



Fast Track Authorization

Case No.:

FTA No. 2006-25

SUPERVISOR: John Tavaglione

SUPERVISORIAL DISTRICT: 2

Company Name: Mary Erickson Community Housing Contact Person: Susan McDevitt

Address: 1291 Puerta del Sol, Ste. 200, San Clemente, CA 92673

Phone: (949) 369-5419 Fax: (949) 369-5416

Architectural/Engineering Firm: Loren Sandberg (Civil Engineer) Firm Contact: Loren Sandberg

Firm Address: 628 N. Eckhoff Street, Orange, CA 92868

Firm Phone: (714) 385-0017 Firm Fax: (714) 385-0019

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone
 Plot Plan Parcel Map

Other Lot Line Adjustment #05117

Site Location:

Assessor's Parcel Number(s) 177-250-001 & 177-250-012 & portion of 177-250-006

Cross Streets/Address: Mustang Lane and La Rue Street, Rubidoux

Land Use Designation: MHDR

Zoning: C-1/C-P Site Acreage 1.12

Site located in:

Agua Mansa Enterprise Zone Coachella Valley Enterprise Zone Riverside County Recycling Market Development Zone

Assessment District Community Facilities District

Redevelopment Project Area JVPA

*Project: (Estimate Amounts)

Permanent Full-Time Jobs 0 Hourly Wages 0 Construction Jobs 0

Investment (Land, Building and Equipment) Taxable Sales

Bldg Size: 0 Type: Commercial Industrial Other Affordable Residential

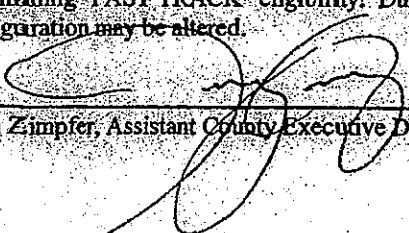
Commercial: Retail Food Service Entertainment Other

Industrial: Business Park Distribution Manufacturing List Product Type(s)

Project Description:

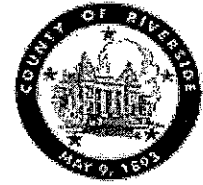
7-unit single family detached affordable housing subdivision.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.


Robin Zimpfer, Assistant County Executive Director/EDA

10/30/06
Date

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 23, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1089 (Fast Track No. 2008-06) – Entitlement / Policy – Applicant: Andresen Architecture Inc. – Engineer/Representative: LGS Engineering, Inc. – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) – Location: northerly of Mission Boulevard, southerly of Mustang Lane, easterly of Carrera Court, and westerly of La Rue Street – 1.12 Gross Acres – Zoning: General Commercial (C-1 / C-P) – **REQUEST:** The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from 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: 177-250-029

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. 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

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db
db

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept R
m.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

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 NOVEMBER 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.7: GENERAL PLAN AMENDMENT NO. 1089 (Fast Track No. 2008-06) –**
Entitlement / Policy – Applicant: Andresen Architecture Inc. – Engineer/Representative: LGS
Engineering, Inc. – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan:
Community Development: Community Development: Medium High Density Residential (CD:
MHDR) (5 – 8 Dwelling Units per Acre) – Location: northerly of Mission Boulevard, southerly of
Mustang Lane, easterly of Carrera Court, and westerly of La Rue Street – 1.12 Gross Acres –
Zoning: General Commercial (C-1 / C-P) – APN: 177-250-029.
- II. PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the existing Riverside County General Plan
Land Use Designation from 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.: 5.7
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: November 4, 2009

General Plan Amendment No. 1089
(Fast Track No. 2008-06)
(Entitlement/Policy Amendment)
Applicant: Andresen Architecture Inc.
Engineer/Rep.: LGS 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: No comments

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

Agenda Item No.: 5.1
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: November 4, 2009

General Plan Amendment No. 1089
(Fast Track No. 2008-06)
Type of GPA: Entitlement/Policy
Applicant: Andresen Architecture Inc.
Engineer/Rep.: LGS Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1089 proposes to amend the existing Riverside County General Plan Land Use Designation from 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, southerly of Mustang Lane, easterly of Carrera Court, and westerly of La Rue Street.

BACKGROUND:

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

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

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

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

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.

General Plan Amendment No. 1089 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 parcel 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 Principals 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): | Vacant Land |
| 2. Surrounding Land Use (Ex. #1): | Mission Middle School to the north, Single Family Residences and Commercial to the south, Mobile Home Park to the east, and Office Buildings to the west |
| 3. Existing Zoning (Ex. #2): | General Commercial (C-1 / C-P) |
| 4. Surrounding Zoning (Ex. #2): | One-Family Dwellings (R-1) to the north, General Commercial (C-1 / C-P) to the south and east, and General Residential (R-3) to the west |
| 5. General Plan Land Use (Ex. #6): | Existing: Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre)
Proposed: Community Development: Very High Density Residential (CD: VHDR) (14 – 20 Dwelling Units per Acre) |
| 6. Surrounding General Plan Land Use (Ex. #6): | 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) to the south, and Community Development: Very High Density Residential (CD: VHDR) (14 – 20 Dwelling Units |

per Acre) to the east

7. Project Data:

Total Acreage: 1.12 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. 1089. 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. A Circulation Element Right-Of-Way;
 - e. An Agriculture Preserve;
 - f. A Policy Area;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - i. A WRCMSHCP Criteria Cell;
 - j. A Flood Zone;
 - k. A Drainage Plan Area; or,
 - l. 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. The Rubidoux Community Service District;
 - e. The Rubidoux Redevelopment Project Area;
 - f. The Flabob Airport Influence Area Zone E;
 - g. A High Paleontological Potential/Sensitivity (High A);
 - a. An Area Moderate 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 Number 177-250-029.
3. This project was filed with the Planning Department on 10/19/2009.
4. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$7,479.66.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01089
VICINITY/POLICY AREAS

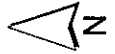
Supervisor Tavaglione
District 2

Date Drawn: 10/22/09
Vicinity Map



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 177-25
Thomas Bros. Pg. 685 C1
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.ltrna.co.riverside.ca.us/index.html>

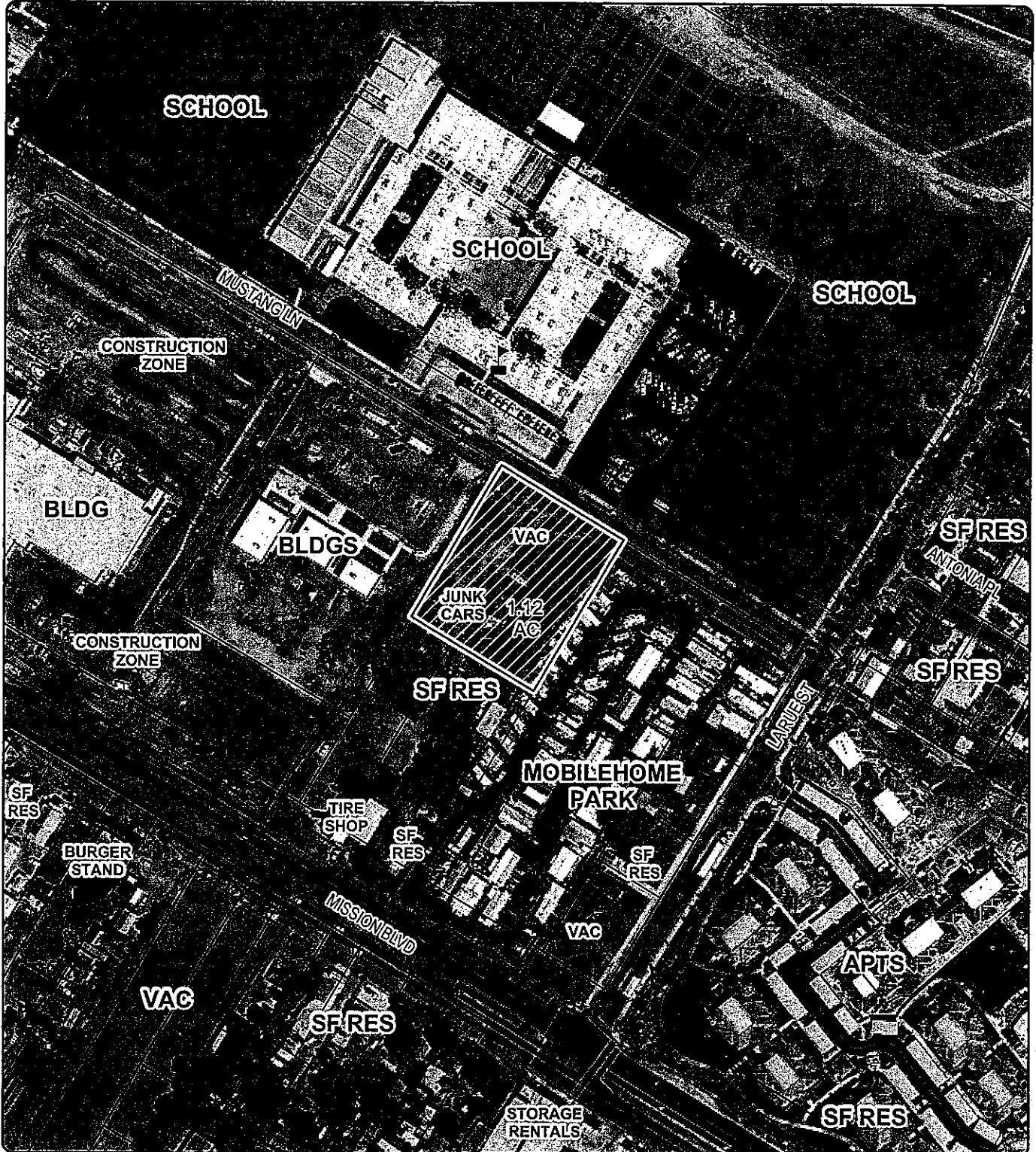
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01089

LAND USE

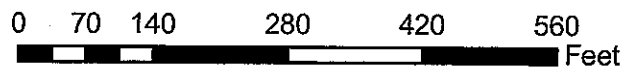
Supervisor Tavaglione
District 2

Date Drawn: 10/22/09
Exhibit 1



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 177-25
Thomas Bros. Pg. 685 C1
Edition 2009



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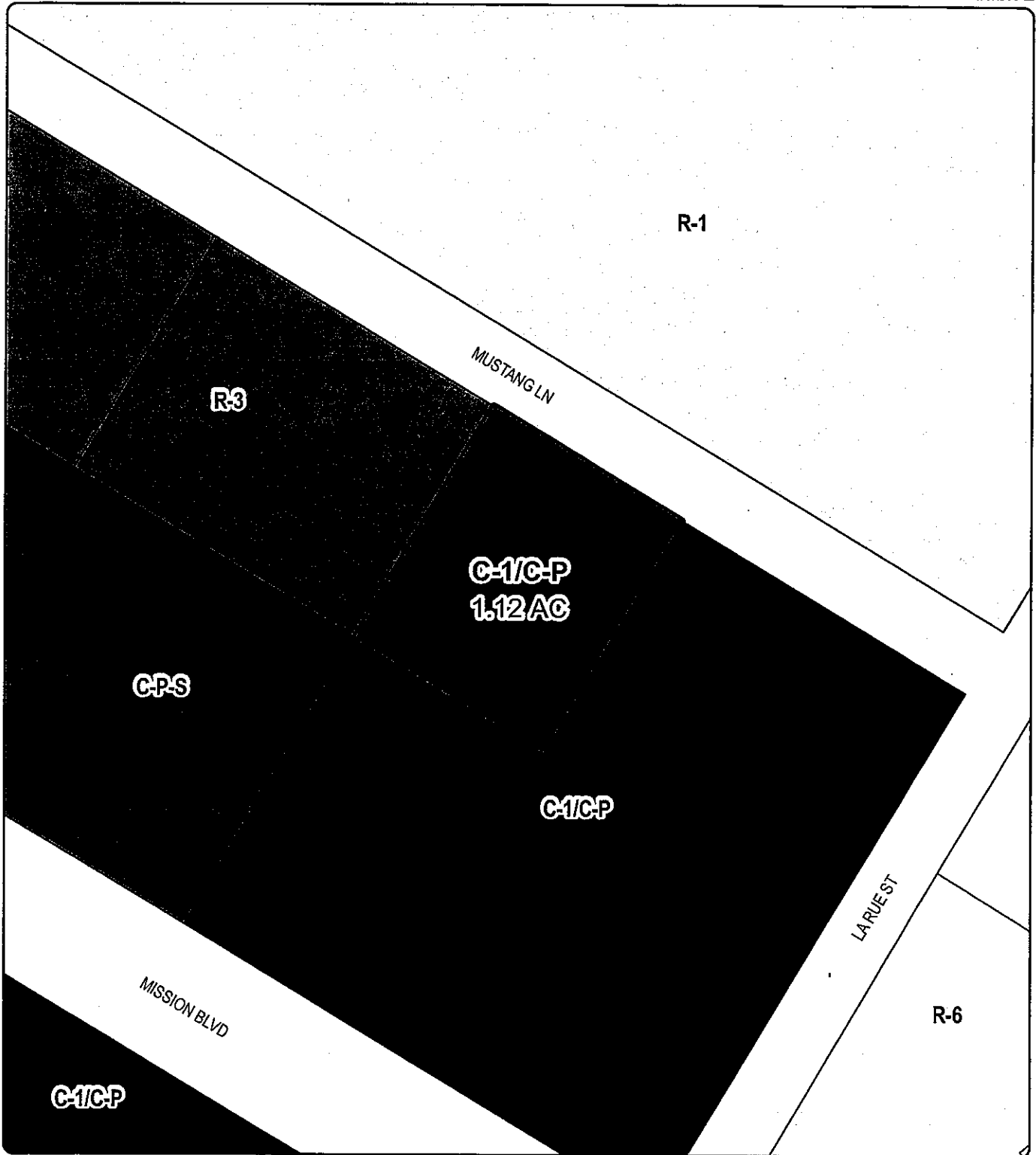
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01089

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 10/22/09
Exhibit 2



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 177-25
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Edition 2009



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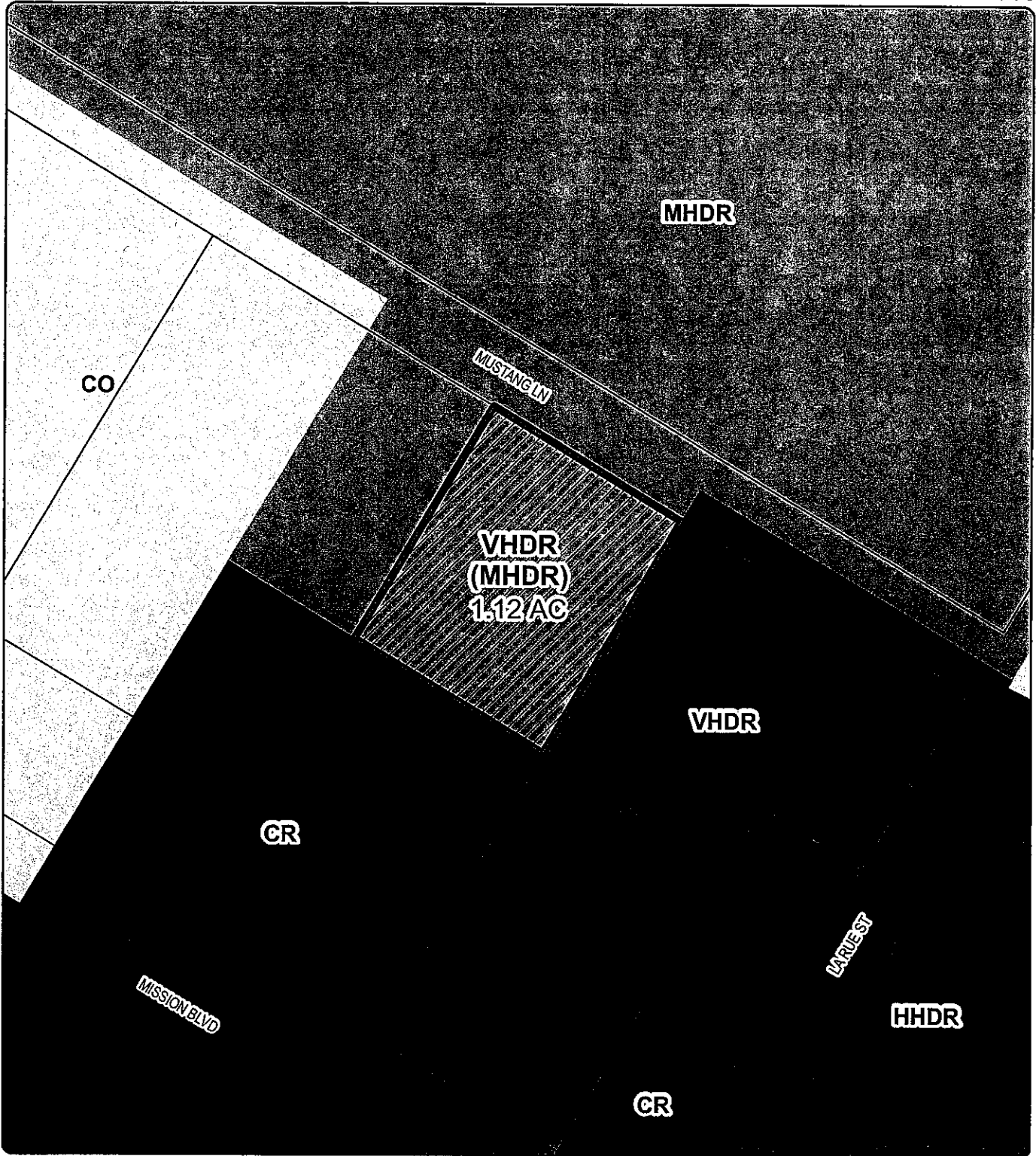
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01089

PROPOSED GENERAL PLAN

Supervisor Tavaglione
District: 2

Date Drawn: 10/22/09
Exhibit 6



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 177-25
Thomas Bros. Pg. 685 C1
Edition 2009



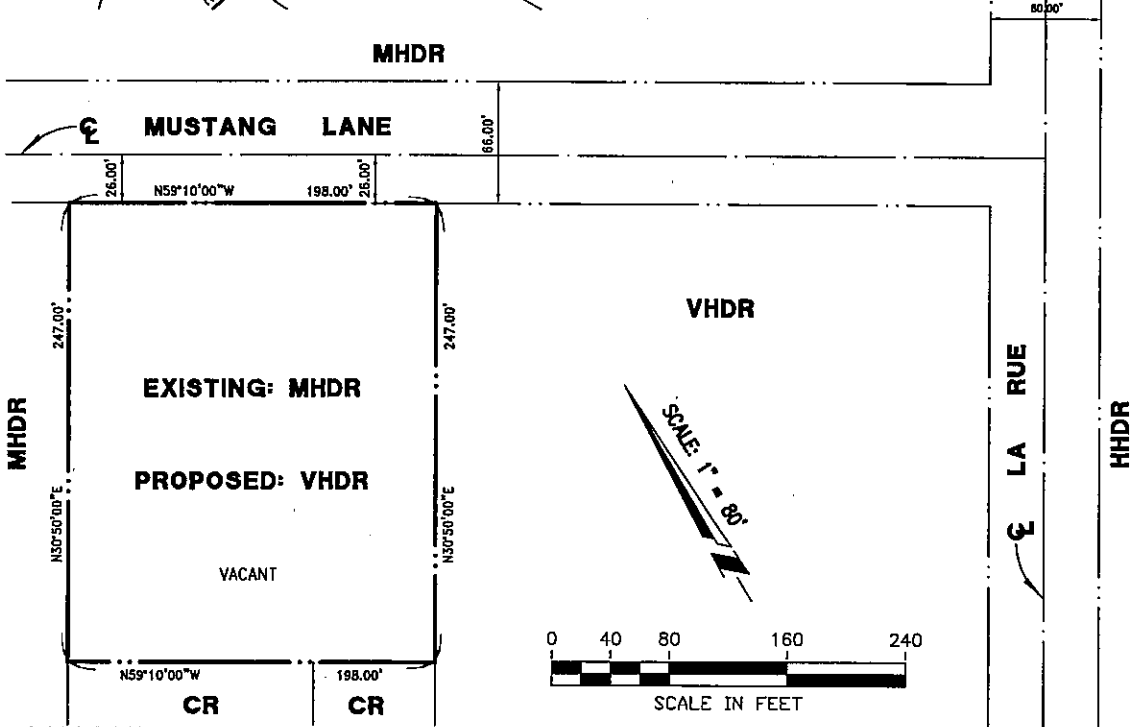
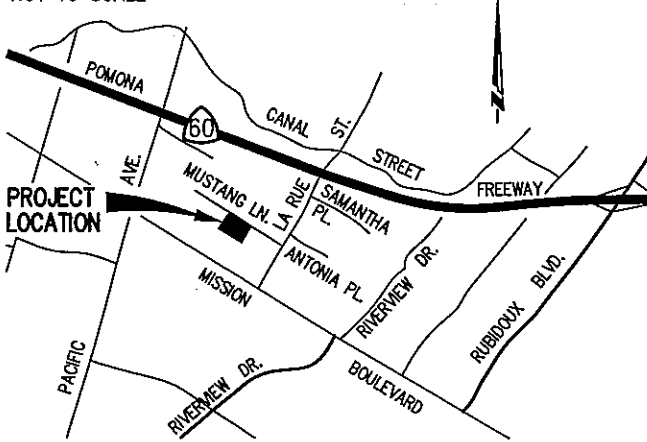
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

EXHIBIT "A" - SITE PLAN GENERAL PLAN AMENDMENT

CASE: #
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

VICINITY MAP:

NOT TO SCALE



LEGEND:

- MHDR — MEDIUM HIGH DENSITY RESIDENTIAL
- VHDR — VERY HIGH DENSITY RESIDENTIAL

RUBIDOUX
DISTRICT

GENERAL PLAN AMENDMENT NO.
LOT AREA = 1.12 ACRES
2005 T.B.M. PAGE 685, C-1
SEPTEMBER 28, 2009
RIVERSIDE COUNTY BOARD OF SUPERVISORS

OWNER:

MUSTANG LANE LLC
C/O AFFORDABLE HOUSING CLEARINGHOUSE
23861 EL TORO ROAD
LAKE FOREST, CA 92630
949-859-9255

APPLICANT:

ANDRESEN ARCHITECTURE INC
17087 ORANGE WAY
FONTANA, CA 92335
909-355-6688

PREPARED BY:

LGS ENGINEERING, INC.
628 N ECKHOFF ST.
ORANGE, CA 92869
714-385-0017

LEGAL DESCRIPTION:

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 5117, RECORDED AUGUST 13, 2007, AS INSTRUMENT NO. 2007-521585, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, CALIFORNIA.

AMENDMENT DESCRIPTION:

AMEND THE GENERAL PLAN DESIGNATION FROM MHDR TO VHDR ON 1.12 ACRES.

JK

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

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 01089 DATE SUBMITTED: 10-19-09

I. GENERAL INFORMATION BA42222 CFG05577

APPLICATION INFORMATION

Applicant's Name: BETHANIE ANDRESEN E-Mail: bethanie@1architect.com

Mailing Address: ANDRESEN ARCHITECTURE INC. - 17087 ORANGE WAY
FONTANA Street 92335
CA State ZIP
City State ZIP

Daytime Phone No: (909) 355-6688 Fax No: (909) 349-2302

Engineer/Representative's Name: LOREN SANDBERG, P.E. E-Mail: lgseng@sbcglobal.net

Mailing Address: LGS ENGINEERING, INC. - 628 N ECKHOFF STREET
ORANGE Street 92868
CA State ZIP
City State ZIP

Daytime Phone No: (714) 385-0017 Fax No: (714) 385-0019

Property Owner's Name: BRENDA RODRIGUEZ E-Mail: brodriguez@affordable-housing.org

Mailing Address: MUSTANG AFFORDABLE HOMES, LLC - C/O AFFORDABLE HOUSING CLEARINGHOUSE
23861 EL TORO ROAD, LAKE FOREST #401 Street 92630
CA State ZIP
City State ZIP

Daytime Phone No: (949) 859-9255 Fax No: (949) 859-8534

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

Thomas Brothers map, edition year, page number, and coordinates: THOMAS GUIDE 2005, PG. 685, C-1

Existing Zoning Classification(s): C-1/C-P

Existing Land Use Designation(s): MHDR

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

THE PROPOSED GENERAL PLAN AMENDMENT CHANGES THE DESIGNATION OF THE PROPERTY FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR)

Related cases filed in conjunction with this request:

APPLICATION FOR CHANGE OF ZONE FROM C-1/C-P TO R-3

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

Case Nos. TENTATIVE TRACT NO. 35761

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

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	SOUTHERN CALIFORNIA EDISON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	THE GAS COMPANY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	AT&T	<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) Brenda J Rodriguez Date Sept. 24, 2009
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):

GENERAL PLAN

EXISTING DESIGNATION(S): MHDR

PROPOSED DESIGNATION(S): VHDR

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

~~IT IS THE DESIRE OF THE COUNTY OF RIVERSIDE TO CREATE ADDITIONAL AFFORDABLE HOUSING OPPORTUNITIES WITHIN THE COUNTY. THE PREVIOUS TENTATIVE MAP WAS SUBMITTED WITH SEVEN AFFORDABLE UNITS UNDER THE CURRENT GENERAL PLAN DESIGNATION OF MEDIUM HIGH DENSITY RESIDENTIAL (MHDR). COUNTY AGENCIES REALIZED THE OPPORTUNITY EXISTS TO INCREASE THE NUMBER OF AVAILABLE UNITS. AT THE COUNTY'S REQUEST, THE OWNER HAS REVIEWED ALTERNATIVES TO INCREASE DENSITY. THE VIALBLE ALTERNATIVE WILL YIELD TWENTY ONE UNITS. THIS ALTERNATIVE REQUIRES THE GENERAL PLAN TO BE AMENDED TO VERY HIGH DENSITY RESIDENTIAL (VHDR). THE CHANGE TO VHDR WILL MATCH THE DESIGNATION FOR THE PROPERTY TO THE EAST.~~

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: _____

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

C. PROPOSED POLICY (Attach more pages if needed): _____

Applicant:

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