

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

227B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 7, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 882, CHANGE OF ZONE NO. 7533, CONDITIONAL USE PERMIT NO. 3555,**— (Mitigated Negative Declaration) – Applicant: Stadium Properties , LLC – Engineer / Representative: KWC Engineers - Second Supervisorial District – Prado-Mira Loma Area – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of 63<sup>rd</sup> Street, and southerly of Limonite Avenue – 4.30 Gross Acres - Zoning: Residential Agriculture (R-A), Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1) - **REQUEST:** The General Plan Amendment proposes to change the project site's current General Plan Land Use Designation from Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) per the Commercial Retail Overlay Area. The Change of Zone proposes to change the project site's current zoning classification from Residential Agricultural (R-A) to General Commercial (C-1/C-P) for consistency purposes. The Conditional Use Permit proposes to construct a Mini Warehouse facility consisting of two (2) two-story buildings and four (4) single-story buildings including an Office and Caretaker Residence; the project includes a total building area of 141,458 sq. ft., and 4 parking spaces. Building 'A' consists of 16,422 sq ft., Building 'B-1' consists of 4,973 sq. ft., Building 'B-2' consists of 8,794 sq. ft., Building 'B-3' consists of 9,169 sq. ft., Building 'C' consists of 49,700 sq. ft., and Building 'D' consists of 49,700 sq. ft. Building 'A' includes a 900 sq. ft. office and a 1,350 sq. ft. residence including a 450 sq. ft. garage.

**RECOMMENDED MOTION:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41419**, 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 **GENERAL PLAN AMENDMENT NO. 882** amending the Land Use

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 11/07/08  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: General Plan Amendment No. 882 Change of Zone No. 7533, and Conditional Use Permit No. 3555

Page 2 of 2

designation for the subject property from "Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum)" to "Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)"; in accordance with Exhibit # 6;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7533**, amending the zoning classification for the subject property from Residential Agricultural (R-A) to General Commercial (C-1/C-P), in accordance with Exhibit # 2; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3555**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 5, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.1: GENERAL PLAN AMENDMENT NO. 882 / CHANGE OF ZONE NO. 7533 / CONDITIONAL USE PERMIT NO. 3555** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Stadium Properties, LLC – Engineer/Representative: KWC Engineers – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan – Rural Community: Low Density Residential (RC:LDR) ( ½ Acre Minimum) – Commercial Retail Overlay Area – Location: Southerly of Limonite Avenue, northerly of 63 Street, and westerly of Etiwanda Avenue – 4.30 Gross Acres – Zoning: Residential Agriculture (R-A) – APN: 157-250-002. (Continued from 10/1/08). (Legislative)

**II. PROJECT DESCRIPTION**

The general plan amendment proposes to change the project site's current General Plan Land Use Designation from Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) per the Commercial Retail Overlay Area. The change of zone proposes to change the project site's current zoning classification from Residential Agricultural (R-A) to General Commercial (C-1/C-P) for consistency purposes. The conditional use permit proposes to construct a Self Storage facility consisting of two (2) two-story buildings and four (4) single-story buildings including an Office and Caretaker Residence; the project includes a total building area of 141,458 square feet, 4 parking stalls including 1 ADA for persons with disabilities, and 32,307 square feet of landscaping on a 4.30 gross acre lot. Building 'A' consists of 16,422 square feet, Building 'B-1' consists of 4,973 square feet, Building 'B-2' consists of 8,794 square feet, Building 'B-3' consists of 9,169 square feet, Building 'C' consists of 49,700 square feet, and Building 'D' consists of 49,700 square feet. Building 'A' includes a 900 square feet office and a 1,350 square feet residence including a 450 square feet garage.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Russell Brady, at 951-955-1888 or e-mail [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke in favor of the subject proposal:

Charles Schultz, Applicant, 4333 Orange #18, Riverside, California 92501

The following spoke in opposition of the subject proposal:

Dan Rodriguez, Other Interested Person

Stephen Anderson, Neighbor, 11378 Pena Way, Mira Loma, California 91752

The following did not wish to speak but gave time to Stephen Anderson:

Betty Anderson, 11378 Pena Way, Mira Loma, California 91752

No one spoke in a neutral position of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

Representatives from the Jurupa Area Recreation and Park District argue that the project site was unlawfully sold to the current owner and that the land use should be a park.

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 5, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 11/5/08  
AGENDA ITEM NO. 6.1 PAGE 2

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41419**, 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 **GENERAL PLAN AMENDMENT NO. 882** amending the Land Use designation for the subject property from "Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum)" to "Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)"; in accordance with Exhibit # 6;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7533**, amending the zoning classification for the subject property from Residential Agricultural (R-A) to General Commercial (C-1/C-P), in accordance with Exhibit # 2; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3555**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 1, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.8: GENERAL PLAN AMENDMENT NO. 882 / CHANGE OF ZONE NO. 7533 / CONDITIONAL USE PERMIT NO. 3555** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Stadium Properties, LLC – Engineer/Representative: KWC Engineers – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan – Rural Community: Low Density Residential (RC:LDR) ( ½ Acre Minimum) – Commercial Retail Overlay Area – Location: Southerly of Limonite Avenue, northerly of 63 Street, and westerly of Etiwanda Avenue – 4.30 Gross Acres – Zoning: Residential Agriculture (R-A) – APN: 157-250-002. (Legislative)

**II. PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the project site's current General Plan Land Use Designation from Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) per the Commercial Retail Overlay Area. The Change of Zone proposes to change the project site's current zoning classification from Residential Agricultural (R-A) to General Commercial (C-1/C-P) for consistency purposes. The Conditional Use Permit proposes to construct a Self Storage facility consisting of two (2) two-story buildings and four (4) single-story buildings including an Office and Caretaker Residence; the project includes a total building area of 141,458 square feet, 4 parking stalls including 1 ADA for persons with disabilities, and 32,307 square feet of landscaping on a 4.30 gross acre lot. Building 'A' consists of 16,422 square feet, Building 'B-1' consists of 4,973 square feet, Building 'B-2' consists of 8,794 square feet, Building 'B-3' consists of 9,169 square feet, Building 'C' consists of 49,700 square feet, and Building 'D' consists of 49,700 square feet. Building 'A' includes a 900 square feet office and a 1,350 square feet residence including a 450 square feet garage.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Russell Brady, at 951-955-1888 or e-mail [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

The following spoke in favor of the subject proposal:

Charles Schultz, Applicant, 4333 Orange #18, Riverside, California 92501

Woodrow W. Harpole, Applicant, 63 W. Grand Blvd., Corona, California 92882

Ed Sloman, Applicant's Representative, 1880 Compton Ave., Corona, California 92881

Ariel Valli, Applicant's Representative, 81 Columbia #200, Aliso Viejo, California 92656

The following spoke in opposition of the subject proposal:

Rachael Lopez, Other Interested Person, 6597 Lucnetia Ave., Mira Loma, California 91752

Stephen Anderson, Neighbor, 11378 Pena Way, Mira Loma, California 91752

Dan Rodriguez, Other Interested Person

Robert M. Hernandez, Other Interested Person, 5730 Sepulveda Way

Justin Bock, Other Interested Person

Liz McCormick, Other Interested Person

No one spoke in a neutral position of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

Representatives from the Jurupa Area Recreation and Park District argue that the project site was unlawfully sold to the current owner and that the land use should be a park.

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 1, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/1/08  
AGENDA ITEM NO. 5.8 PAGE 2

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 3-2 (Commissioner Petty and Commissioner Zuppardo Opposed), continued the subject proposal to 11/5/08.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 0.1  
Area Plan: Jurupa  
Zoning District: Prado-Mira Loma  
Supervisory District: Second  
Project Planner: Russell Brady  
Planning Commission: November 5, 2008  
Continued From: October 1, 2008

GENERAL PLAN AMENDMENT NO. 882  
CHANGE OF ZONE NO. 7533  
CONDITIONAL USE PERMIT NO. 3555  
E.A.: 41419  
Applicant: Stadium Properties, L.L.C.  
Engineer/Rep.: 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 current General Plan Land Use Designation from Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) per the Commercial Retail Overly Area.

**Change of Zone No. 7533** proposes to change the project site's current zoning classification from Residential Agricultural (R-A) to General Commercial (C-1/C-P) for consistency purposes.

**Conditional Use Permit No. 3555** proposes to construct a Self Storage facility consisting of two (2) two-story buildings and four (4) single-story buildings including an Office and Caretaker Residence; the project includes a total building area of 141,458 sq. ft., 4 parking stalls including 1 ADA for persons with disabilities, and 32,307 sq. ft. of landscaping on a 4.30 gross acre lot. Building 'A' consists of 16,422 sq. ft., Building 'B-1' consists of 4,973 sq. ft., Building 'B-2' consists of 8,794 sq. ft., Building 'B-3' consists of 9,169 sq. ft., Building 'C' consists of 49,700 sq. ft., and Building 'D' consists of 49,700 sq. ft. Building 'A' includes a 900 sq. ft. office and a 1,350 sq. ft. residence including a 450 sq. ft. garage.

The project site is located within the Community of Mira Loma of the Jurupa Area Plan of Western Riverside County; more specifically, northerly of 63<sup>rd</sup> Street and southerly of Limonite Avenue.

### FURTHER PLANNING CONSIDERATIONS:

October 20, 2008

At the October 1, 2008 Planning Commission hearing, testimony was provide to the Commission detailing the history of the project site and Jurupa Area Recreation & Parks District (JARPD) desire to either use eminent domain or to negotiate with the owner to obtain the property. The Commission continued the project to allow additional time for JARPD and the project applicant to discuss the possible sale of the property. At the time of this writing, staff is unaware if any discussions or progress has been made between the two parties.

### SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #6): Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to the north, south and west, and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the east
3. Proposed Zoning (Ex. #2): General Commercial (C-1/C-P)
4. Surrounding Zoning (Ex. #2): Residential Agricultural (R-A) to the north and

*RWB*  
*10/20/08*

5. Existing Land Use (Ex. #1): west, Scenic Highway Commercial (C-P-S) to the east, and Light Agriculture to the south
6. Surrounding Land Use (Ex. #1): Vacant Land
7. Project Data: Single Family Residences to the north and south, Commercial Shopping Center to the east, and Vacant Land to the west
7. Environmental Concerns: Total Acreage: 4.30 Gross Acres  
Total Building Area: 141,458 sq. ft.  
Total Landscaping: 32,307 sq. ft. (18.6%)
7. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41419**, 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 **GENERAL PLAN AMENDMENT NO. 882** amending the Land Use designation for the subject property from "Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum)" to "Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)"; in accordance with Exhibit # 6;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7533**, amending the zoning classification for the subject property from Residential Agricultural (R-A) to General Commercial (C-1/C-P), in accordance with Exhibit # 2; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3555**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) on the Jurupa Area Plan.
2. The project is proposing a General Plan Amendment that will amend the General Plan and *change* the project site's Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) land use designation to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation.
3. The project is located within a Community Development Overlay which allows for the amending of the General Plan from a Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) land use designation to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation.
4. The proposed use, a self-storage facility, is a permitted use in the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation.
5. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) to the north, south and west, and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the east.
6. The zoning for the subject site is Residential Agricultural (R-A).
7. The proposed zoning for the subject site is General Commercial (C-1/C-P).
8. The proposed use, a self-storage facility, is a permitted use, subject to approval of a conditional use permit, in the General Commercial (C-1/C-P) zone.
9. The proposed use, a self-storage facility, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
10. The project site is surrounded by properties which are zoned Residential Agricultural (R-A) to the north and west, Scenic Highway Commercial (C-P-S) to the east, and Light Agriculture (A-1) to the south.
11. Environmental Assessment No. 41419 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Hydrology/Water Quality
  - d. Land Use/Planning
  - e. Transportation/Traffic
  - f. Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing, a letter in opposition from the Jurupa Area Recreation and Park District (JARPD) has been received indicating that the subject property was not properly notified as a surplus property by the Jurupa Community Services District (JCSD) pursuant to Government Code ("GC") §54222 to JARPD and other public agencies. The purpose of these documents concerned the ownership and past sale of the true property to the current owner.
2. The project site is not located within:
  - a. A city sphere of influence,
  - b. A 100-year flood plain,
  - c. An area drainage plan,
  - d. A dam inundation area,
  - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area,
  - f. A MSHCP Cell,
  - g. An airport influence area or compatibility zone,
  - h. Indian Tribal Land,
  - i. A Fault Zone,
  - j. A County Service Area; and,
  - k. A Community Facility District.
3. The project site is locate within:
  - a. The boundaries of the Jurupa Area Plan,
  - b. The Jurupa Area Recreation and Parks District,
  - c. The Jurupa Valley Redevelopment Area,
  - d. An area of very high liquefaction potential,
  - e. The Santa Ana River Watershed,
  - f. The Corona-Norco unified School District,
  - g. An area susceptible to subsidence; and,
  - h. An area of high paleontological sensitivity (High A).
4. The subject site is currently designated as Assessor's Parcel Number 157-250-002.



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) 986-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-5277 or website at <http://www.riverside.ca.gov/index.html>.

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

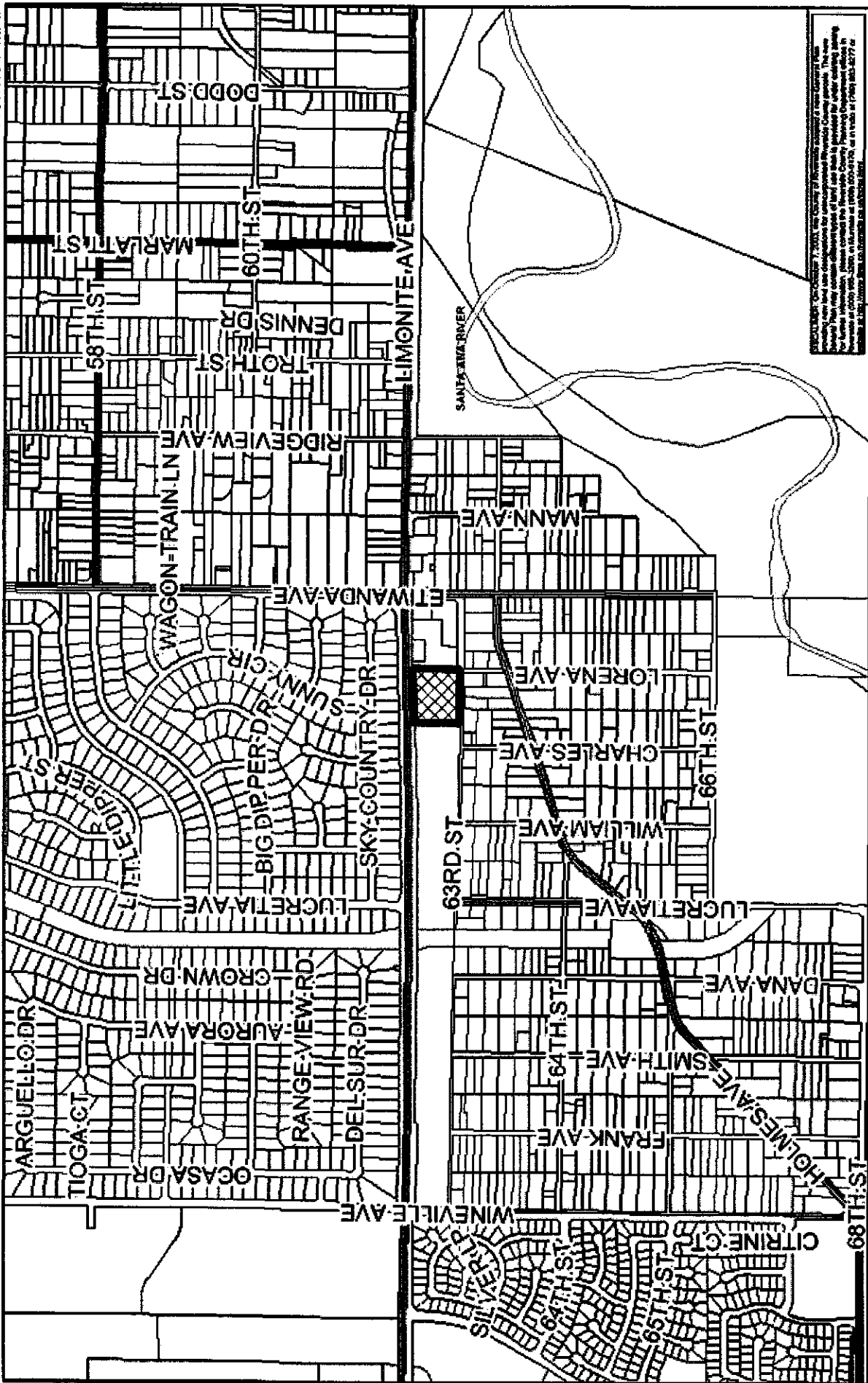
Assessors  
 Bk. Pg. 157-25  
 Thomas  
 Bros. Pg. 683 H5



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

**GPA00882**  
VICINITY MAP

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



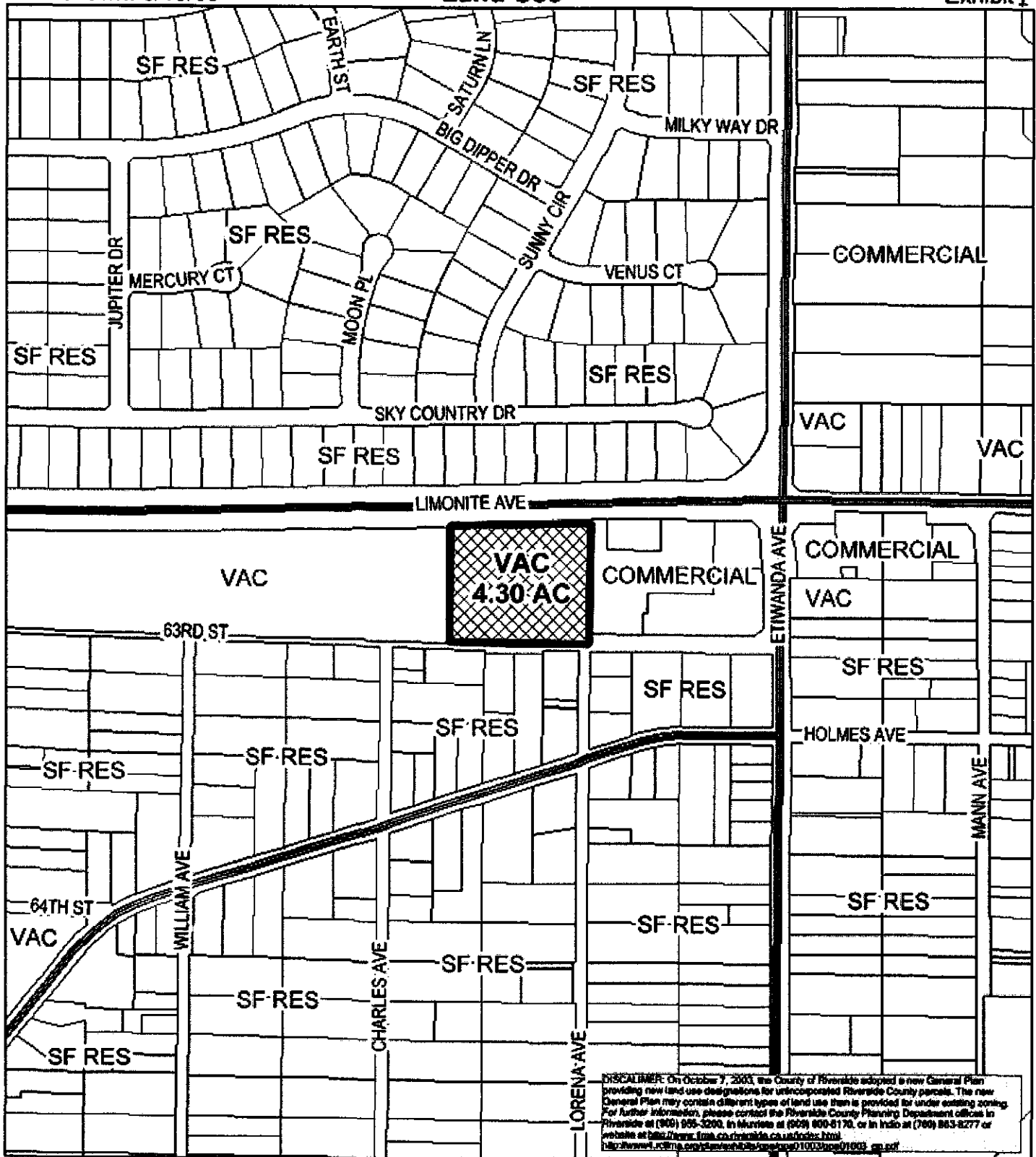
NOT TO SCALE. DATE: 7/2008. THE COUNTY OF RIVERSIDE ASSAULT & BATTERY POLICE DEPARTMENT HAS BEEN ADVISED BY THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT THAT THE INFORMATION SHOWN ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. FOR MORE INFORMATION, CONTACT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT AT (951) 948-1234. OR VISIT US AT WWW.CO.RIVERSIDE.CA.US/PLANNING/PLANNING.PDF

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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



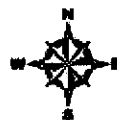


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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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

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



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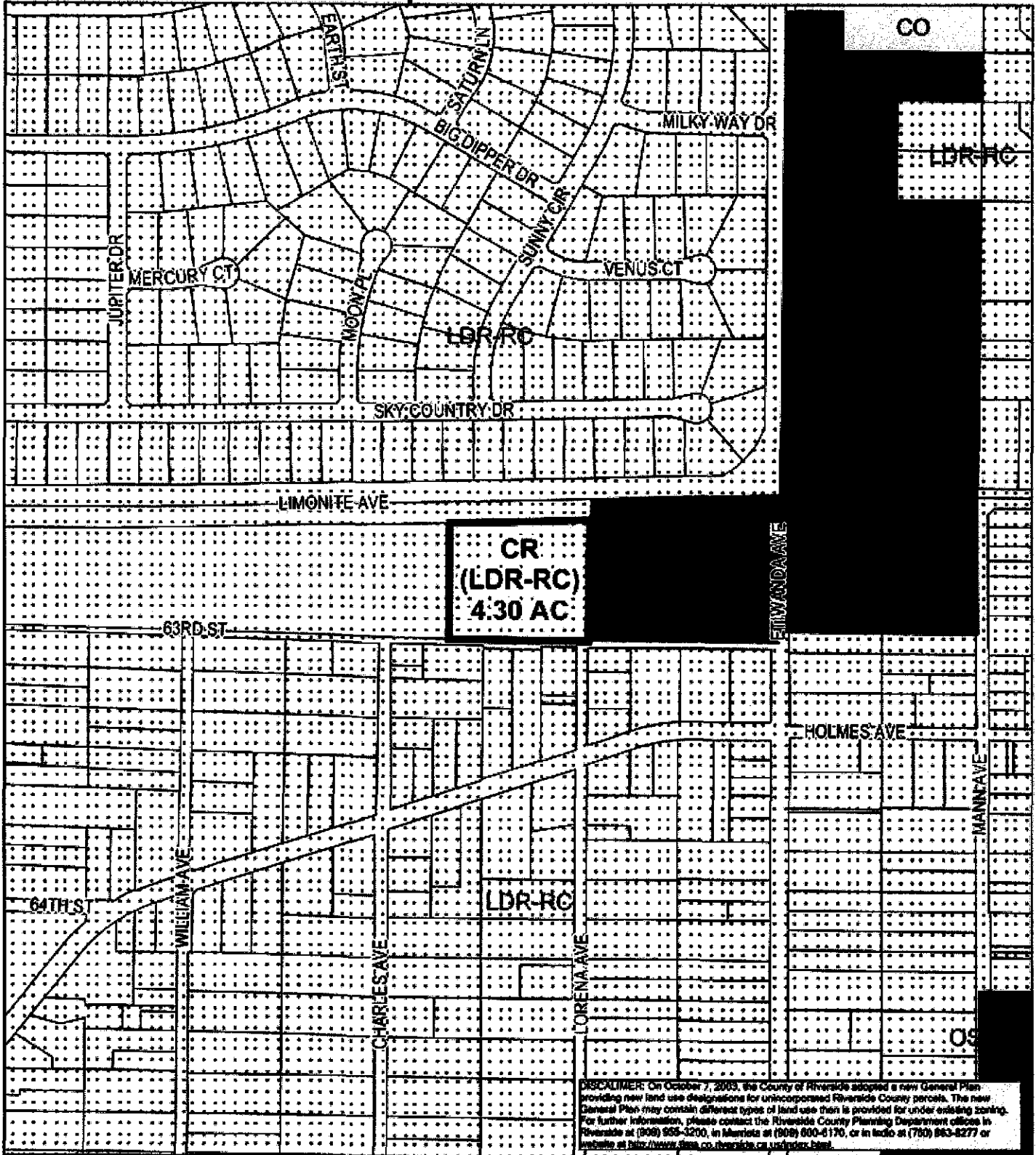
Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR6W  
 Section : 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



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

**Proposed General Plan**



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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

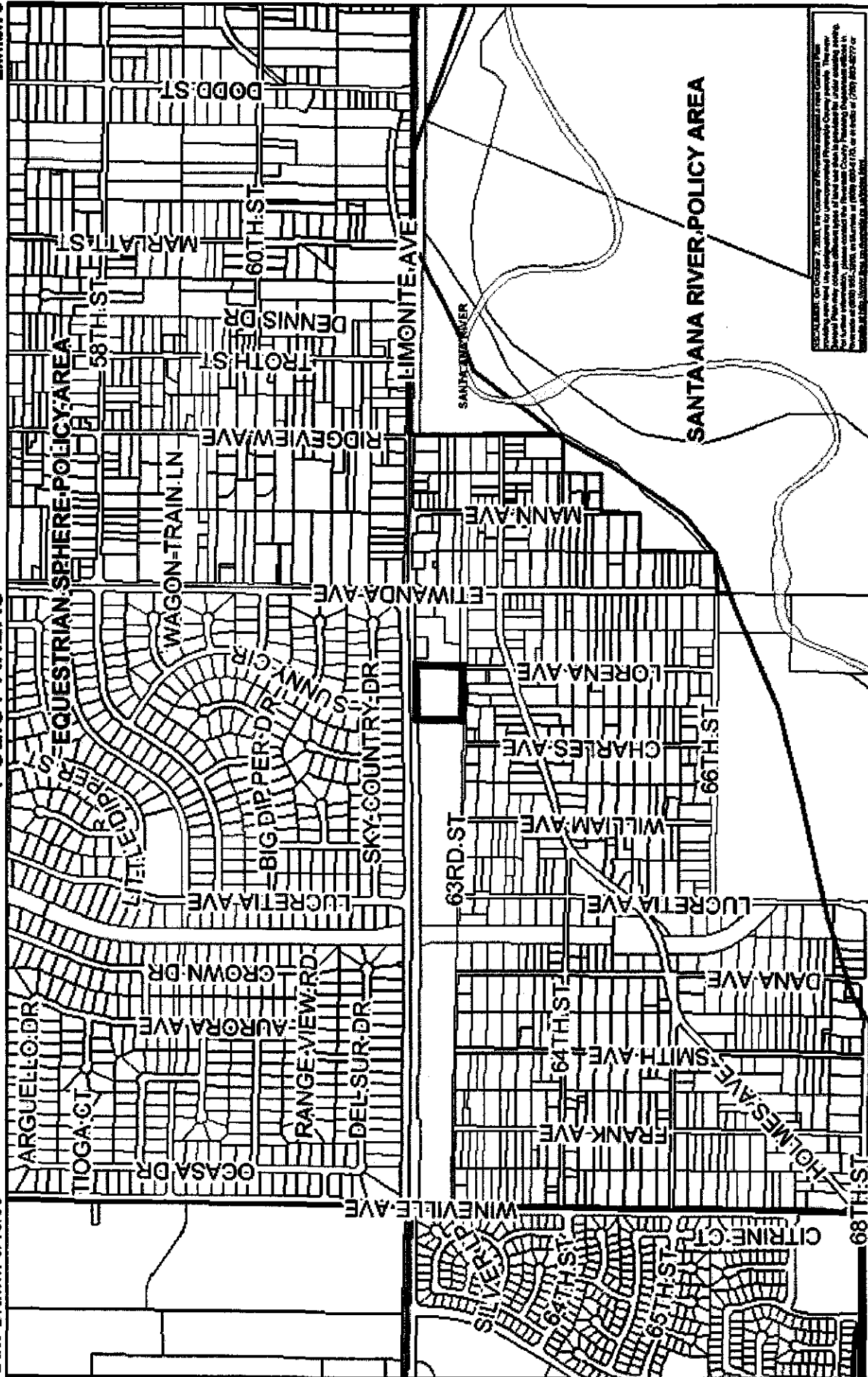
Assessors  
 Bk.Pg. 157-25  
 Thomas  
 Bros. Pg. 683 H5



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

**GPA00882**  
**POLICY AREAS**

Planner: Andrew Gonzalez  
Date: 7/23/08  
Exhibit 8



DISCLAIMER: ON OCTOBER 7, 2008, THE COUNTY OF RIVERSIDE ADOPTED A FIRST COUNCIL MEETING RESOLUTION AND ORDINANCE TO AMEND THE RIVERSIDE COUNTY PLANNING DEPARTMENT'S POLICY AREAS. THE NEW POLICY AREAS WILL BE EFFECTIVE AS OF OCTOBER 7, 2008. THIS MAP IS A PRELIMINARY MAP AND DOES NOT REPRESENT THE OFFICIAL POLICY AREAS. FOR THE LATEST INFORMATION ON POLICY AREAS, PLEASE VISIT THE RIVERSIDE COUNTY PLANNING DEPARTMENT WEBSITE AT <http://www.riverside.ca.gov/planning>.

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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

**GENERAL NOTES**

**OWNER/APPLICANT:**

STARKIN PROPERTIES, LLC  
3757 AIRWAY AVENUE, #1-3  
COSTA MESA, CA 92626  
(714) 444-8888

**ENGINEER:**

KWC ENGINEERS  
1880 COMPTON AVE., SUITE 100  
CORNWALL, CA 92881  
(951) 734-2130

**ASSESSOR'S PARCEL NO.**

157-260-008

**ACREAGE**

0.07 ACRES LIMONITE DEDICATION  
3.91 ACRES DEVELOPED SITE (NET)  
0.32 ACRES 63RD ST. DEDICATION  
4.30 ACRES TOTAL AREA (GROSS)

**AMENDMENT DESCRIPTION**

AMEND PARCEL 2, PARCEL MAP 7139  
FROM LDR-RC TO CD-CR  
(4.3 ACRES)

**NOTE**

SITE IS LOCATED WITHIN A COMMERCIAL RETAIL OVERLAY AND AN EQUINESTRAN SPHERE POLICY AREA.

**LAND USE:**

EXISTING LAND USE: VACANT  
PROPOSED LAND USE: MINI STORAGE  
EXISTING ZONING: R-4-1/2  
PROPOSED ZONING: C-1/C-P  
EXISTING GENERAL PLAN DESIGNATION: LDR-RC  
PROPOSED GENERAL PLAN DESIGNATION: CD-CR

**UTILITIES:**

WATER: SANTA ANA RIVER WATER COMPANY  
SEWER: JURUPA COMMUNITY SERVICES  
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
GAS: SOUTHERN CALIFORNIA GAS CO. - BEAUMONT  
SOUTHERN CALIFORNIA GAS CO. - RIVERSIDE  
PHONE: SBC/PACIFIC BELL  
CABLE: CHARTER COMMUNICATIONS

**SCHOOL DISTRICT:**

CORNWALL-UNION UNITED SCHOOL DISTRICT

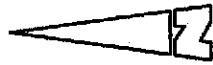
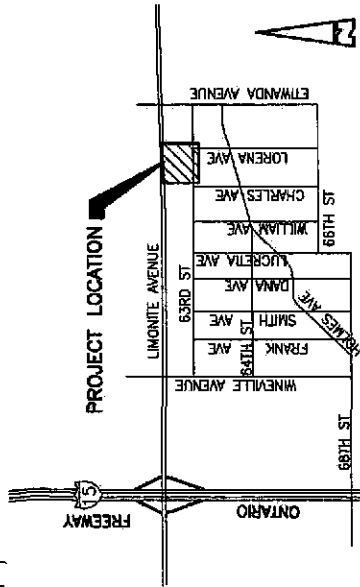
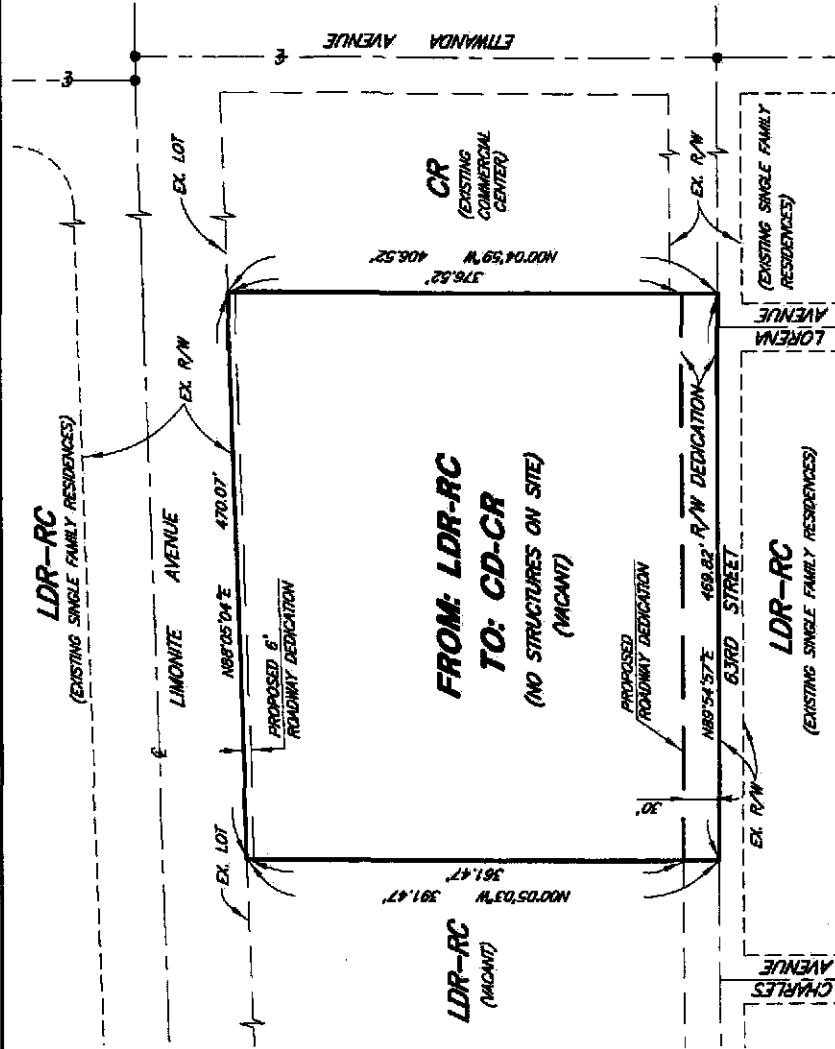
**NOTES:**

- 2005- THOMAS GUIDE MAP BOOK: PAGE 683, GRIDS H5 AND H6.
- THE PROPOSED PROJECT SITE IS LOCATED WITHIN A COMMERCIAL RETAIL OVERLAY AND AN EQUINESTRAN SPHERE POLICY AREA.

**EXHIBIT A**  
**GPA**  
Dated: 8/16/07  
Planner:

**LEGAL DESCRIPTION:**

PARCEL 2 AND LOT 31 OF PARCEL MAP NO. 7139 RECORDED IN PARCEL MAP BOOK 25, PAGE 85, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



**VICINITY MAP**  
A.T.S.

REVISIONS	DATE	BY

<b>GENERAL PLAN AMENDMENT</b>	
<b>PARCEL 2 OF PARCEL MAP NO. 7139</b>	
<b>PMB 25, PAGE 85</b>	
SCALE: 1" = 100'	DATE: 10-2-07
DRAWN: JLP	CHECKED: JLP
FILE OR REF:	FILE NUMBER: 00000000000000000000
DATE: 10-2-07	DATE: 10-2-07



**LAND USE:**  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: MINI STORAGE  
 EXISTING ZONING: R-A-1/2  
 PROPOSED ZONING: C-1/C-P

**UTILITIES:**  
 WATER: SANTA ANA RIVER WATER COMPANY  
 SEWER: JURUPA COMMUNITY SERVICES  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
 GAS: SOUTHERN CALIFORNIA GAS CO. - BEAUMONT  
 SOUTHERN CALIFORNIA GAS CO. - RIVERSIDE  
 PHONE: SBC/PACIFIC BELL  
 CHARTER COMMUNICATIONS

**SCHOOL DISTRICT:**  
 CORONA-NORCO UNIFIED SCHOOL DISTRICT

**NOTES:**  
 1. 2005- THOMAS BROS. GUIDE BOOK: PAGE 683, GRIDS HS AND HB.  
 2. PROJECT IS NOT WITHIN A SPECIFIC PLAN.  
 3. PROJECT IS WITHIN FEMA FLOOD ZONE "1" (MINIMAL FLOODING HAZARD), PER APPROVED COLOR C.M.: 04-09-0847R, DATED: JULY 30, 2004. FIRM PANEL NO. 0026245 0685 B.

**EXHIBIT A**  
**CZ** Amend. \_\_\_\_\_  
 Dated: 8/16/07  
 Planner: \_\_\_\_\_

REVISIONS	DATE	BY

**CHANGE OF ZONE**  
**PARCEL 2 OF PARCEL MAP NO. 7139**  
**PUB 25, PAGE 65**

SCALE: 1" = 100'  
 DATE: 9-27-07  
 DESIGNED: LJP  
 CHECKED: LJP  
 FILE NO: 04-09-0847R  
 FILE EX. IDB: \_\_\_\_\_  
 P.L.S.  
 DATE: 10-20-07  
 SHEET: 1  
 OF: 1 SHEETS  
 DWG. NO. \_\_\_\_\_

**GENERAL NOTES**  
**OWNER/APPLICANT:**  
 STADIUM PROPERTIES, LLC  
 3151 ARWAY AVENUE, H-3  
 COSTA MESA, CA 92626  
 (714) 444-4008

**ENGINEER:**  
 KMC ENGINEERS  
 1880 COMPTON AVE, SUITE 100  
 CORONA, CA 92881  
 (951) 734-2130

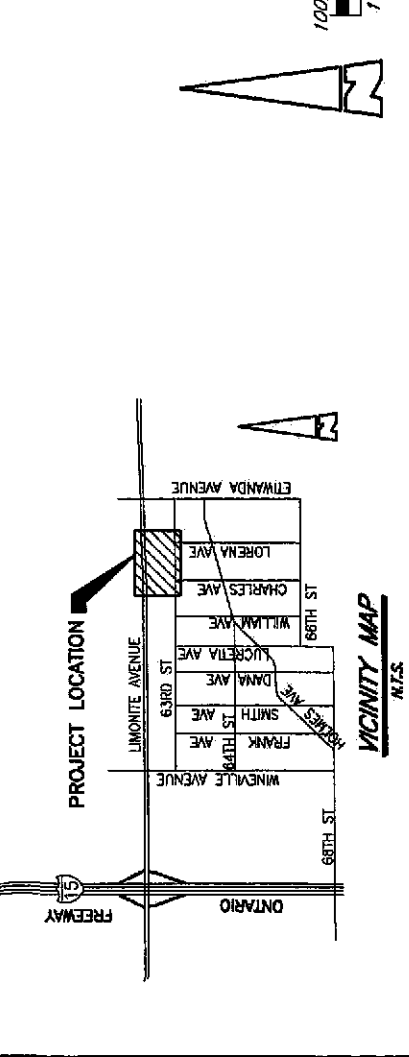
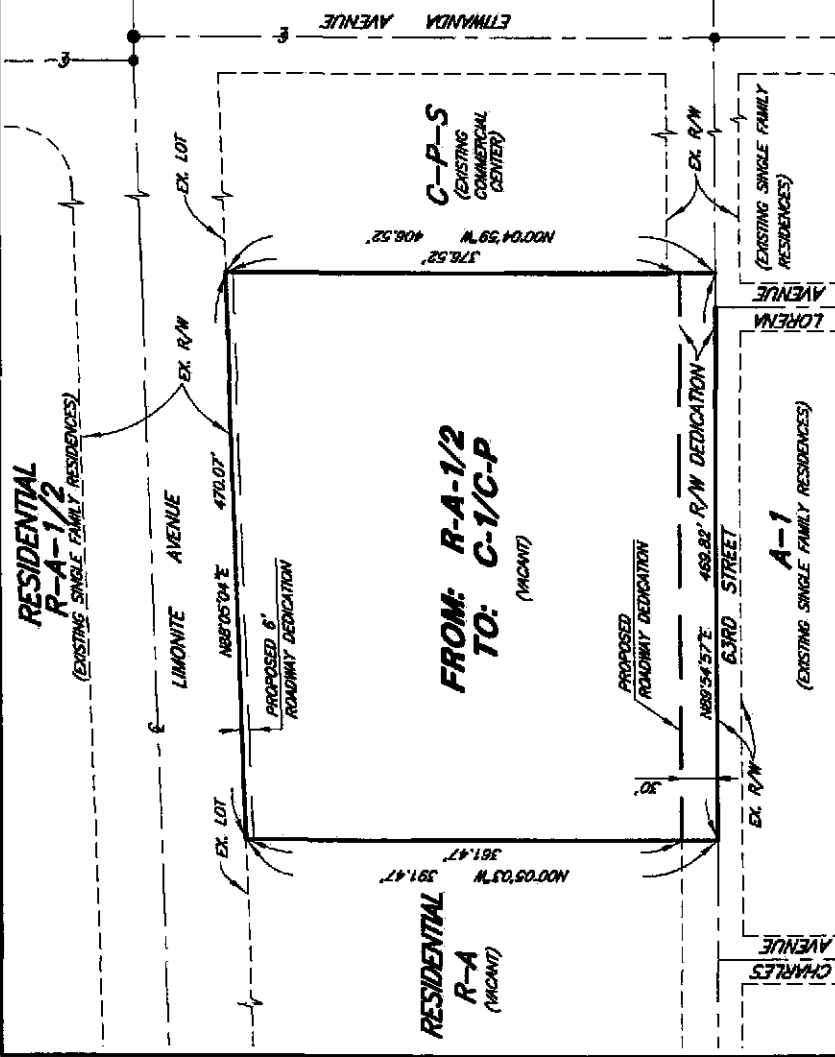
**ASSESSOR'S PARCEL NO.**  
 157-350-002

**ACREAGE**  
 0.07 ACRES LIMONITE DEDICATION  
 3.91 ACRES DEVELOPED SITE (NET)  
 0.32 ACRES 63RD ST. DEDICATION  
 4.30 ACRES TOTAL AREA (GROSS)

**AMENDMENT DESCRIPTION**  
 AMEND PARCEL 2, PARCEL MAP 7139  
 FROM R-A-1/2 TO C-1/C-P  
 (4.3 ACRES)

**NOTE**  
 SITE IS LOCATED WITHIN A COMMERCIAL RETAIL  
 RETAIL OVERLAY AND AN EQUESTRIAN SPHERE  
 POLICY AREA.

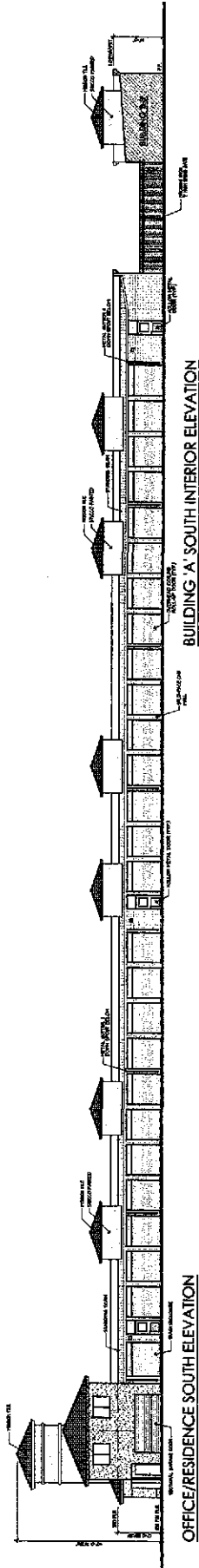
**LEGAL DESCRIPTION:**  
 PARCEL 2 AND LOT 71 OF PARCEL  
 MAP NO. 7139, RECORDED IN PARCEL  
 MAP BOOK 25, PAGE 65, RECORDS OF  
 RIVERSIDE COUNTY, CALIFORNIA.



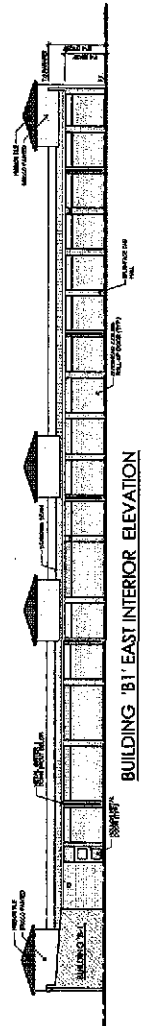








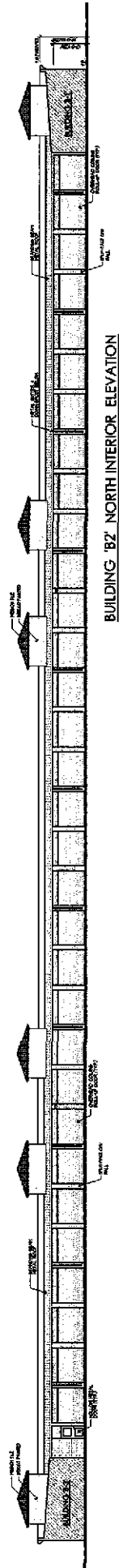
OFFICE/RESIDENCE SOUTH ELEVATION



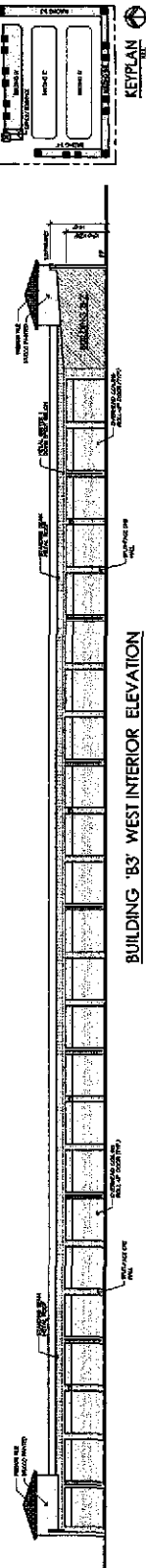
BUILDING 'A' SOUTH INTERIOR ELEVATION



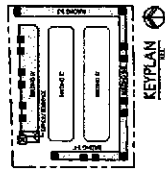
BUILDING 'B1' EAST INTERIOR ELEVATION



BUILDING 'B2' NORTH INTERIOR ELEVATION



BUILDING 'B3' WEST INTERIOR ELEVATION



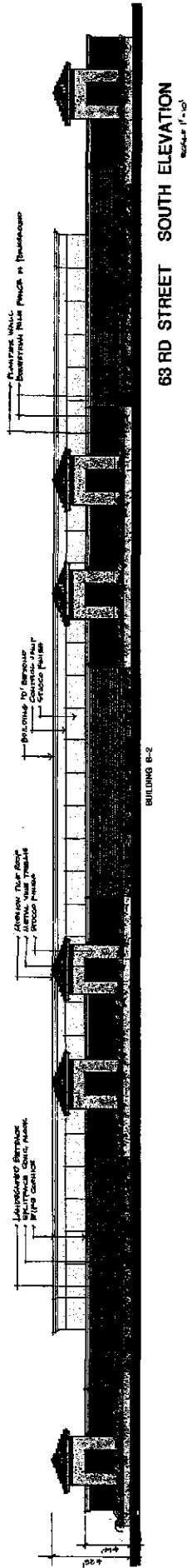
KEYPLAN

CONDITIONAL USE PERMIT 3353  
**VALLI**  
 ARCHITECTURAL  
**GROUP 5**  
 5300 WEST 15TH AVENUE, SUITE 200  
 DENVER, COLORADO 80202

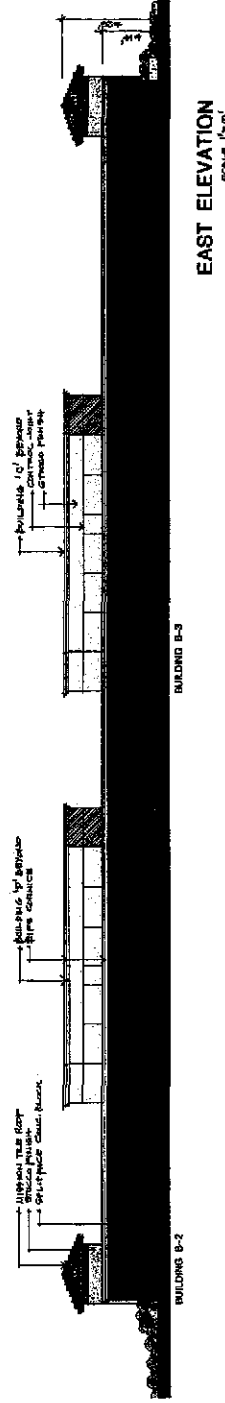
STADIUM SELF STORAGE  
 RIVERSIDE COUNTY, CA  
 ELEVATIONS  
 SCALE: 1/8" = 1'-0"

STADIUM SELF STORAGE  
 RIVERSIDE COUNTY, CA





63 RD STREET SOUTH ELEVATION  
SCALE 1/8"=1'-0"



EAST ELEVATION  
SCALE 1/8"=1'-0"

STADIUM SELF STORAGE  
RIVERSIDE COUNTY, CA

APPROVED FOR  
PROJECT NO. 2018-001  
DATE 08/15/2018



# LANDSCAPE LEGEND

TREES SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
	QUERCUS LAEVOGARRULA (DP 100)	QUEEN PALM	MODERATE
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	LOW
	ALOUPEZIA VIRENS (DP 100)	AUSTRALIAN YELLOW	LOW
	PHACELIA FLORENTINA (DP 100)	FRAGRANT BUSH	LOW
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	MODERATE
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	LOW

# MONUMENT SIGN

SHRUBS SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
	PHACELIA FLORENTINA (DP 100)	FRAGRANT BUSH	MODERATE
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	LOW
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	LOW
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	MODERATE
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	LOW

# MONUMENT SIGN

VINES SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	MODERATE
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	MODERATE
	CAESALPINIA BICOLOR (DP 100)	CHAMPAGNE PALM	MODERATE

# GROUND COVERS

SYMBOL	DESCRIPTION
	1. 1" - 2" POLYURETHANE RUBBER
	2. 1" - 2" POLYURETHANE RUBBER
	3. 1" - 2" POLYURETHANE RUBBER
	4. 1" - 2" POLYURETHANE RUBBER
	5. 1" - 2" POLYURETHANE RUBBER
	6. 1" - 2" POLYURETHANE RUBBER
	7. 1" - 2" POLYURETHANE RUBBER
	8. 1" - 2" POLYURETHANE RUBBER
	9. 1" - 2" POLYURETHANE RUBBER
	10. 1" - 2" POLYURETHANE RUBBER

# LANDSCAPE ACCENTS

SYMBOL	DESCRIPTION
	1. 1" - 2" POLYURETHANE RUBBER
	2. 1" - 2" POLYURETHANE RUBBER
	3. 1" - 2" POLYURETHANE RUBBER
	4. 1" - 2" POLYURETHANE RUBBER
	5. 1" - 2" POLYURETHANE RUBBER
	6. 1" - 2" POLYURETHANE RUBBER
	7. 1" - 2" POLYURETHANE RUBBER
	8. 1" - 2" POLYURETHANE RUBBER
	9. 1" - 2" POLYURETHANE RUBBER
	10. 1" - 2" POLYURETHANE RUBBER

# DISCLAIMER:

PLANT QUANTITIES ARE ESTIMATED ONLY AND MAY NOT REFLECT ACTUAL QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL QUANTITY ESTIMATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL QUANTITY ESTIMATES.

# GENERAL PLANTING NOTES:

1. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.
2. AN APPROVED LAND RESPECTIVE SHALL BE OBTAINED TO LAND.
3. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.
4. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.
5. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.
6. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.
7. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.
8. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.
9. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.
10. CONTRACTOR SHALL NOTIFY ALL AGENCIES AND LAND RESPECTIVE.

# GRADING AND DRAINAGE NOTE:

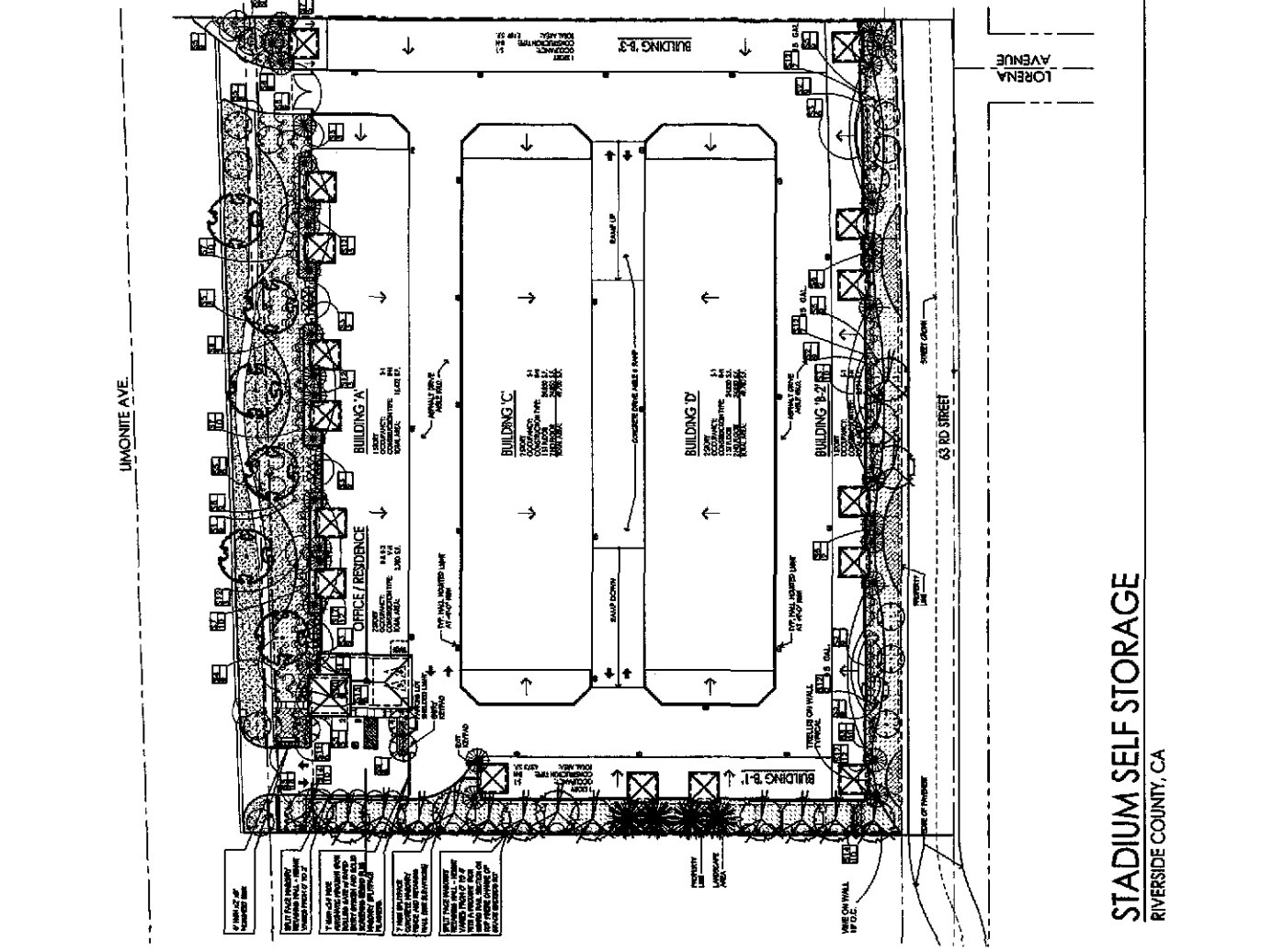
LANDSCAPE CONTRACTOR SHALL NOT ALTER DRAINAGE, PAVERS AND GRADING AS PER CIVIL ENGINEERING PLAN.

# NOTICE TO LANDSCAPE CONTRACTOR:

IF THE LANDSCAPE CONTRACTOR SUBSTITUTES PLANTS FOR PLANTS SPECIFIED IN THIS PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND LAND RESPECTIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND LAND RESPECTIVE.

# CONDITIONAL LANDSCAPE PLAN

REVISED: 11/08



<b>PARTICIPANTS</b>	<b>PROJECT DATA</b>	<b>VICINITY MAP</b>	<b>UTILITY SURVEYS</b>
CONSULTANT: VALLI ARCHITECTURAL GROUP 11111 UNIVERSITY AVENUE, SUITE 100 RIVERSIDE, CA 92504 PHONE: (951) 514-1111 FAX: (951) 514-1112 WWW.VALLIARCHITECTURAL.COM	PROJECT NAME: STADIUM SELF STORAGE PROJECT ADDRESS: 11111 UNIVERSITY AVENUE, SUITE 100, RIVERSIDE, CA 92504 PROJECT NUMBER: 11111 PROJECT DATE: 11/08	VICINITY MAP showing project location relative to major roads and landmarks.	UTILITY SURVEYS showing existing and proposed utility lines.
<b>CONDITIONAL USE PERMIT 35555</b> DATE: 11/08 EXPIRES: 11/08		<b>VALLI ARCHITECTURAL GROUP</b> 11111 UNIVERSITY AVENUE, SUITE 100 RIVERSIDE, CA 92504 PHONE: (951) 514-1111 FAX: (951) 514-1112 WWW.VALLIARCHITECTURAL.COM	

