

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

142 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 3, 2006

**SUBJECT:** SUBJECT: FAST TRACK TENTATIVE COMMERCIAL PARCEL MAP NO. 34159 (FTA#05-04) - EA40531 – Applicant: Bart F. Rinker – Engineer/Representative: MSA Consulting, Inc – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Heavy Industrial (HI) and Light Industrial (LI) – Location: Northerly of Airport Boulevard, southerly of Avenue 54, easterly of Harrison Street and westerly of Polk Street in the Lower Coachella Valley – 156 Gross Acres – Zoning: Manufacturing Heavy (M-H), Industrial Park (I-P), and Manufacturing Service Commercial (M-SC) – REQUEST: Schedule E subdivision of approximately 156 gross acres into 71 industrial lots with one lot approximately 1 acre for water retention and parcel sizes ranging from 0.57 acres to 7.8 acres. Imperial Irrigation District (IID) has requested that the developer be responsible to provide a substation site of 315-foot by 315-foot minimum at the developer's expense.

**BACKGROUND:** The project is a Fast Track application submitted to the Planning Department on December 1, 2005.

**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. 40531**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

8/3/06

Robert C. Johnson  
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 8/9/06 rmb

Departmental Concurrence

- Dep't Recomm.:  Consent
- Per Exec. Ofc.:  Consent
- Policy
- Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.3

The Honorable Board of Supervisors  
RE: Fast Track Tentative Commercial Parcel Map No. 34159  
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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40531**, 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,

**APPROVAL** of **FAST TRACK TENTATIVE COMMERCIAL PARCEL MAP NO. 34159**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.