 39665 – Marsha Vincelette/Desert Business Park, LLC – Bermuda Dunes Zoning District - Fourth Supervisorial District – Northerly of Wildcat Drive, southerly of Flora Road, easterly of El Viento Road – I-P, M-SC Zone – 10 Acres - Schedule E - REQUEST: Divide 10 Acres into 14 industrial lots.

Enc: Property Owner Notification Package
Fast Track Authorization Notice

RECEIVED RIVERSIDE COUNTY
BOARD OF SUPERVISORS
FEB 10 PM 12:26

AUG-18-00 12:43PM FROM-TARRAGON
MAX-2-00 PM 03:39 PM

2062330260

T-805 P.03/03 F-318

RIVERSIDE
COUNTY



Fast Track Authorization

FTA - 00-11

SUPERVISOR Roy Wilson
SUPERVISORIAL DISTRICT 4th

Company Name: Tarragon Development Contact: Michael Sherman
Address: 1415 Western Avenue, Suite 505 Seattle WA 98101-2051
Phone #: (206) 233-9600 Fax #: (206) 233-0260
Architectural/Engineering Firm: Warner Engineering Contact: Mike Smith
Address: 73-185 Hwy 111, Suite A Palm Desert, CA 92260-3907
Phone #: (760) 341-3101 Fax #: (760) 341-5999

Land Use Application(s): Plot Plan Conditional Use Permit Change of Zone General Plan Amendment
 Other Parcel Map and Tentative Map

Site Location:
Assessor's Parcel Number(s) 626150-018-5, 626150-019-6; 626150-020-6, 626150-021-7
Cross Streets/Address I-10 and Washington Street, Riverside County
Zoning IB; M-SC Site Acreage _____

Site located in: (Incorporation in process)
 Agua Mansa Enterprise Zone Coachella Valley Enterprise Zone Riverside County Recycling Market Development Zone
 Assessment District _____ Community Facilities District _____
 Redevelopment Project Area _____

Project: (Estimate Amounts)
Permanent Full-time Jobs 500 Wages \$12-25 per hour Construction Jobs 150+
Investment (Land, Building and Equipment) \$13,500,000 estimate Taxable Annual Sales _____
Bldg. Size 5-50,000 Type: Commercial Industrial Other Industrial Business Park
Commercial: Retail Food Service Entertainment Other _____
Industrial: Distribution Manufacturing List Product Type(s) Construction, Distribution, Manufacturing

Project Description: Industrial Business Park-77 acres at intersection of I-10 and Washington St.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32.