

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

528 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 15, 2006

SUBJECT: SUBJECT: FAST TRACK TENTATIVE PARCEL MAP NO. 34159 (FTA#2005-04), AMENDED MAP NO. 2 - 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, westerly of Polk Street, and easterly of Harrison Street – 156 Gross Acres – Zoning: Manufacturing Heavy (M-H), Industrial Park (I-P) (20,000 Sq. Ft. Min.), and Manufacturing Service Commercial (M-SC) (10,000 Sq. Ft. Min.) – REQUEST: The project proposes a Schedule E land division to divide approximately 156 gross acres into 71 industrial lots with one lot approximately 1 acre for water retention and one lot of approximately 18, 200 square feet for a lunch park; parcel sizes ranging from 0.57 acres to 7.8 acres. 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. It was first heard by your Board on August 15, 2006. Due to unresolved issues, the project was continued by your Board to August 26, 2006 and referred to the Planning Commission for hearing and recommendation. The Planning Commission recommended approval of the project at the commission's September 13, 2006 public hearing. Among the recommendations included an amended parcel map (Amended No. 2) which included an open space/recreation site. Issues of building design were discussed and resolved through modifications to conditions of approval.

Mr. Oliver Mujica spoke on behalf of the adjacent property owners (APN 763-290-001) who claimed there was no access to their property. The issue was resolved through discussion and direction given to the Transportation Department to study this matter more keenly and report the results of this study at the Board of Supervisor's hearing.

Robert C. Johnson
Planning Director

9/15/06

RCJ:mb

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 9/15/06 mg

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

SEP 15 10 28 AM '06
COUNTY OF RIVERSIDE

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16 . 1

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING COMMISSION RECOMMENDS BY 4-0 VOTE (COMMISSIONER PETTY ABSENT):

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,

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 PARCEL MAP NO. 34159 (FTA#2005-04), AMENDED MAP NO. 2, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.3

1:30 p.m. being the time set for public hearing on the application of Bart F. Rinker – MSA Consulting, Inc., for adoption of a De Minimis Finding, adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40531, and Fast Track Tentative Parcel Map 34159, a Schedule E subdivision of 156 acres into 71 industrial lots with lot sizes ranging from 0.57 acres 7.8 acres gross, and with one lot approximately 1 acre for water retention, located in Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan, 4th District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter and submitted amended conditions.

Margo Thibeault, representing the applicant, asked for changes to 50.Trans.35, which conflicts with 50.Trans.1 and to 50.Trans.47 regarding landscaping to be installed prior to recordation of map.

Juan Perez, Transportation staff, explained that 50.Trans.47 requires a mechanism being placed for maintenance of the landscaping.

Robert Johnson, Planning Director, recommended that this go back to the Planning Commission.

On motion of Supervisor Wilson, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, September 26, 2006 at 1:30 p.m. for further review of design standards, guidelines and open space, and to have the final wording on the changes to the conditions of approval; and,

IT WAS FURTHER ORDERED that staff is directed to at least re-examine the fast track policy for Fourth District projects.

Roll Call:

Ayes: Buster, Wilson and Ashley

Nays: None

Absent: Tavaglione and Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 15, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: August 15, 2006
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Janis Ehlmann* Deputy

AGENDA NO.
16.3

xc: Planning, Applicant, COB
NR