

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

October 27, 2009

SUBJECT: Initiation Proceedings for General Plan Amendment No. 1084
(Entitlement/Policy Amendment)

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input checked="" type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Press Enterprise and Riverside County Record

PLEASE SCHEDULE FOR THE NOVEMBER 10, 2009 AGENDA

Clerk Of The Board

Please charge your time to case number(s): ZGPA01084

FILE COPY

Documents to be sent to County Clerk's Office:

NONE

Revised: 10/06/09

Y:\Planning Case Files-Riverside office\GPA01084\BOS\GPIP 11A coversheet GPA01084.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

RMK
10.27.09

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 6, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1084 – Entitlement / Policy – Applicant: Northtown Housing Development – Engineer/Representative: K & A Engineering, Inc. – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) – Location: northerly of Mission Boulevard, easterly of Crestmore Road, and westerly of the Santa Ana River – 4.43 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC) – East, Multiple Family Dwellings (R-2), and Light Agriculture (A-1) – **REQUEST:** The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) to Community Development: Very High Density Residential (CD: VHDR) (14 – 20 Dwelling Units per Acre) – APN(s): 179-330-002, 179-330-003 and 179-330-005

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. 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 every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db
RUS

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would 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 on 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.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 9.9: GENERAL PLAN AMENDMENT NO. 1084** – Entitlement / Policy – Applicant: Northtown Housing Development – Engineer/Representative: K & A Engineering, Inc. – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) – Location: northerly of Mission Boulevard, easterly of Crestmore Road, and westerly of the Santa Ana River – 4.43 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC) – East, Multiple Family Dwellings (R-2), and Light Agriculture (A-1) – APN(s): 179-330-002, 179-330-003 and 179-330-005.
- II. **PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) to Community Development: Very High Density Residential (CD: VHDR) (14 – 20 Dwelling Units per Acre) .
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Christian Hinojosa, at 951-955-0972 or e-mail chinojos@rctlma.org.

No one spoke in favor, neutral, or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission recommended to the Board of Supervisors;

INITIATION of the General Plan Amendment.
- 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.

Agenda Item No.: 9.9
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: September 30, 2009

General Plan Amendment No. 1084
(Entitlement/Policy Amendment)
Applicant: Northtown Housing Development
Engineer/Representative: K & A Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended adopting an order initiating proceedings and the Planning Commission made the comments below. The Planning Director continues to recommend adopting an order initiating proceedings. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No comments

Commissioner John Snell: No comments

Commissioner John Petty: Absent

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

Agenda Item No.: 9.9
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisorial District: Second
Project Planner: Christian Hinojosa
Planning Commission: September 30, 2009

General Plan Amendment No. 1084
Type of GPA: Entitlement/Policy
Applicant: Northtown Housing Development
Engineer/Rep.: K & A Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1084 proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) to Community Development: Very High Density Residential (CD: VHDR) (14 – 20 Dwelling Units per Acre).

The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard, easterly of Crestmore Road, and westerly of the Santa Ana River.

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.

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

ABR 9/22/09

General Plan Amendment No. 1084 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

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 Very High Density Residential land use designation for parcels in question will achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principles and Policies.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation. 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 Housing Element of the General Plan recognizes that "housing policies must be responsive to the special housing needs of persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter." 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 "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed Amendment can meet the housing goals of the Riverside County Vision by accommodating the anticipated maturation in the community and by providing special housing needs to persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, and families with female heads of households. This finding can be made for the proposed Amendment.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Mobile Homes, Vacant, and Single Family Residences |
| 2. Surrounding Land Use (Ex. #1): | Single Family Residences and Office Building to the north and west, Vacant Land and Single Family Residences to the south, and Vacant Land to the east. |
| 3. Existing Zoning (Ex. #2): | Rubidoux-Village Commercial (R-VC) – East, Multiple Family Dwellings (R-2), and Light Agriculture (A-1) |
| 4. Surrounding Zoning (Ex. #2): | Rubidoux-Village Commercial (R-VC) – East, Multiple Family Dwellings (R-2), Light Agriculture (A-1), and One-Family Dwellings (R-1) to the north, Rubidoux-Village Commercial (R-VC) – East to the south and west, and Rubidoux-Village Commercial (R-VC) – East and Light Agriculture (A-1) to the east |
| 5. General Plan Land Use (Ex. #6): | Existing: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre)
Proposed: Community Development: Very High |

6. Surrounding General Plan Land Use (Ex. #6): Density Residential (CD: VHDR) (14 – 20 Dwelling Units per Acre)
Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) to the north and west, Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Open Space: Water (OS: W) to the south, Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre), Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Open Space: Water (OS: W) to the east
7. Project Data: Total Acreage: 4.43 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. 1084. 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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Agriculture Preserve;
 - e. A High Fire area;
 - f. A County Fault Zone;
 - g. A WRCMSHCP Criteria Cell;
 - h. A 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. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. A Circulation Element Right-Of-Way Secondary (100' ROW) and Major (118' ROW);
 - e. The Rubidoux Community Service District;
 - f. The Rubidoux Redevelopment Project Area;

- g. The Rubidoux Village Policy Area;
 - h. The Flabob Airport Influence Area Zone C;
 - i. A Low Paleontological Potential;
 - j. A Flood Zone (Maybe Subject to a Flood Plain Review);
 - a. An Area Very High Liquefaction Potential;
 - b. An Area Susceptible to Subsidence; and,
 - c. The boundaries of the Jurupa Unified School District.
2. The subject site is currently designated as Assessor's Parcel Numbers 179-330-002, 179-330-003 and 179-330-005.
 3. This project was filed with the Planning Department on 9/15/2009.
 4. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$7,479.66.

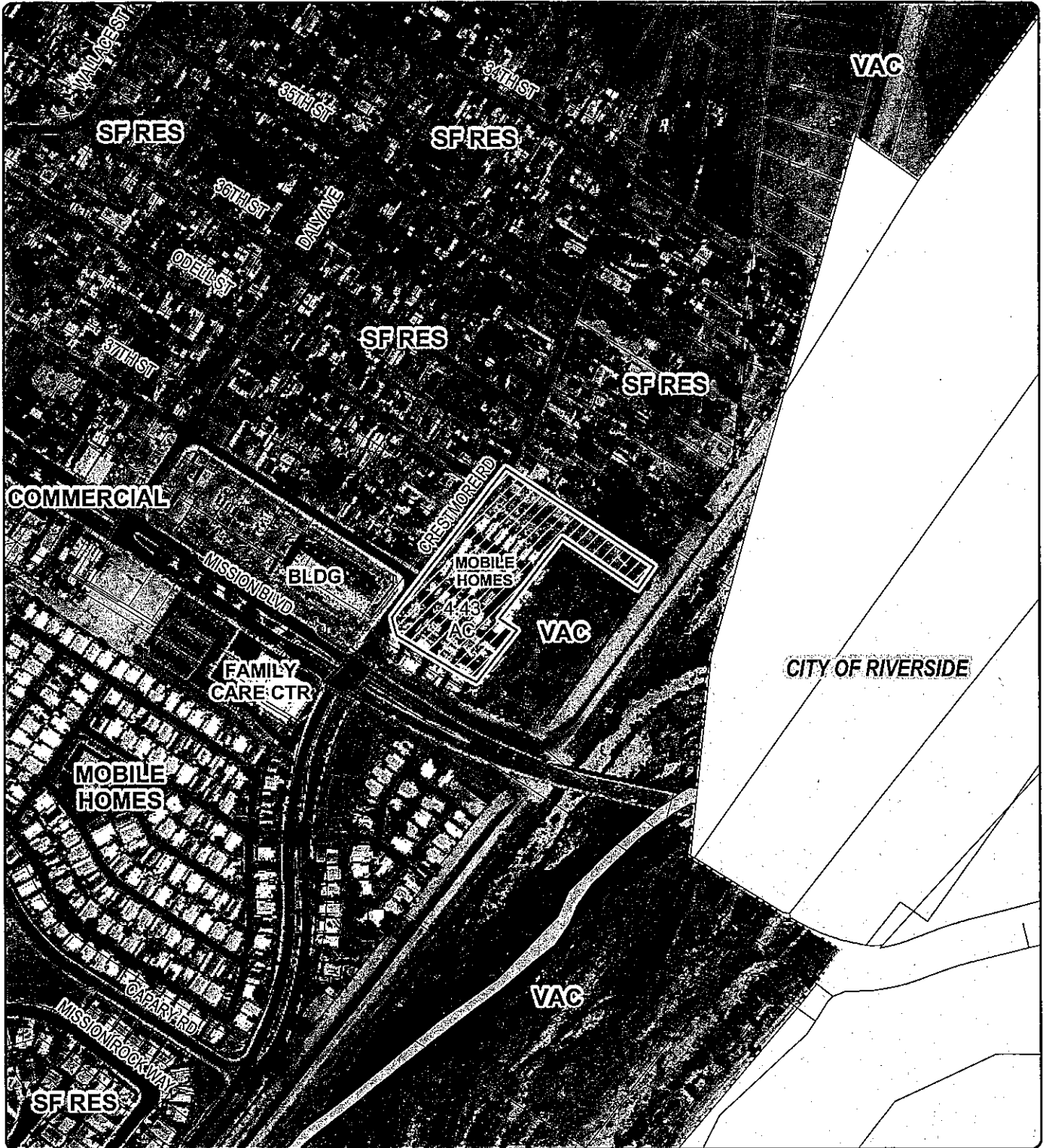
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01084

LAND USE

Supervisor Tavaglione
District 2

Date Drawn: 9/17/09
Exhibit 1

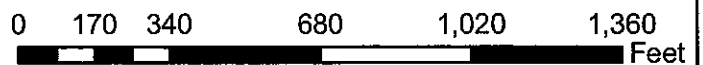


Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 15



Assessors Bk. Pg. 179-33
Thomas Bros. Pg. 685 E3
Edition 2009

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) 955-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.itma.co.riverside.ca.us/index.html>



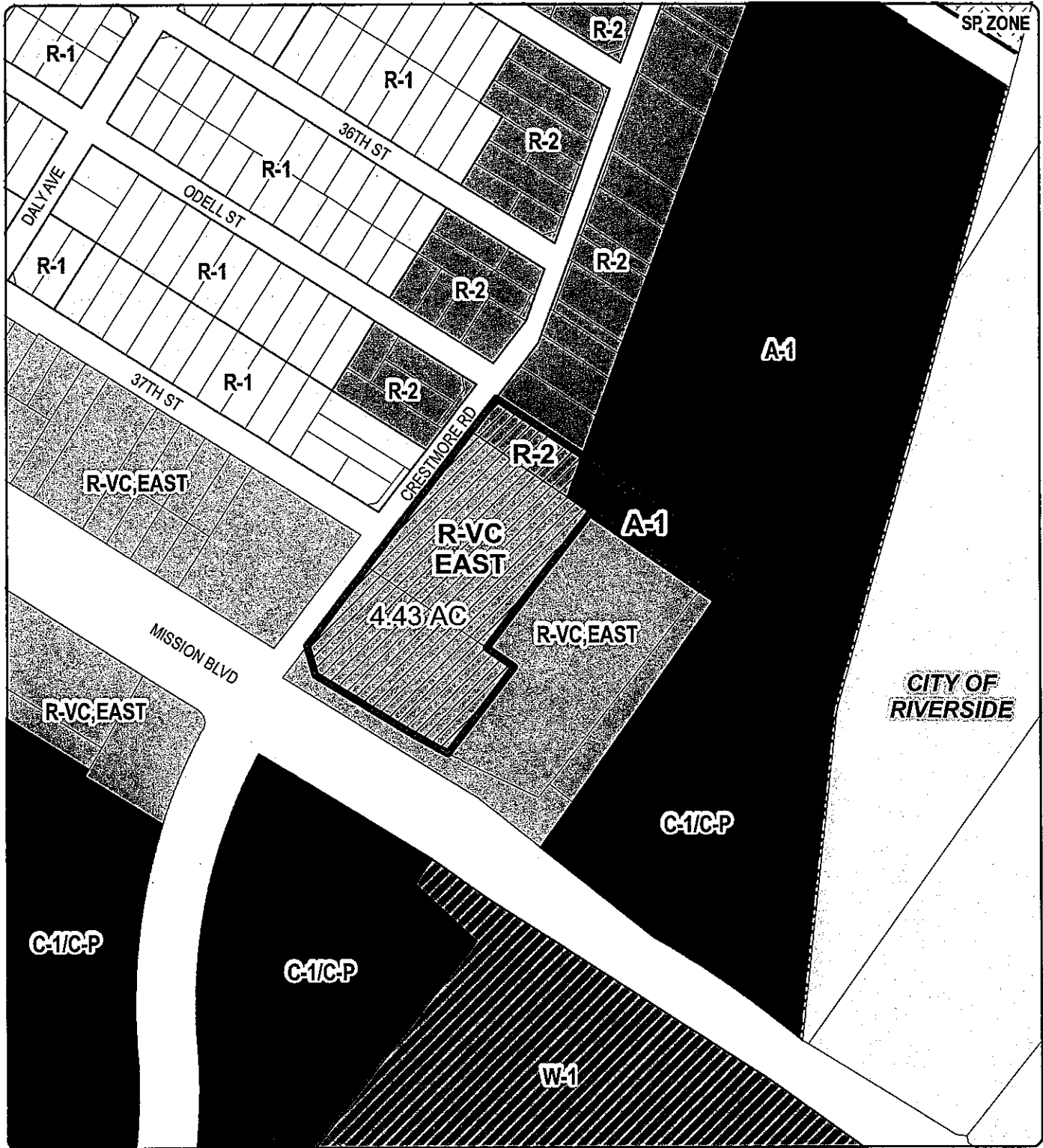
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01084

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 9/17/09
Exhibit 2



Zoning District: Rubidoux
Township/Range: T2SR5W
Section : 15

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 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



Assessors Bk. Pg. 179-33
Thomas Bros. Pg. 685 E3
Edition 2009

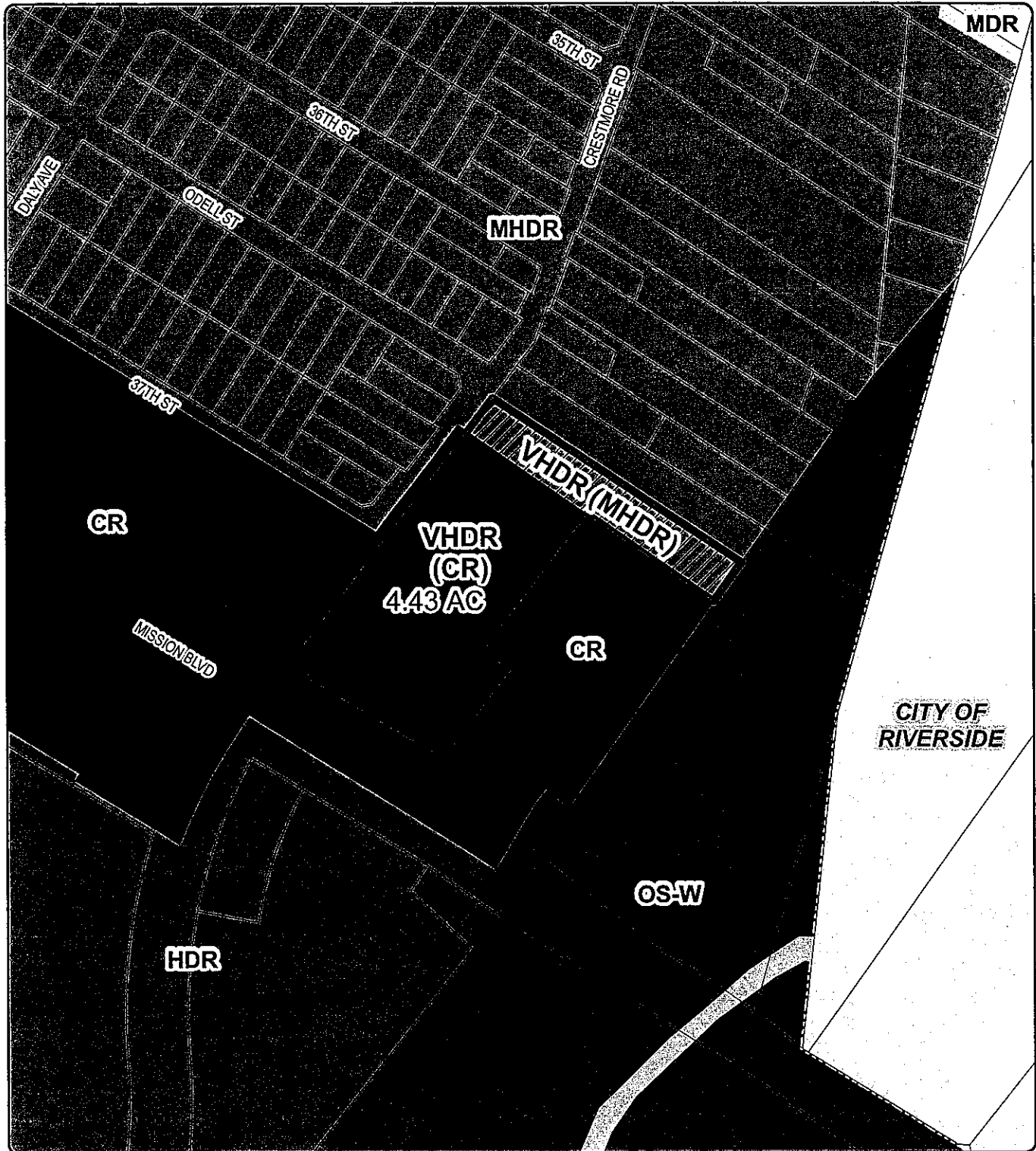
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01084

PROPOSED GENERAL PLAN

Supervisor Tavaglione
District: 2

Date Drawn: 9/17/09
Exhibit 6



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 15

Assessors Bk. Pg. 179-33
Thomas Bros. Pg. 685 E3
Edition 2009



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 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

C005141

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01084 DATE SUBMITTED: 9-15-09

I. GENERAL INFORMATION BA42209 CFG 05561

APPLICATION INFORMATION

Applicant's Name: Northtown Housing Development E-Mail: n.gracia@northtownhousing.com

Mailing Address: 8599 Haven Avenue
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 980-0465 Fax No: (909) 481-7555

Engineer/Representative's Name: K & A Engineering, Inc. E-Mail: puneetc@kaengineering.com
Contact

Mailing Address: 357 N. Sheridan, Suite 117
Corona CA 92880
City State ZIP
Attn: Puneet Comar

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner's Name: the County of Riverside E-Mail: _____
Redevelopment Agency for

Mailing Address: 1325 Spruce Street, Suite 400
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 955-3408 Fax No: (951) 955-3426

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

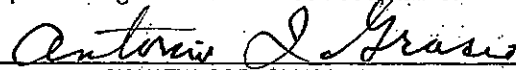
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

ANTONIO # GRACIA

Nacho Gracia

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

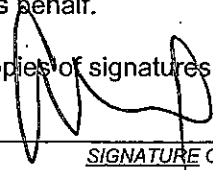
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Redevelopment Agency for the County of
Riverside

PRINTED NAME OF PROPERTY OWNER(S)



EMILIO RAMIREZ

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 179-330-003-8, 179-330-005-0

Section: 15 Township: 25 Range: 5W

Approximate Gross Acreage: 3.4 acres

General location (nearby or cross streets): North of Mission Blvd., South of Odell Street, East of Crestmore Rd., West of Santa Ana River

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: Page 685, Grid E2, E3

Existing Zoning Classification(s): R-VC, East (CZ 6308) - Rural village commercial

Existing Land Use Designation(s): Commercial Retail

Proposal (describe the details of the proposed general plan amendment):

The proposed GPA is to propose a GP designation of VHDR, 14-20 du/ac (very high density residential) in support of a 66-unit apartment development ranging from 1 to 4 bedroom units.

Related cases filed in conjunction with this request:

None

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. CUP 01918 - expired

E.A. Nos. (if known) None E.I.R. Nos. (if applicable): None

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
	Yes	No	
Electric Company	SCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	So Cal Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	Verizon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Rubidoux Community Service District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Rubidoux Community Service District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____
Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Rubidoux Village

EXISTING DESIGNATION(S): R-VC, Rural Village Commercial

PROPOSED DESIGNATION(S): VHDR, very high density residential

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The Riverside County Economic Development Agency has purchased the site and is sponsoring this redevelopment project of the existing Cottonwood Mobile Home Park. In order to move forward with a Change of Zone Application and a Plot Plan Application, the General Plan needs to first be amended from its current Rural Village Commercial designation to a Very High Density Residential designation. This amendment is needed to support the proposed redevelopment of the existing mobile home park into a 66-unit affordable living apartment complex.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: Area Plan Area Plan: Rubidoux Village

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

Rubidoux Village policy area.

Residential use within Rubidoux Village policy area.

C. PROPOSED POLICY (Attach more pages if needed): None