

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

821 B



FROM: TLMA - Planning Department

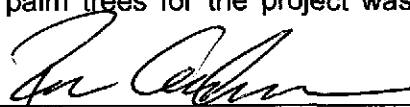
SUBMITTAL DATE:
September 26, 2008

SUBJECT: FAST TRACK CHANGE OF ZONE NO. 7597/FAST TRACK PLOT PLAN NO. 23155 - EA41621 - Applicant: Riverside Commercial Investment, Inc. - Engineer/Representative: Albert A. Webb Associates - Fifth Supervisorial District - Pass and Desert Zoning District - Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.6 FAR) - Location: northerly of Avenue 19, southerly of Avenue 18, easterly of Indian Avenue, and westerly of Little Morongo Road - 161 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC), Industrial Park (I-P), and Controlled Development Areas (W-2) - REQUEST: Fast Track Change of Zone No. 7597 proposes to change the site's zoning from Controlled Development Areas (W-2) and Industrial Park (I-P) to Manufacturing Service Commercial (M-SC) on an approximately 44-acre portion of the 161-acre property; Fast Track Plot Plan No. 23155 proposes to construct and operate an approximately 2,952,500 square-foot industrial warehouse and distribution center consisting of four warehouse buildings ranging in size from approximately 258,000 square feet to 1,180,000 square feet, at a building height of about 42 feet with accessory parking area containing 1,830 spaces for automobiles and 1,230 spaces for trailers with approximately 1 mile off-site sewer line extension and a package treatment operated by the Mission Springs Water District.

BACKGROUND: Fast Track Change of Zone No. 7597 and Fast Track Plot Plan No. 23155 was heard and approved unanimously by the Planning Commission on September 17, 2008.

The Commission discussed the issue relating to right-of-way dedication along Calle De Los Romos as stated in conditions of approval, 80 TRANS 4 - "ROW Dedication 1" and 90 TRANS 18 - "Parth-Width." The applicant indicated acceptance of the condition and will provide written assurances from owners of properties underlying the off-site portions where right-of-way/easements will be provided, prior to the issuance of building permits.

Conceptual landscaping including the lack of palm trees for the project was resolved by the



Ron Goldman
Planning Director

RG:mb

<input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Consent <input type="checkbox"/> Consent
Dep't Recomm.: Per Exec. Ofc.:	

Prev. Agn. Ref. | **District:** Fifth | **Agenda Number:**

16.3

REVIEWED BY EXECUTIVE OFFICE

DATE

149/087m
Tina Grande
Departmental Conference

The Honorable Board of Supervisors
RE: Fast Track Change of Zone No. 7597
RE: Fast Track Plot Plan No. 23155
Page 2 of 2

Commission through discussion. The conceptual landscaping plan was approved by the Landscaping Section of the Planning Department. Earlier consideration for palm trees was withdrawn from the project due to the high wind condition of the area.

RECOMMENDED MOTION: The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41621** 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,

TENTATIVE APPROVAL of **FAST TRACK CHANGE OF ZONE NO. 7597** from Industrial Park (I-P) and Controlled Development Areas (W-2) for an approximately 44-acre portion of the 161-acre site to Manufacturing Service Commercial (M-SC), in accordance with Exhibit 3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **FAST TRACK PLOT PLAN NO. 23155**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.