

**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

Dep'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.

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



**16.1**

1:30 p.m. being the time set for public hearing on the application of Stadium Properties, LLC – KWC Engineers for General Plan Amendment No. 882 to change the land use 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; Zone Change 7533 to change the zoning from Residential Agricultural (R-A) to General Commercial (C-1/C-P) for consistency purposes; and, Conditional Use Permit 3555 for the construction of 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”) which includes a total building area of 141,458 sq. ft., and 4 parking spaces, located in the Prado-Mira Loma Area – Jurupa Area Plan, 2<sup>nd</sup> District, the Chairman called the matter for hearing.

Adam Rush, Planning staff, presented the matter.

The following individuals spoke:

Charles Schultz, representing Stadium Properties, LLC, in favor

Betty Anderson, Mira Loma resident in opposition

Stephen Anderson, Mira Loma resident in opposition

Robert Hernandez, Jurupa Area Recreation and Park District, wants to acquire the property for a park.

Dan Rodriguez, Jurupa Community Services District, in opposition

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 25, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: November 25, 2008  
Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: \_\_\_\_\_ Deputy

AGENDA NO.  
16.1

xc: Planning(2), Applicant, COB ✓

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



Retired Senator Calvert spoke regarding the offer to purchase the property

Adam Rolfman, UC Riverside student, in opposition

Gregg Stevens, UC Riverside student, in opposition

On motion of Supervisor Tavaglione, seconded by Supervisor Wilson and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 27, 2009 at 1:30 p.m., and that both the Jurupa Community Services District and the Jurupa Parks District submit a formal written request to Supervisor Tavaglione's office, requesting a meeting to mediate a solution which may include attorneys for all parties.

\_\_\_\_\_

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 25, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: November 25, 2008  
Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
16.1

xc: Planning(2), Applicant, COB

**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

*RMB*  
*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.



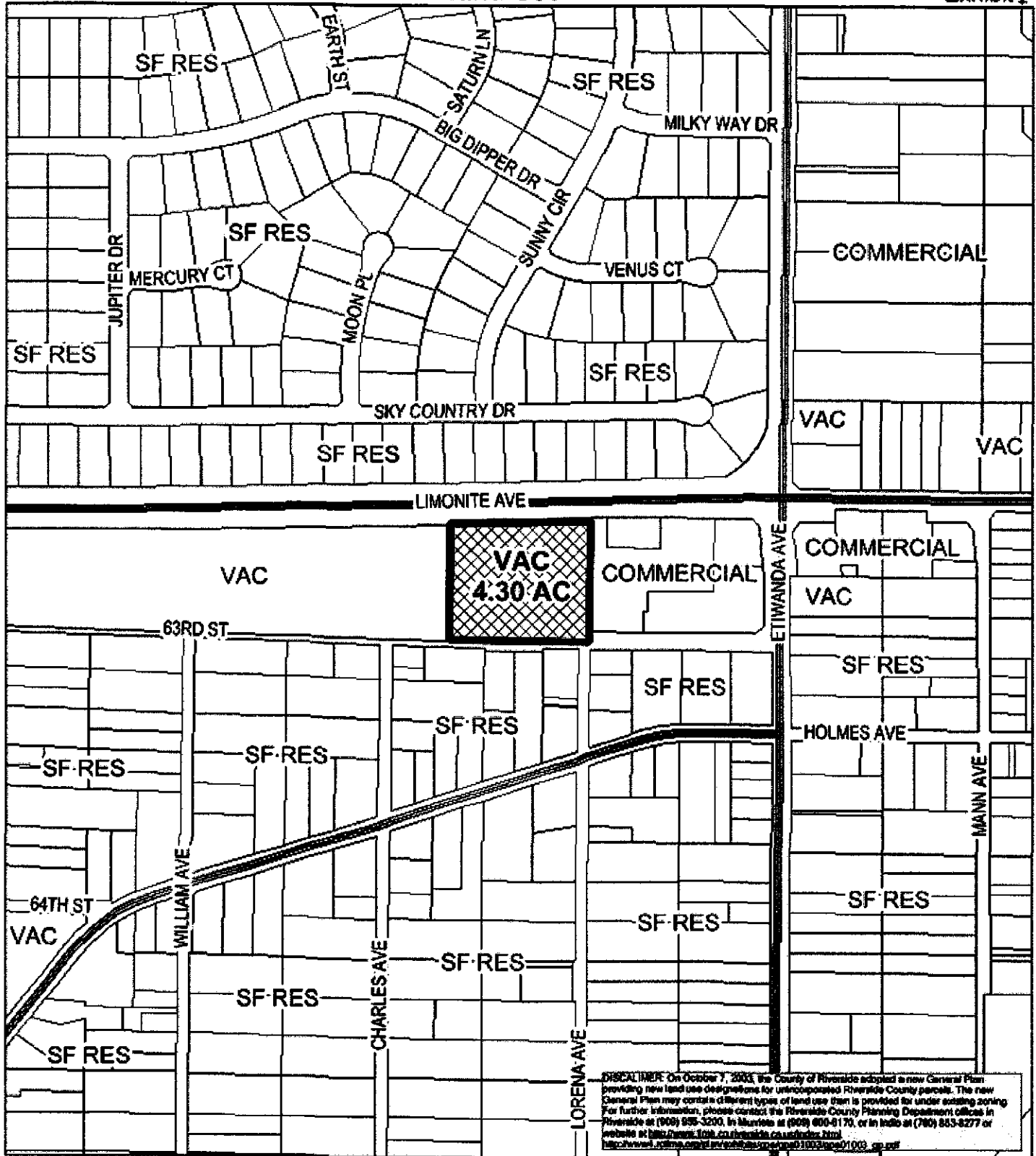
District  
 Plan: Prado-Mira Loma  
 Township/Range: T2SR6W  
 Section: 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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







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



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 Murietta at (951) 900-8170, or in Indio at (760) 853-8277 or website at <http://www.riverside.ca.gov/planning/>.

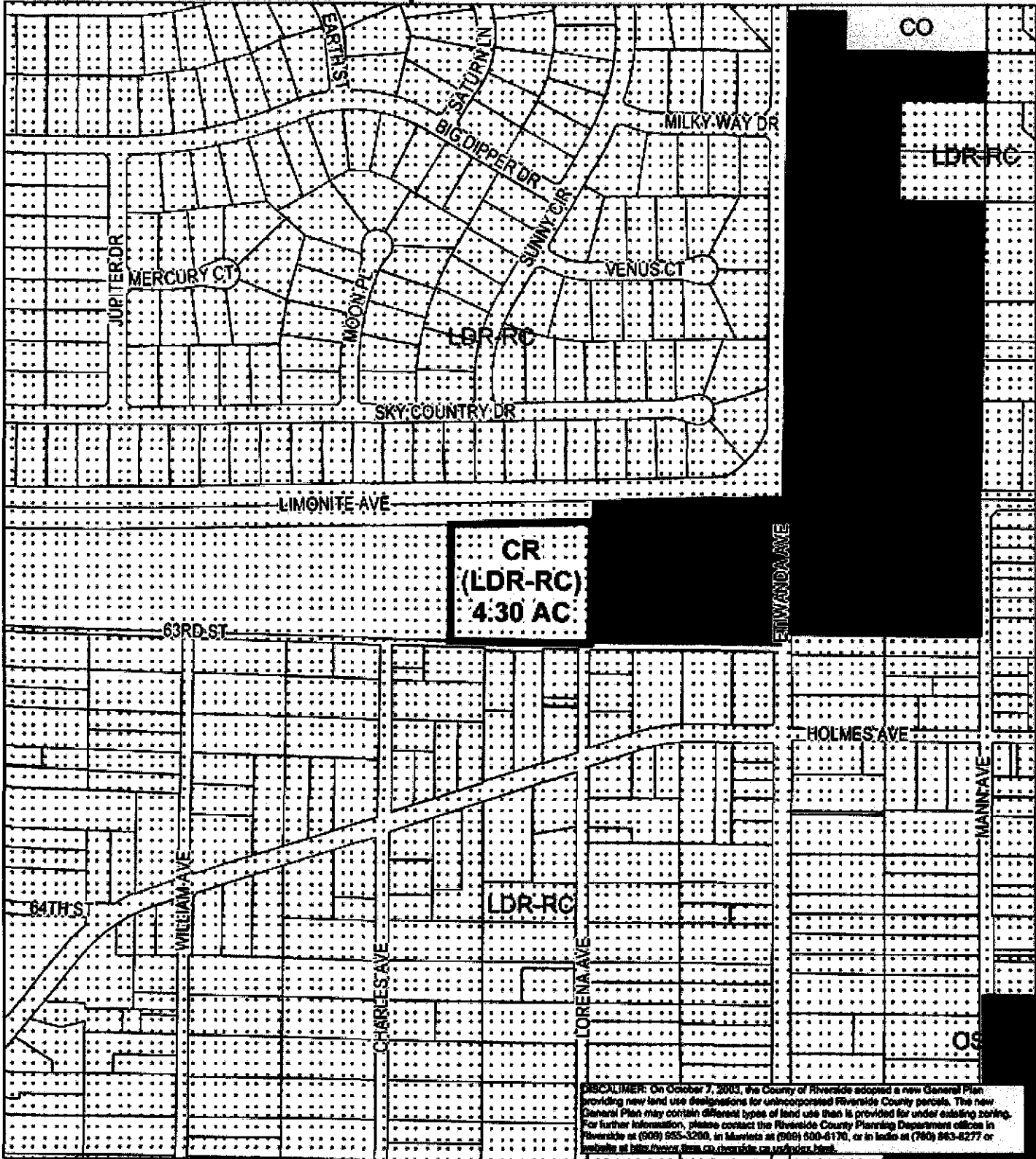
Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR6W  
 Section : 29

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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



**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





**GENERAL NOTES**

**OWNER/APPLICANT:**

STADIUM PROPERTIES, LLC  
3157 AIRWAY AVENUE, #1-3  
COSTA MESA, CA 92626  
(714) 444-8909

**ENGINEER:**

KWC ENGINEERS  
1880 COMPTON AVE., SUITE 100  
COSTA MESA, CA 92626  
(951) 754-2130

**ASSESSOR'S PARCEL NO.**

157-290-002

**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 LDR-RC TO CD-CR  
(4.3 ACRES)

**NOTE**

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

**LAND USE:**

EXISTING LAND USE: VACANT  
PROPOSED LAND USE: MINI STORAGE  
EXISTING ZONING: R-1-1/2  
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. - BELMONT  
SOUTHERN CALIFORNIA GAS CO. - RIVERSIDE  
PHONE: SBC/PACIFIC BELL  
CABLE: CHARTER COMMUNICATIONS

**SCHOOL DISTRICT:**

CORONA-NORCO UNITED SCHOOL DISTRICT

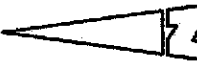
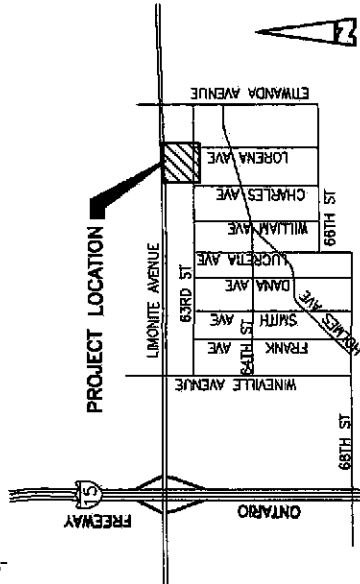
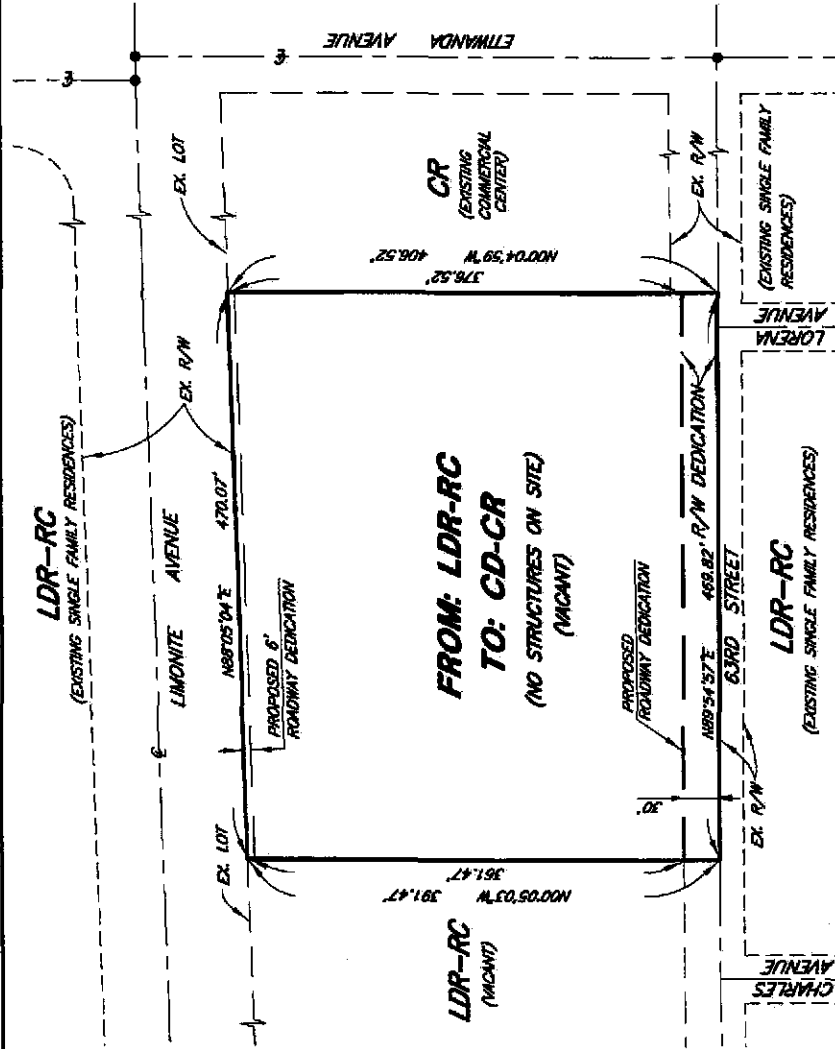
**NOTES:**

- 2005- THOMAS GUIDE MAP BOOK:  
PAGE 683, GRIDS H3 AND H4.
- THE PROPOSED PROJECT SITE IS  
LOCATED WITHIN A COMMERCIAL RETAIL  
OVERLAY AND AN EQUESTRIAN SPHERE  
POLICY AREA.

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

**LEGAL DESCRIPTION:**

PARCEL 2 AND LOT 3 OF PARCEL MAP  
NO. 7139 RECORDED IN PARCEL MAP  
BOOK 28, PAGE 65, RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA.



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

REVISIONS	DATE	BY

**GENERAL PLAN AMENDMENT**  
PARCEL 2 OF PARCEL MAP NO. 7139  
PMB 28, PAGE 65

SCALE: 1"=100'  
DATE: 08-23-07  
DESIGNED: JLP  
CHECKED: JLP  
FILE NO: 157-290-002-002  
SHEET NO. 1 OF 1 SHEETS  
DWC. NO.

**LAND USE:**  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: MNU 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. 2000-THOMAS BROS. GUIDE BOOK: PAGE 683, CREDITS HS AND HS.  
 2. PROJECT IS NOT WITHIN A SPECIFIC PLAN.  
 3. PROJECT IS WITHIN FEMA FLOOD ZONE "C" (MINIMAL FLOODING HAZARD), PER APPROVED CLAIM C.N.L: 04-08-08476 DATED: JULY 30, 2004. FIRM PANEL NO. 080245 0685 &

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

REVISIONS	DATE	BY

**CHANGE OF ZONE**  
**PARCEL 2 OF PARCEL MAP NO. 7139**  
**PMB 25, PAGE 66**

SCALE: 1"=100'  
 DATE: 8-27-07  
 DESIGNED: LJP  
 CHECKED: [Signature]  
 FILE NO: 04-08-08476  
 SHEET 1 OF 1 SHEETS  
 DRAWING NO. [Number]

**GENERAL NOTES**  
**OWNER/APPLICANT:**  
 STORMAN PROPERTIES, LLC  
 3151 AIRWAY AVENUE, H-3  
 COSTA MESA, CA 92626  
 (714) 444-4808

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

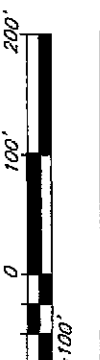
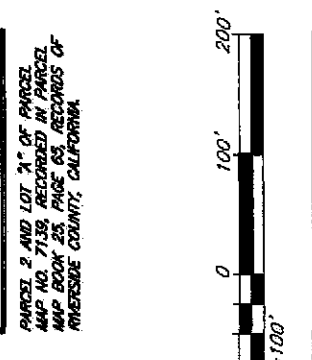
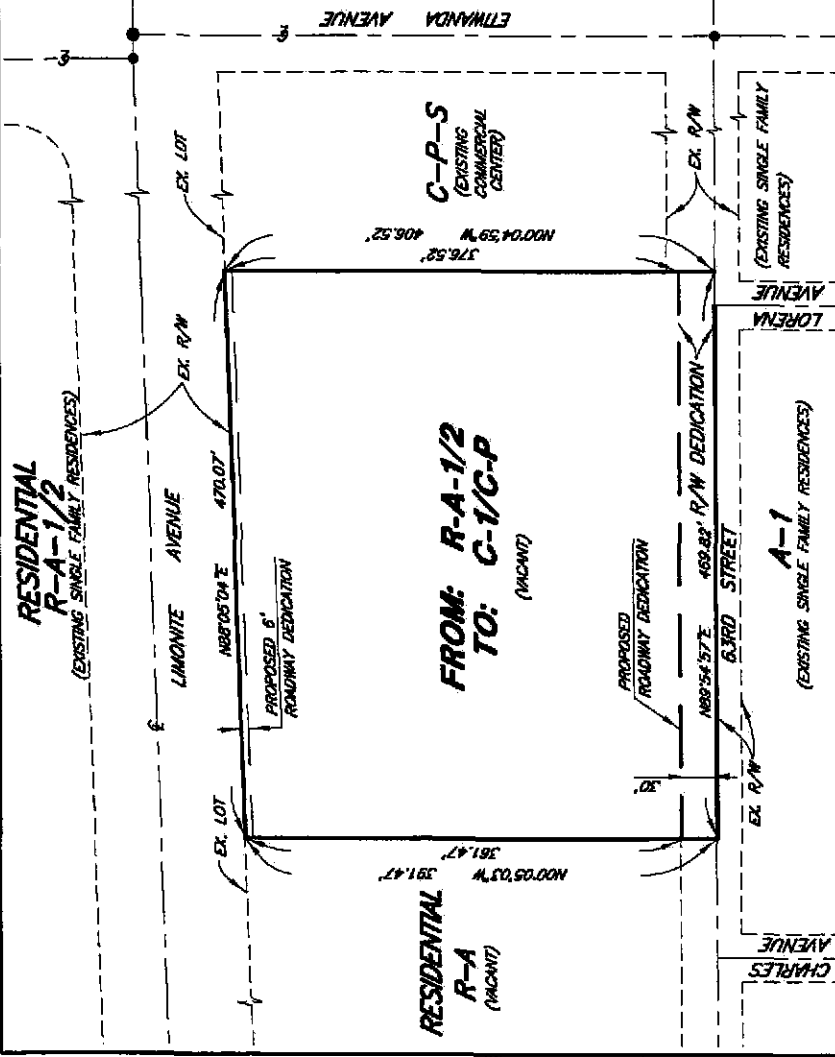
**ASSESSOR'S PARCEL NO.**  
 157-250-002

**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.

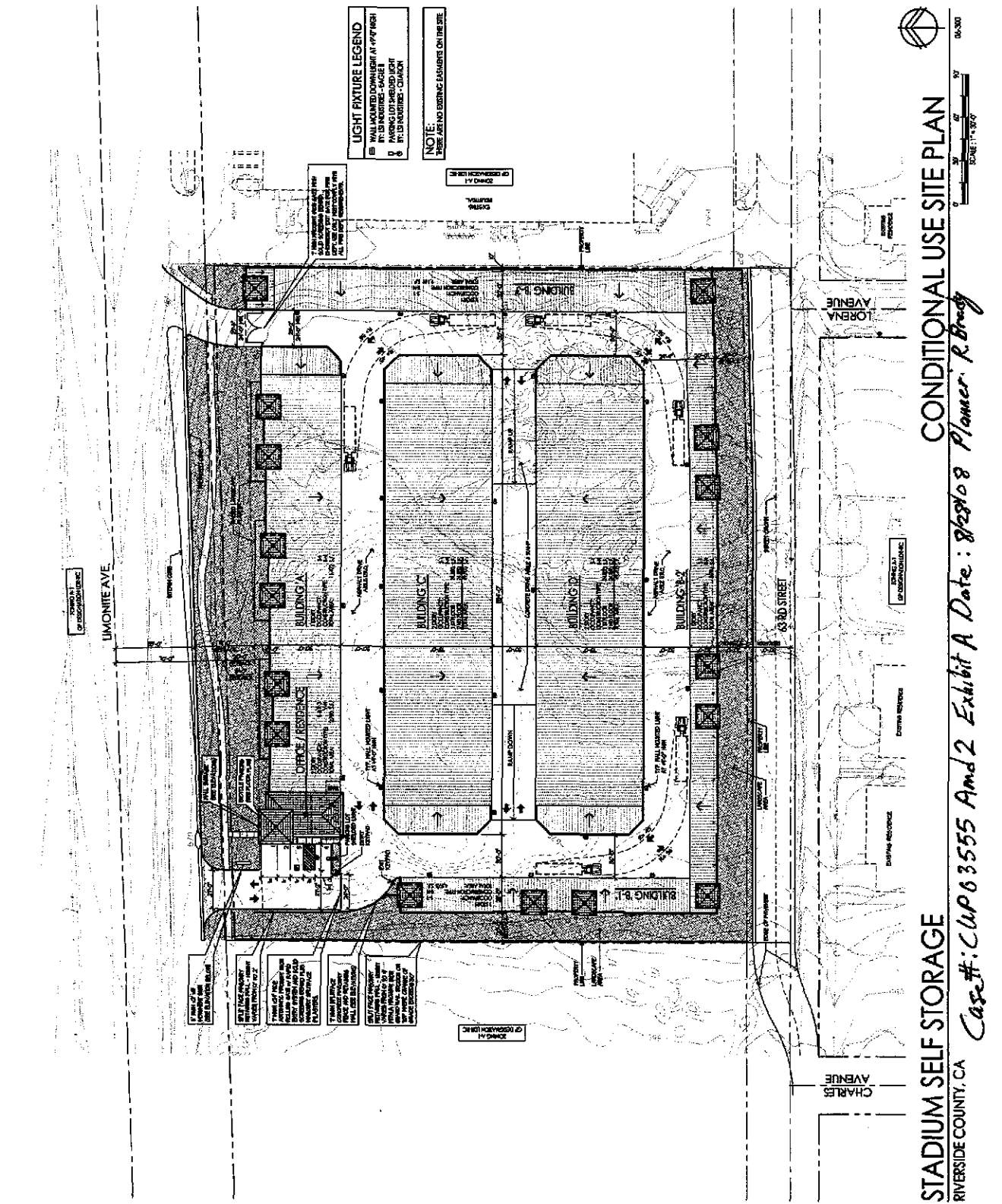
**LEGAL DESCRIPTION:**  
 PARCEL 2 AND LOT 2 OF PARCEL MAP NO. 7139, RECORDED IN PARCEL MAP BOOK 25, PAGE 65, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



**VICINITY MAP**  
 N.T.S.



<b>PARTICIPANTS</b>		
OWNER: STADIUM SELF STORAGE	ARCHITECT: VALLI ARCHITECTURAL GROUP	
PROJECT NO: 2008-001	DATE: MAY 22, 2007	
PROJECT ADDRESS: 3555 AMOD 2, RIVERSIDE COUNTY, CA	PROJECT NO: 2008-001	
PROJECT CONTACT: R. BRADY	PROJECT NO: 2008-001	
PROJECT PHONE: 951-791-1177	PROJECT NO: 2008-001	
PROJECT FAX: 951-791-1177	PROJECT NO: 2008-001	
PROJECT EMAIL: RBRADY@STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
PROJECT WEBSITE: WWW.STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
PROJECT URL: WWW.STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
PROJECT ADDRESS: 3555 AMOD 2, RIVERSIDE COUNTY, CA	PROJECT NO: 2008-001	
PROJECT CONTACT: R. BRADY	PROJECT NO: 2008-001	
PROJECT PHONE: 951-791-1177	PROJECT NO: 2008-001	
PROJECT FAX: 951-791-1177	PROJECT NO: 2008-001	
PROJECT EMAIL: RBRADY@STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
PROJECT WEBSITE: WWW.STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
PROJECT URL: WWW.STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
<b>PROJECT DESCRIPTION</b>		
DESIGN OF STADIUM SELF STORAGE FACILITY WITH A MANAGER'S OFFICE (1st FLOOR) AND RESIDENCE (2nd FLOOR) PLUS 100 STORAGE UNITS IN 5 BUILDINGS		
<b>PROJECT DATA</b>		
PROJECT NAME: STADIUM SELF STORAGE	PROJECT NO: 2008-001	
PROJECT ADDRESS: 3555 AMOD 2, RIVERSIDE COUNTY, CA	PROJECT NO: 2008-001	
PROJECT CONTACT: R. BRADY	PROJECT NO: 2008-001	
PROJECT PHONE: 951-791-1177	PROJECT NO: 2008-001	
PROJECT FAX: 951-791-1177	PROJECT NO: 2008-001	
PROJECT EMAIL: RBRADY@STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
PROJECT WEBSITE: WWW.STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
PROJECT URL: WWW.STADIUMSELFSTORAGE.COM	PROJECT NO: 2008-001	
<b>REVISIONS</b>		
NO.	DATE	DESCRIPTION
1	MAY 22, 2007	ISSUED FOR PERMIT
2	JULY 19, 2007	REVISED PER COMMENTS
3	AUGUST 17, 2007	REVISED PER COMMENTS
<b>CONDITIONAL USE PERMIT 3555</b>		
DATE	ISSUED	BY
MAY 22, 2007	ISSUED	R. BRADY
PROJECT NO:	2008-001	PROJECT NO:
PROJECT ADDRESS:	3555 AMOD 2, RIVERSIDE COUNTY, CA	PROJECT ADDRESS:
PROJECT CONTACT:	R. BRADY	PROJECT CONTACT:
PROJECT PHONE:	951-791-1177	PROJECT PHONE:
PROJECT FAX:	951-791-1177	PROJECT FAX:
PROJECT EMAIL:	RBRADY@STADIUMSELFSTORAGE.COM	PROJECT EMAIL:
PROJECT WEBSITE:	WWW.STADIUMSELFSTORAGE.COM	PROJECT WEBSITE:
PROJECT URL:	WWW.STADIUMSELFSTORAGE.COM	PROJECT URL:



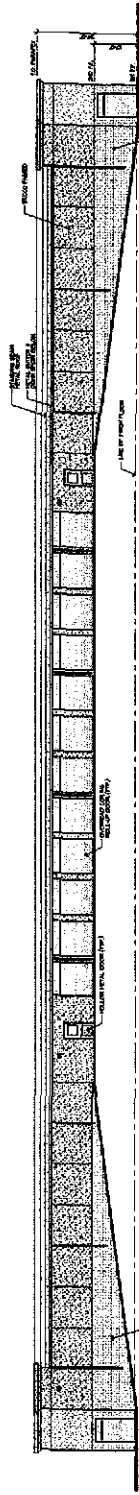
**STADIUM SELF STORAGE**  
RIVERSIDE COUNTY, CA

**Case #: CUP 03555 Amd 2 Exhibit A Date: 8/28/08 Planner: R. Brady**

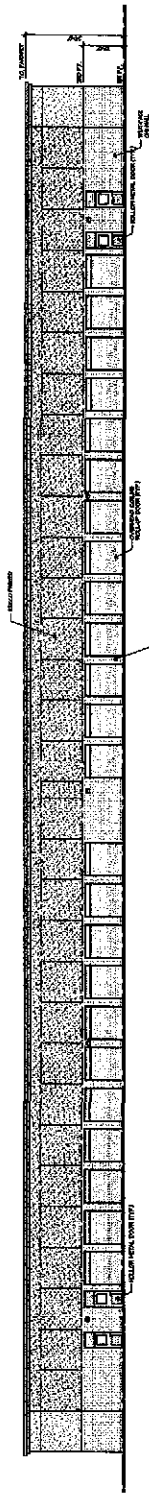
**CONDITIONAL USE SITE PLAN**

DATE: 05-22-07

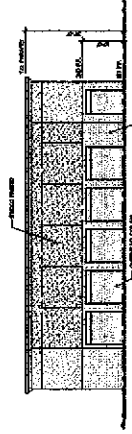
SCALE: 1/8" = 1'-0"



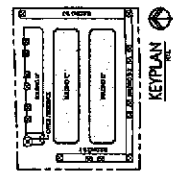
**BUILDING 'C' SOUTH ELEVATION**  
 BUILDING 'D' NORTH ELEVATION SIMILAR



**BUILDING 'C' NORTH ELEVATION**  
 BUILDING 'D' SOUTH ELEVATION SIMILAR



**BUILDING 'C' EAST / WEST ELEVATION**  
 BUILDING 'D' EAST / WEST ELEVATION SIMILAR



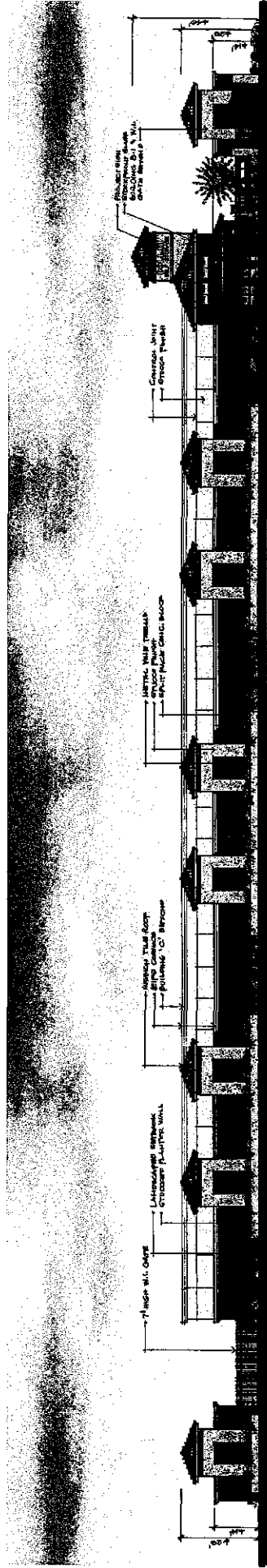
CONDITIONAL USE PERMIT 3353  
**VALLI**  
 ARCHITECTURAL  
 GROUP  
 6  
 1000 S. GARDEN ST. SUITE 100  
 RIVERSIDE, CA 92507

PROJECT NO. 1000  
 SHEET NO. 6  
 DATE: 10/10/07

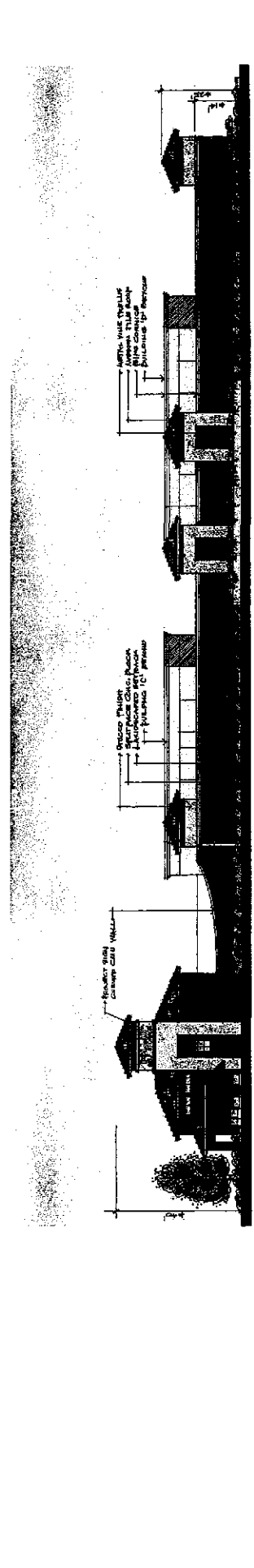
**ELEVATIONS**

**STADIUM SELF STORAGE**  
 RIVERSIDE COUNTY, CA





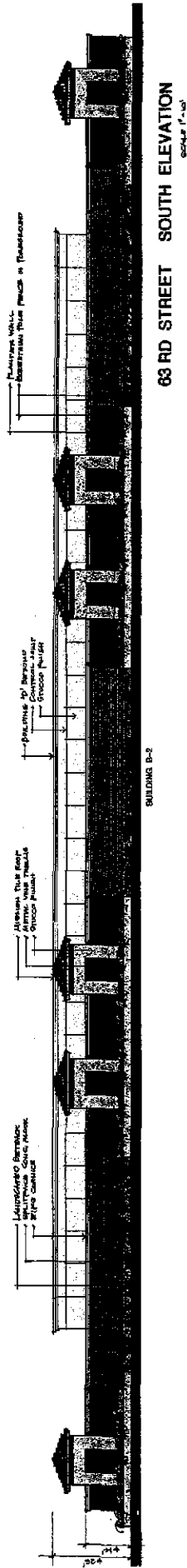
BUILDING B-3  
 OFFICE/MANAGERS UNIT  
 LIMONITE AVENUE  
 NORTH ELEVATION  
 SCALE 1/8"=1'-0"



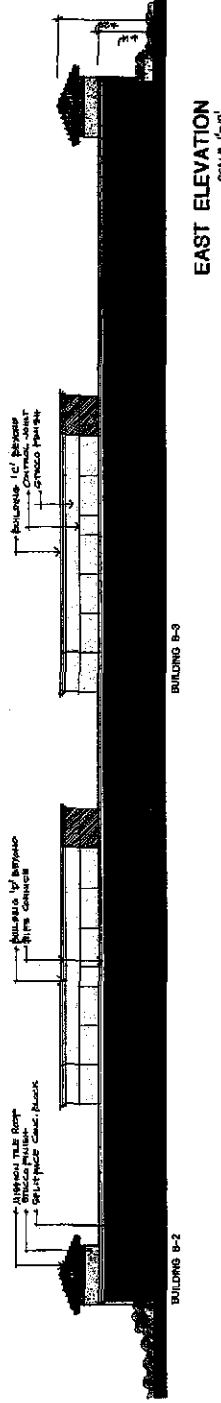
BUILDING B-1  
 OFFICE/MANAGERS UNIT  
 BUILDING B-3  
 WEST ELEVATION  
 SCALE 1/8"=1'-0"

STADIUM SELF STORAGE  
 RIVERSIDE COUNTY, CA





63 RD STREET SOUTH ELEVATION  
Scale 1/4"=1'-0"



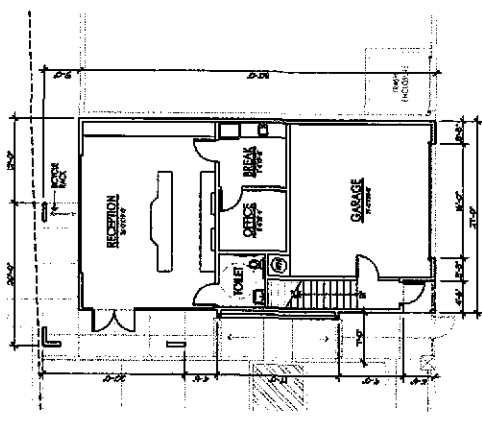
EAST ELEVATION  
Scale 1/4"=1'-0"

STADIUM SELF STORAGE  
RIVERSIDE COUNTY, CA

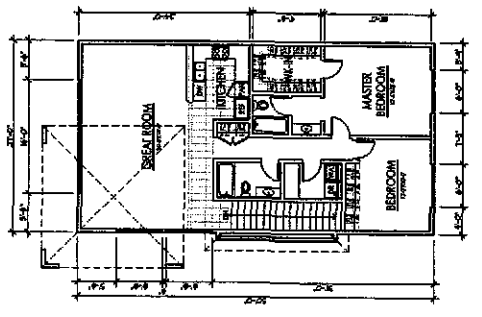
PREPARED BY  
VALLI ARCHITECTURAL GROUP  
ARCHITECTS INC.  
1000 S. GARDEN ST.  
RIVERSIDE, CA 92507







**OFFICE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**RESIDENCE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

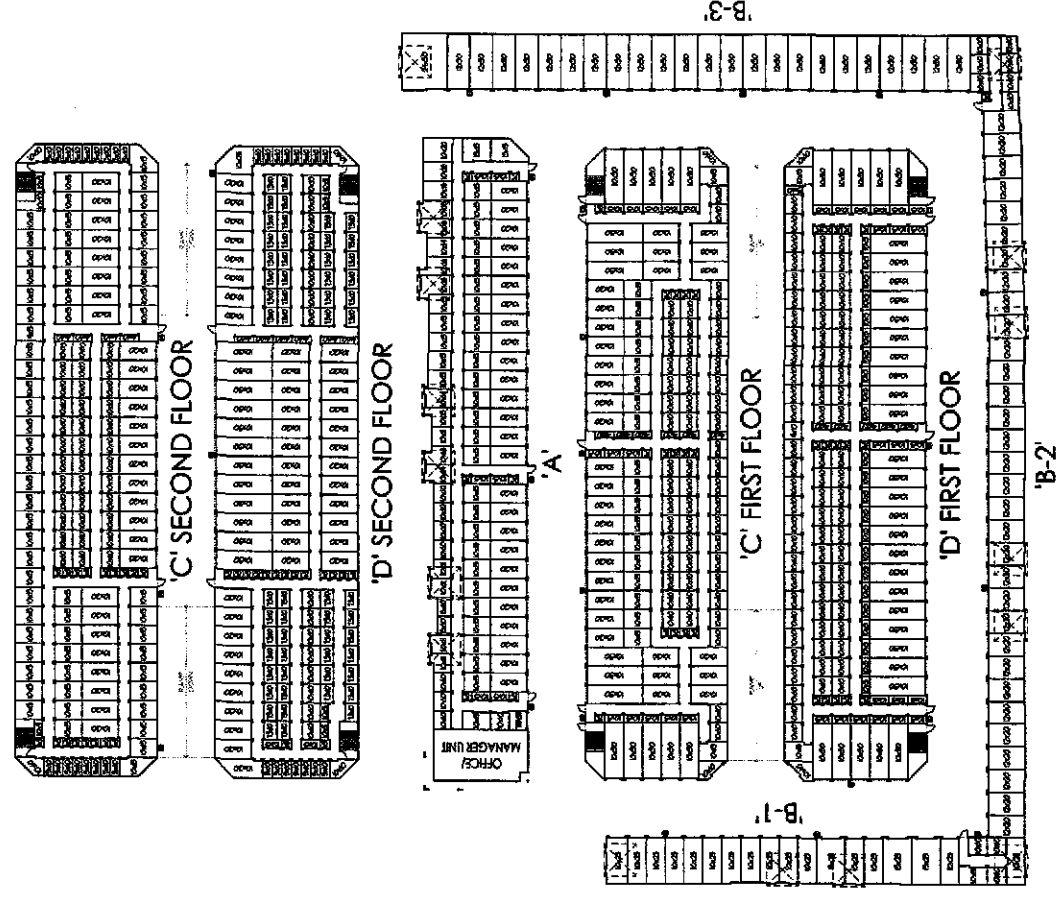
LINE	AREA (SQ. FT.)	TOTAL (SQ. FT.)	TOTAL (SQ. FT.)
1-10	40	31	848
1-11	38	28	1,728
1-12	50	33	1,450
1-13	75	37	4,275
1-14	40	2	148
1-15	90	1	90
1-16	135	1	135
1-17	50	71	3,550
1-18	300	208	20,800
1-19	110	110	5
1-20	138	4	780
1-21	150	111	16,650
1-22	148	4	540
1-23	160	4	640
1-24	180	2	360
1-25	200	177	25,400
1-26	250	16	4,000
1-27	300	81	18,300
1-28	340	30	7,800
1-29	350	24	8,400
1-30	185	7	770
1-31	275	5	1,425
1-32	770	1	770
<b>TOTAL</b>	<b>841</b>	<b>841</b>	<b>191,200</b>

TOTAL GROSS AREA: 191,200  
AVERAGE UNIT SIZE (AUS): 227.23  
EFFICIENCY: 83%

CONDITIONAL USE PERMIT 3555  
**VALLI ARCHITECTURAL GROUP**  
16000 VESPER DRIVE, SUITE 100  
VAN NUYS, CA 91411  
TEL: 818-709-1176

APRIL 7, 2008  
MAY 15, 2008  
SEPTEMBER 2, 2008  
MAY 22, 2009  
JANUARY 13, 2010  
AUGUST 1, 2010  
AUGUST 15, 2010

**UNITMIX PLAN**



**STADIUM SELF STORAGE**  
RIVERSIDE COUNTY, CA

