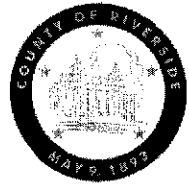


515B



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

**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 21, 2008

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 882 – (Entitlement / Policy) – Applicant: Stadium Properties, LLC – Engineer / Representative: KWC Engineers - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Communities: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Southerly of Limonite Avenue, westerly of Etiwanda Avenue, northerly of 63<sup>rd</sup> Street – 4.30 Gross Acres - Zoning: Residential Agriculture – (1/2 Acre Minimum) - **REQUEST:** Proposes to change the project site's existing General Plan Land Use Designation from Rural Community: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio).

**RECOMMENDED MOTION:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 882. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

Ron Goldman  
Planning Director

Damian Meins for  
Assistant Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 8/23/08  
Tina Grande  
Departmental Concurrence

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

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

15.7

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

Agenda Item No.:  
Area Plan: Eastvale  
Zoning District: Prado-Mira Loma  
Supervisorial District: Second  
Project Planner: Andrew Gonzalez  
Planning Commission: July 23, 2008

General Plan Amendment No. 882  
Applicant: Stadium Properties, LLC  
Engineer/Representative: KWC Engineers

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADENDUM STAFF REPORT

### PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

The following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: No comments

Commissioner John Snell: The Commercial Retail (CR) Land Use Designation makes sense on this parcel as it has a Commercial Retail Overlay.

Commissioner John Petty: Absent

Commissioner Jim Porras: The Commercial Retail (CR) Land Use Designation makes sense.

Commissioner Jan Zappardo: The Commercial Retail (CR) Land Use Designation makes sense.

*Ruf*  
8/06/08

Agenda Item No.: 6.3  
Area Plan: Jurupa  
Zoning District: Prado-Mira Loma  
Supervisorial District: Second  
Project Planner: Andrew Gonzalez  
Planning Commission: July 23, 2008

General Plan Amendment No. 882  
Applicant: Stadium Properties, LLC  
Engineer/Representative: KWC Engineers

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 882** proposes to change the project site's existing General Plan Land Use Designation from Rural Community: Low Density Residential (CD:LDR) (½ Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio).

The proposed Amendment is located in the Mira Loma community of the Jurupa Area Plan; more specifically, southerly of Limonite Avenue, westerly of Etiwanda Avenue, and northerly of 63 Street.

### BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

### REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General

*[Handwritten signature]*  
7-23-08

Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 882 falls into the Entitlement/Policy category, because it is changing the Foundation-Component based on the Commercial Retail Overlay of General Plan.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: It is reasonable to assume that a Commercial Retail Land Use Designation for the parcel in question will achieve the future vision of General Plan. It is possible to make this finding.

(2) Any General Plan Principle: Given staffs review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan: the project designation would change the Foundation Component of the General Plan based on the Commercial Retail Overlay Area. Thus, the proposed Amendment is consistent with the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed Amendment is adjacent to an existing Retail Center to the east and is within a Commercial Retail Overlay Area. The Community Development Overlay is a tool that allows Community Development Land Use Designations to be applied through General Plan Amendments in the future within specified areas lying within Rural, Rural Community, Agriculture, or Open Space Foundation Component Areas. The proposed Amendment is highly consistent with the existing General Plan Land Use Designation and with the pattern of approved development adjacent to the site. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County." As previously stated, the proposed Amendment can be consistent with the existing General Plan as the project site is located within a Commercial Retail Overlay Area. This finding can be made for the proposed Amendment.

**PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:**

(To be filled out in the Addendum Staff Report after the Planning Commission provides input and recommendations)

**SUMMARY OF FINDINGS:**

- |                                    |   |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #6): | Rural Community-Low Density Residential (CD:LDR)<br>(½ Acre Minimum)  |
| 2. Existing Zoning (Ex. #2):       | Residential Agriculture – ½ Acre Minimum (R-A-½)  |
| 3. Surrounding Zoning (Ex. #2):    | Residential Agriculture (R-A) to the west, Light Agriculture (A-1) to the south, Residential Agriculture – ½ Acre Minimum to the north, and Scenic-Highway Commercial (C-P-S) to the east |
| 4. Existing Land Use (Ex. #1):     | Vacant Land   |
| 5. Surrounding Land Use (Ex. #1):  | Vacant Land to the west, Single Family Residences   |

6. Project Data: to the north & south, and Commercial to the east  
Total Acreage: 4.30 Gross

**RECOMMENDATIONS:**

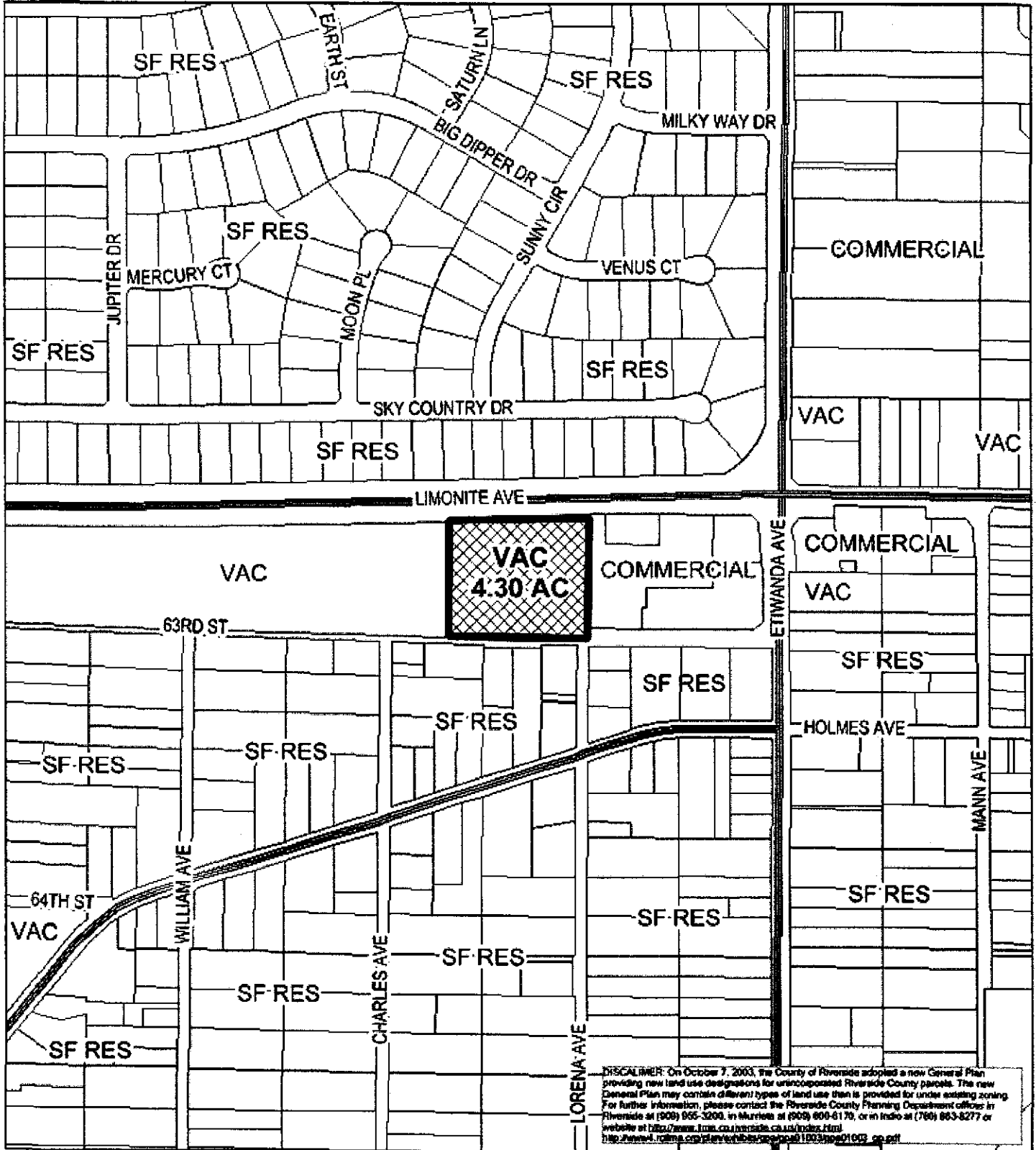
Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 882. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City of sphere of influence;
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - c. Fringe Toed Lizard sand source area;
  - d. A high fire area;
  - e. A Flood Zone;
  - f. WRCMSHCP Criteria Cell;
  - g. An Airport Influence Area;
  - h. An Area drainage plan area; or,
  - i. A dam inundation area.
3. The project site is located within:
  - a. The boundaries of the Jurupa Area Plan;
  - b. The Jurupa Area Recreation and Parks District;
  - c. An area of High Paleontological potential (High A);
  - d. An area susceptible to subsidence;
  - e. The Boundaries of the Jurupa Valley Redevelopment Area;
  - f. The Equestrian Sphere Policy Area;
  - g. A Commercial Retail Overlay Area;
  - h. The boundaries of the Corona-Norco Unified School District; and,
  - i. An area of High liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number: 157-250-002

Date Prepared: 6-24-08  
Date Revised:





Zone  
District: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

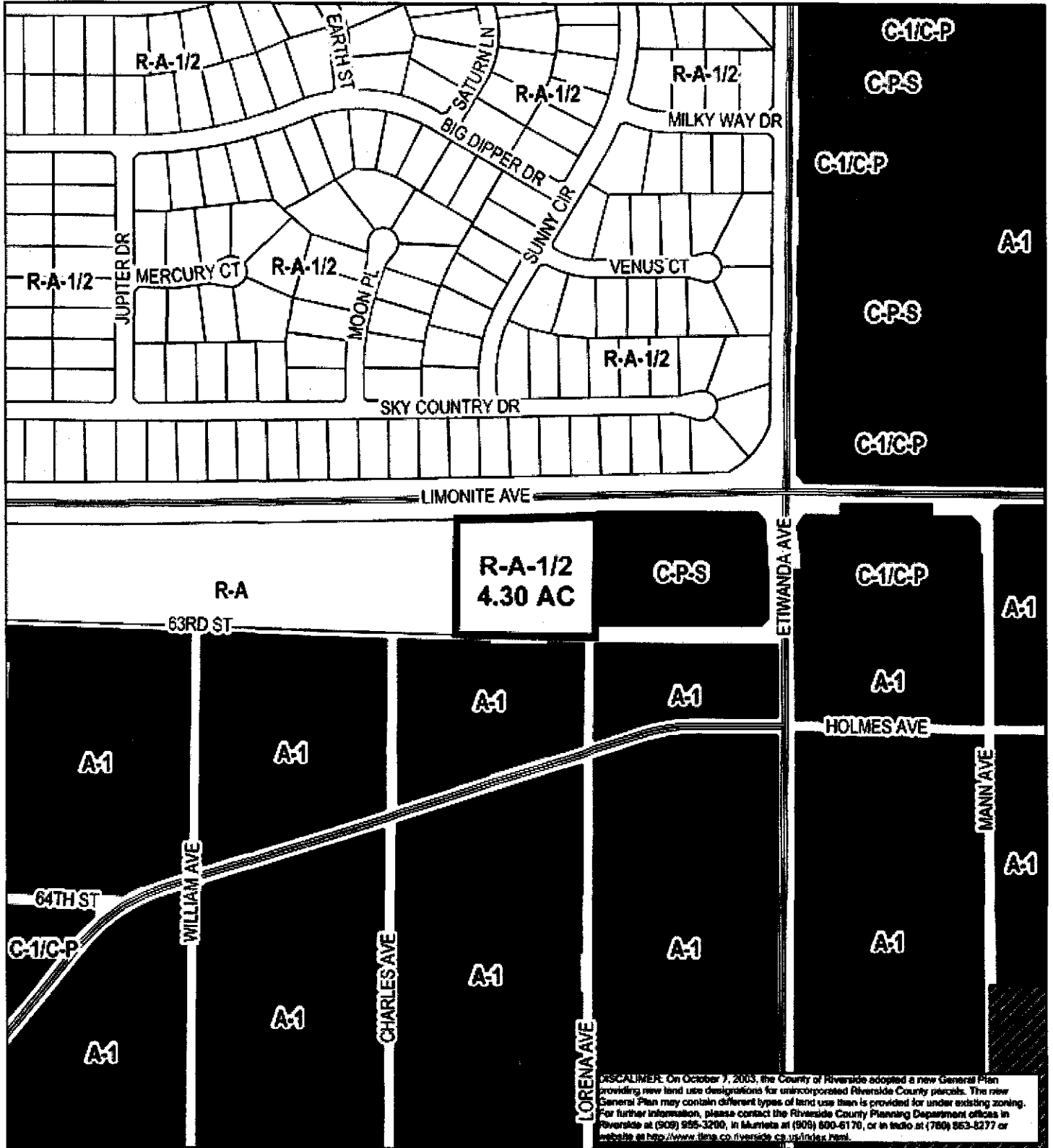
Assessors  
Bk. Pg. 157-25  
Thomas  
Bros. Pg. 683 H5



Supervisor Tavaglione  
 District 2  
 Date Drawn: 6/18/08

**GPA00882**  
**EXISTING ZONING**

Planner: Andrew Gonzalez  
 Date: 7/23/08  
 Exhibit 2



ORSCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.rinc.ca/riverside.ca.us/index.html>.

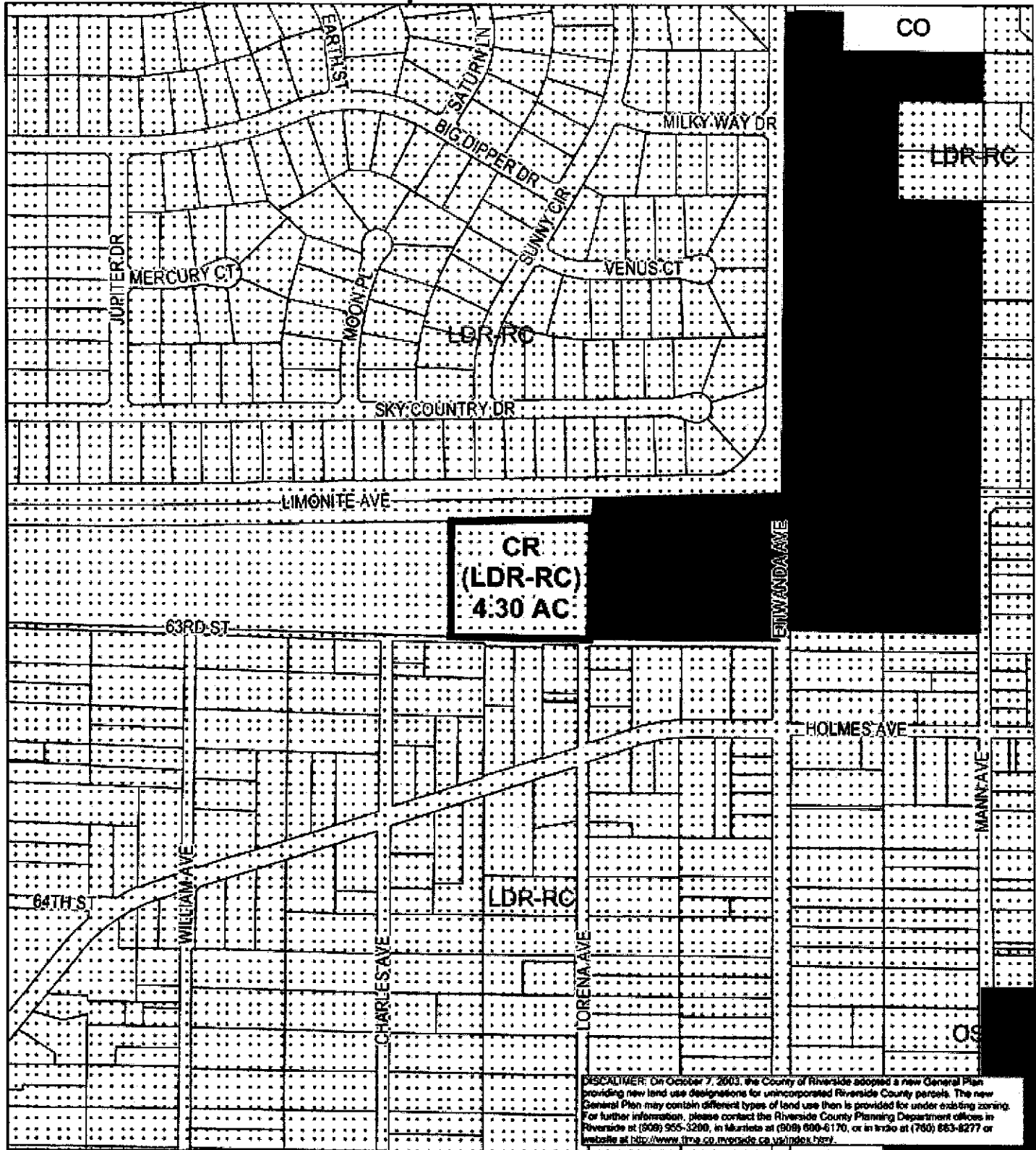
Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR6W  
 Section : 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



Assessors  
 Bk. Pg. 157-25  
 Thomas  
 Bros. Pg. 683 H5

**Proposed General Plan**



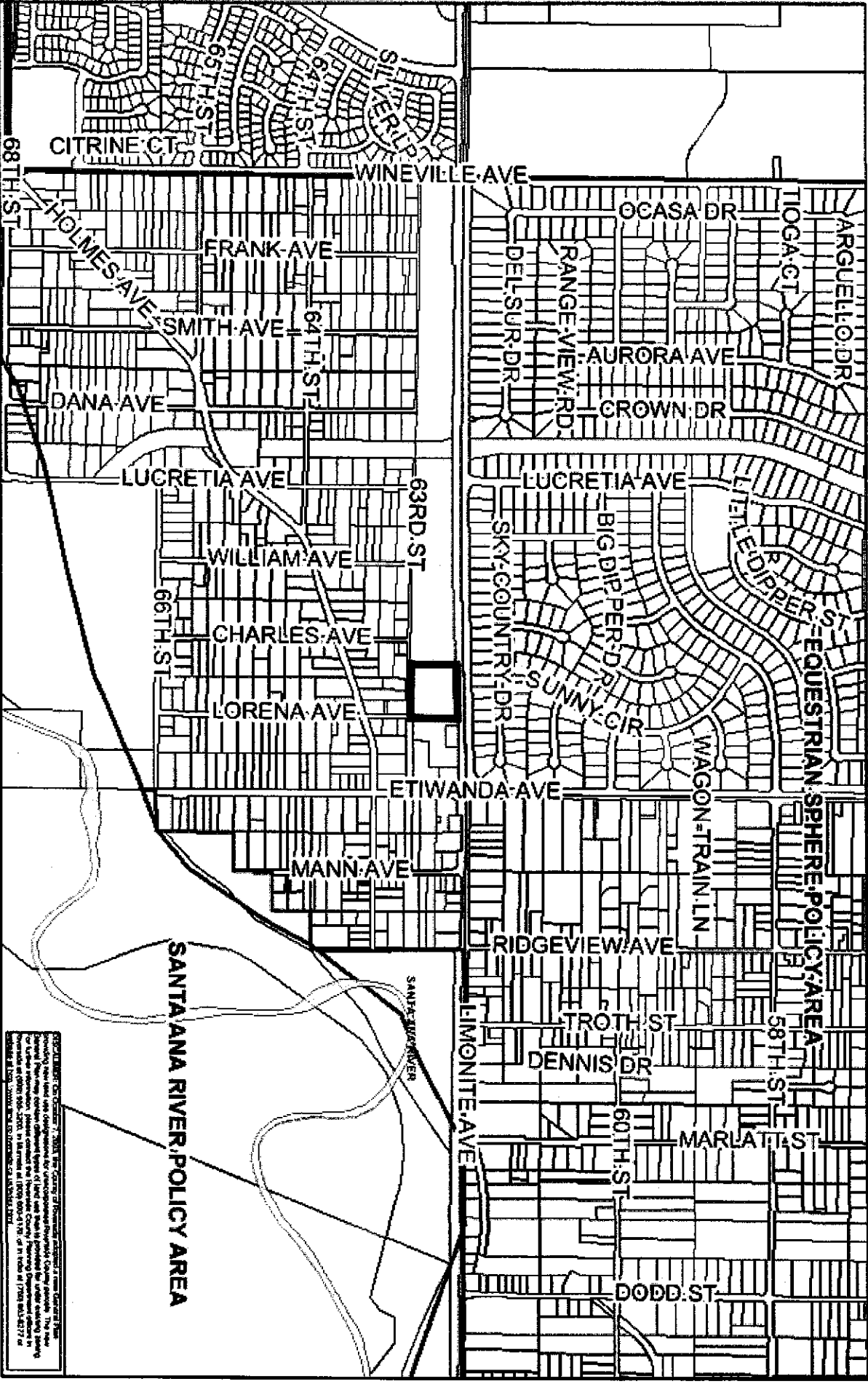
Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR6W  
 Section: 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk.Pg. 157-25  
 Thomas  
 Bros. Pg. 683 H5

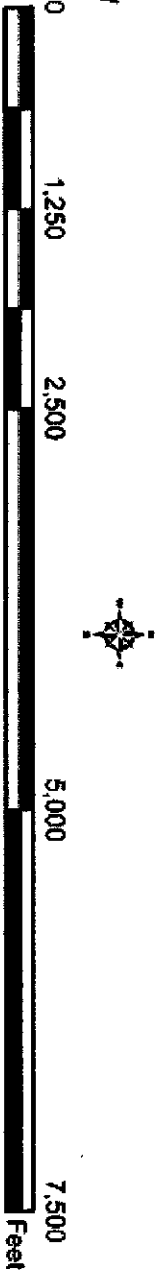


**POLICY AREAS**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Prado-Mira Loma  
Township/Range: T2SR6W  
Section : 29



Copyright 2008 by the County of Riverside, a California State. All rights reserved. This map is a reproduction of the original map. The County of Riverside Planning Department is not responsible for any errors or omissions. For more information, please contact the County of Riverside Planning Department at (951) 866-3300. In California, all maps are subject to the provisions of the California Map Act, Chapter 1, Article 1, Section 10000.01.

Assessors  
Bk. Pg. 157-25  
Thomas  
Bros. Pg. 683 HS



District  
 Plan: Prado-Mira Loma  
 Township/Range: T2SR6W  
 Section: 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk. Pg. 157-25  
 Thomas  
 Bros. Pg. 683 H5



# ENTITLEMENT / POLICY AMENDMENT

Case No. GPA882 Supervisorial District: Second Existing Zoning: Residential Agriculture - 1/2 Acre Minimum (R-A-1/2)

Area Plan: Jurupa Area Plan Acreage: 4.30 Gross Acres

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Rural Community

Existing General Plan Land Use Designation: Low Density Residential (LDR)

Existing Policy Area(s) or Overlay(s): None

Existing Map(s) of Issue: N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

---

---

## PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development

Proposed General Plan Land Use Designation: Commercial Retail (CR)

Proposed Change to Policy Area or Overlay: Commercial Retail Overlay / Equestrian Sphere Policy Area

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

---

**CHECK LIST**

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		High
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

<b>* OTHER ISSUES:</b>		
<i>Item</i>	<i>Policy</i>	<i>Discussion</i>

**ENTITLEMENT/POLICY FINDINGS** (Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		See Staff Report
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		See Staff Report
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.		X	
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.	X		See Staff Report
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

\* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

**STAFF COMMENTS:**

<b>Department</b>	<b>Comments</b>
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

**Stadium Properties, LLC**  
3151 Airway Ave. Suite H3  
Costa Mesa, CA 92686

**Engineer/Representative→**  
**←Applicant**  
**Owner↓**

**KWC Engineering**  
1880 Compton Ave. Suite 100  
Corona, CA 92881

**Jack Thomson**  
3151 Airway Ave. Suite H3  
Costa Mesa, CA 92686