

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 63rd 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: **15.1**

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.

Handwritten signature and date:
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.

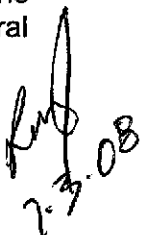
If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission 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 and date: 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)
(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

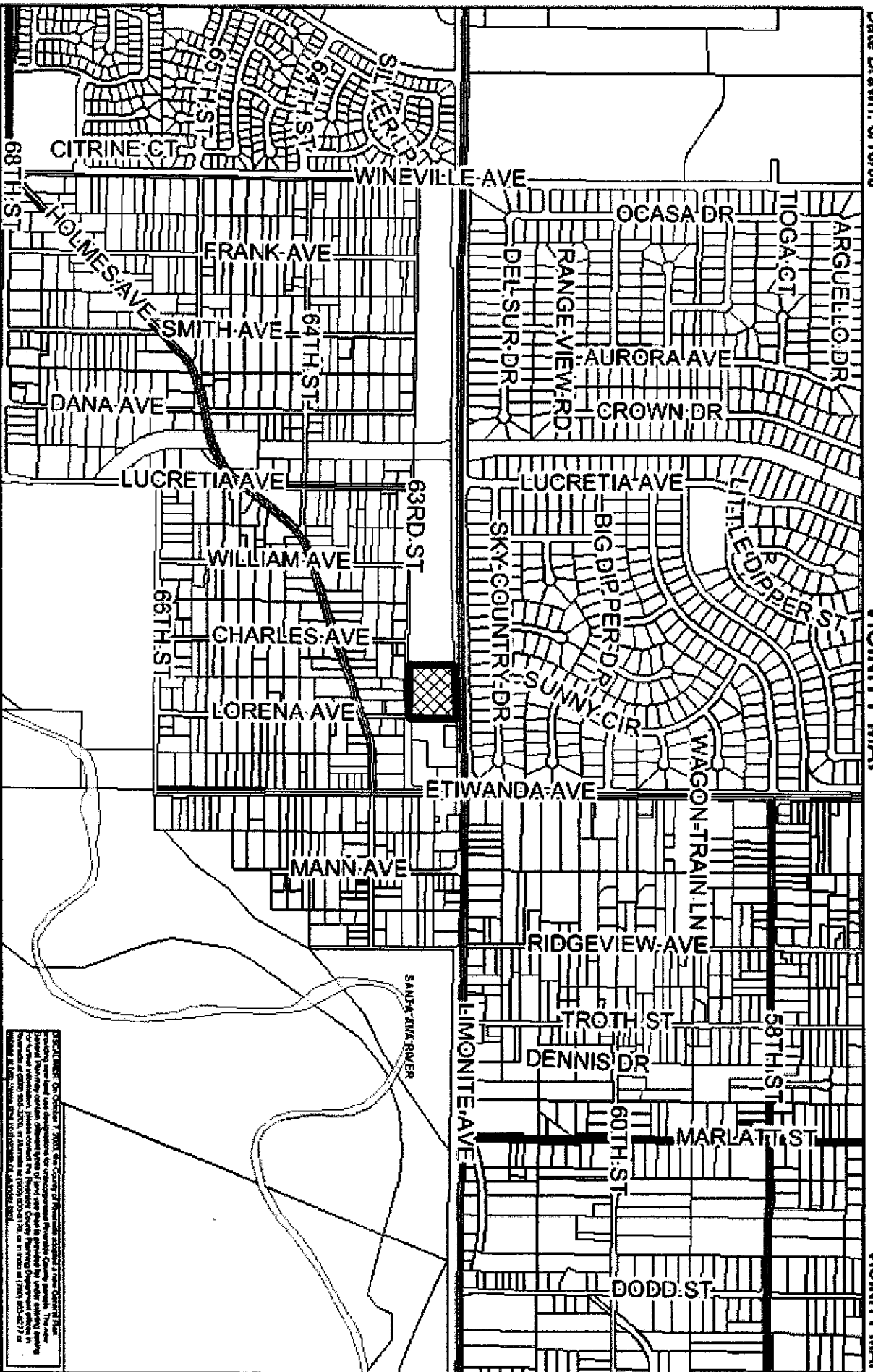
Date Prepared: 6-24-08
Date Revised:

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

GPA00882

VICINITY MAP

Planner: Andrew Gonzalez
Date: 7/23/08
VICINITY MAP



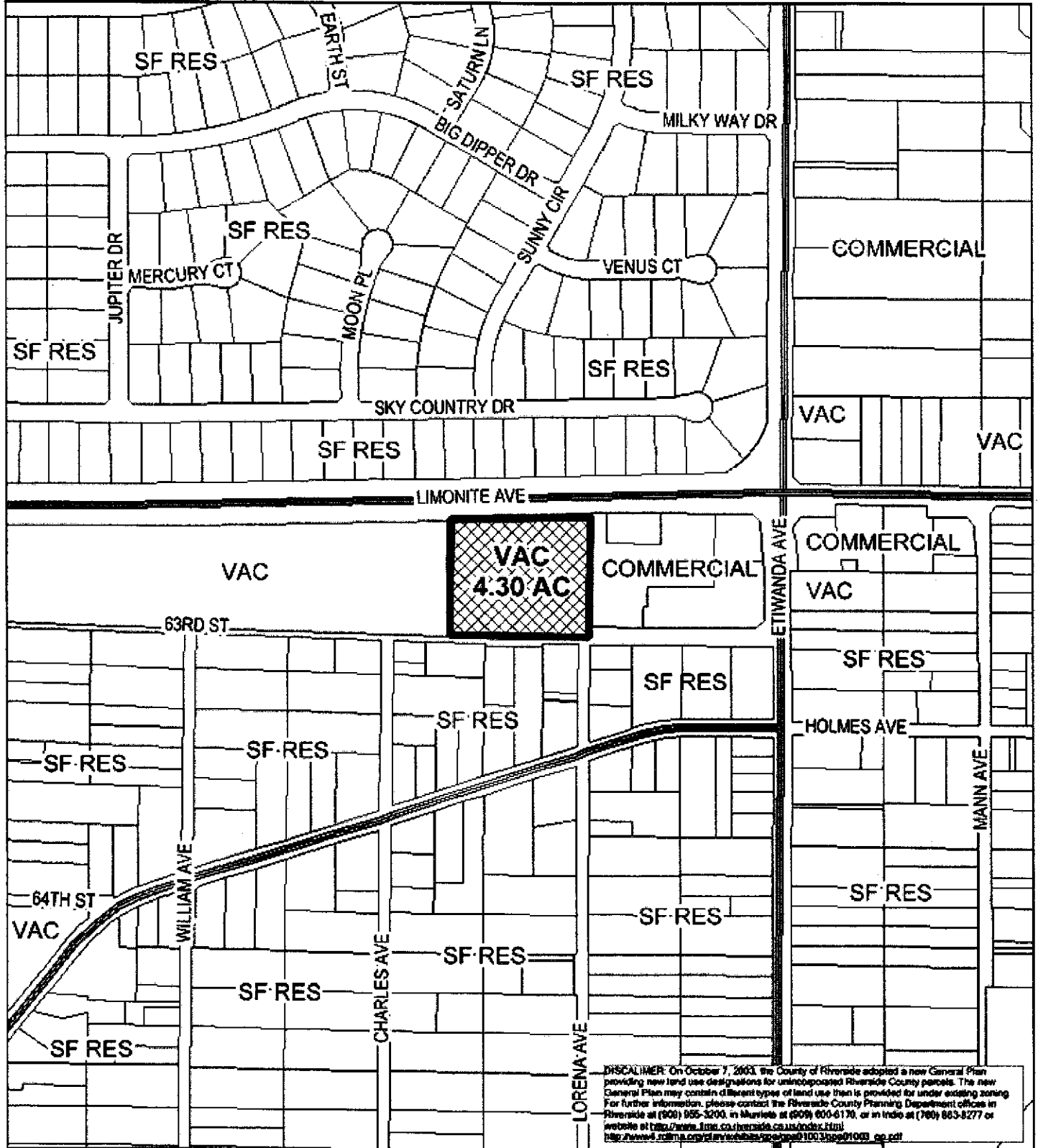
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T25R6W
Section : 29



PROJECT: DISTRICT 2, OCTOBER 1, 2008. Riverside County Planning Department. This map is prepared for the purpose of providing information to the public. It is not intended to be used for any other purpose. It is the responsibility of the user to verify the accuracy of the information shown on this map. The Riverside County Planning Department is not responsible for any errors or omissions on this map. For more information, please contact the Riverside County Planning Department at (951) 261-2200, or Riverside County Planning Department website at www.riversidecountyplanning.com. © 2008 Riverside County Planning Department. All rights reserved.

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



DISCLAIMER: 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 office in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.lima.ca/riverside.ca.us/index.html>
http://www4.rclma.org/planning/exhibits/gpa00882/gpa00882_01093_00.pdf

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

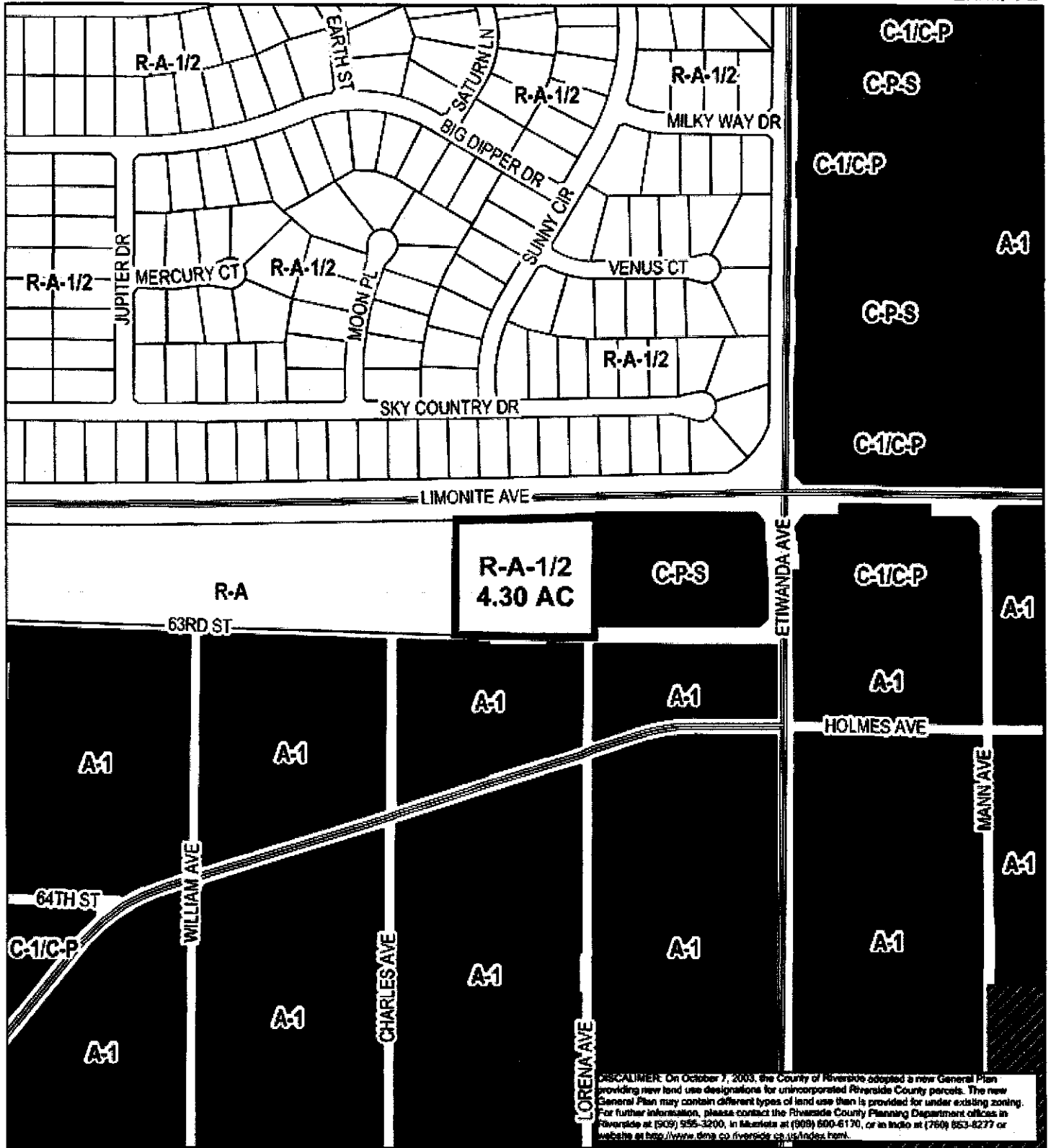
Assessors
 Bk. Pg. 157-25
 Thomas
 Bros. Pg. 683 H5



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

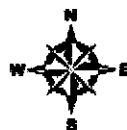
GPA00882
EXISTING ZONING

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



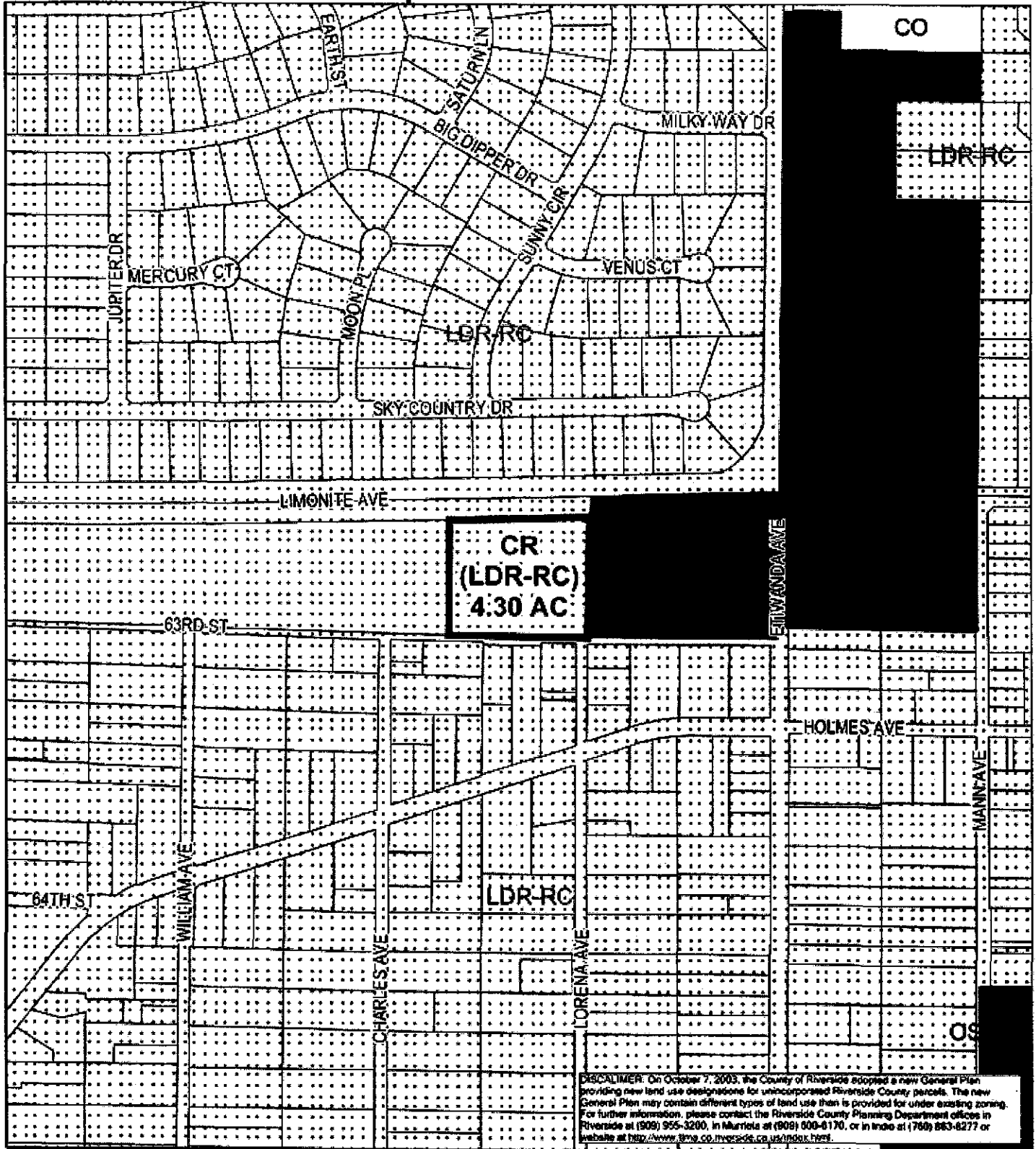
Zone
 District: Prado-Mira Loma
 Township/Range: T2SR6W
 Section : 29

RIVERSIDE COUNTY PLANNING DEPARTMENT



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

Proposed General Plan



DISCLAIMER: 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 (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-6277 or website at <http://www.riverside.ca.us/planning>.

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

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





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	

* OTHER ISSUES:		
<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:

Department	Comments
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

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



15.7

1:30 p.m. being the time set for consideration on the recommendation from Planning for an order to initiate proceedings for the application of Stadium Properties, LLC and KWC Engineers on General Plan Amendment No. 882 (Entitlement/Policy) to change the project site's existing General Plan Land Use Designation from Rural Community: Low Density Residential (½ acre minimum) to Community Development: Commercial Retail (0.20 – 0.35 floor area ratio), in the Prado/Mira Loma Zoning District - Jurupa Area Plan - 2nd District, the Chairman called for the following individuals wishing to speak:

Dan Rodriguez, General Manager, Jurupa Area Recreation and Parks District in opposition.

Bob Hernandez, President Jurupa Area Recreation and Parks District in opposition.

Stephan Anderson in opposition.

Charles Schultz, representing Stadium Properties, LLC in support.

Rachel Lopez, area resident in support.

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, September 30, 2008 at 1:30 p.m.

Roll Call

Ayes: Tavaglione, Stone, Wilson and Ashley

Nays: Buster

Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 16, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 16, 2008
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *James DeLemmas* Deputy

AGENDA NO.

15.7

xc: Planning, Applicant, COB
rr