

19. 1:30 P.M. Public Hearings

1. 5243 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 1079, CHANGE OF ZONE NO. 7799, PLOT PLAN NO. 25337, PARCEL MAP NO. 36564, ENVIRONMENTAL IMPACT REPORT NO. 534 (FAST TRACK AUTHORIZATION NO. 2008-24) — Intent to Certify Environmental Impact Report No. 534 – Applicant: William A. Shopoff – Engineer: Urban Environs – 5th District – Cherry Valley Zoning District – Cherry Valley Gateway Policy Area, Cherry Valley Policy Area – The Pass Area Plan – Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of Cherry Valley Boulevard, easterly of Interstate 15 and westerly of Vineland Street – 230.0 Gross Acres – Zoning: Controlled Development (W-2) and Residential Agricultural (R-A-1) REQUEST: A General Plan Amendment to change from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Change of Zone is a change from Controlled Development Areas (W-2) to Industrial Park (I-P) with a portion remaining W-2. A Plot Plan for a distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, located on 229 acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space. The Parcel Map proposes to subdivide 229 gross acres into four parcels. APNs 407-220-004, 407-220-007, 402-220-008, 407-220-009, 407-220-016, & 407-220-017. APNs 407-270-012, 407-270-013 are not part of the project, but are part of improvements related to the project. [Applicant Fees 100%]