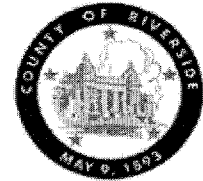


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

410B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 30, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730 – CEQA Exempt – Applicant: County Initiated – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard – 0.41 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC) – Center – 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) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre). The Change of Zone proposes to change the project site's existing zoning classification from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) – APN(s): 181-052-011 and 181-052-012. (Legislative)

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS:

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1095** amending the Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report, subject to resolution adoption by the Board of Supervisors; and,

Ron Goldman
Planning Director

Initials:
RG:ve

(continued of attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/10
Tina Grande

Departmental Concurrence

Policy

Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER JUNE 2, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 4.2: GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730** - CEQA Exempt - Applicant: County Initiated - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) - Location: southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard - 0.41 Gross Acres - Zoning: Rubidoux-Village Commercial (R-VC) – Center - **APNs:** 181-052-011 and 181-052-012 - (Legislative)

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) to Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre). The Change of Zone proposes to change the project site's existing zoning classification from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2).

III. **MEETING SUMMARY**

Subject proposal did not require a presentation.

Project Planner: Christian Hinojosa, Ph: (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, by a vote of 4-0 (Commissioner Zuppardo absent); recommended to the Board of Supervisors;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1095** amending the Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report;

APPROVAL of **CHANGE OF ZONE NO. 7704** amending the zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1095** to the Board of Supervisors.

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.: 4.2
Area Map: Jurupa
Zoning District: Rubidoux
Supervisorial District: Second
Project Planner: Christian Hinojosa
Planning Commission: June 2, 2010

General Plan Amendment No. 1095
Change of Zone No. 7730
CEQA Exempt
Applicant: County Initiated
Engineer/Representative: County Initiated

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1095 proposes to amend the existing General Plan Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) for a 0.41 gross acre site.

Change of Zone No. 7730 proposes to amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2).

The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Pontiac Avenue and westerly of Rubidoux Boulevard.

BACKGROUND:

February 9, 2010

On February 9, 2010 the Board of Supervisor's adopted an order initiating General Plan Amendment proceedings for General Plan Amendment No. 1095, and directed the Planning Department to process a general plan amendment and change of zone on subject parcels, owned by the Riverside County Economic Development Agency to provide for development of two affordable single-family homes. The Riverside County Economic Development Agency offered Habitat for Humanity Riverside, a Community Housing Development Organization (CHDO) the ability to continue their building efforts in the Community of Rubidoux.

ISSUES OF POTENTIAL CONCERN:

Justification for the proposed General Plan Amendment

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. 1095 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:

W

(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. The approval of General Plan Amendment No. 1095 and Change of Zone No. 7730 to develop two affordable single-family homes will provide an opportunity for the County to show its support of Habitat Riverside's efforts and commitment to fulfillment of the housing fundamental values stated in the RCIP Vision Chapter and in the Jurupa Area Plan Vision Summary section.

The Riverside County "acknowledges shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities."

(2) Any General Plan Principle. Given staff's review the proposed designation will satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan. The project designation is 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.”

Habitat for Humanity Riverside actions assist in the development of housing to meet the needs of the very low, low, and moderate income households within the northwestern part of Riverside County and help Riverside County meet the goals, policies, and actions specified in the adopted Riverside County Housing Element. The approval of General Plan Amendment No. 1095 and Change of Zone No. 7730 to develop two affordable single-family homes will provide an opportunity for the County to show its support of Habitat Riverside's efforts and commitment to fulfillment of the goals and policies within the Housing Element. 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.

The proposed Amendment allows the development of two affordable single-family homes in the Community of Rubidoux where there is an imbalance increase between jobs and housing due to the current economic downturn unanticipated in preparing the General Plan, and is expected to provide a range of housing prices to meet the needs of future area residents. 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): | Vacant land and commercial to the north, single family residences to the south, single family residences and commercial to the east and commercial to the west. |
| 3. Existing Zoning (Ex. #3): | Rubidoux-Village Commercial (R-VC) – Center |
| 4. Surrounding Zoning (Ex. #3): | Rubidoux-Village Commercial (R-VC) – Center to the north, south, east and west. |
| 5. General Plan Land Use (Ex. #6): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |

6. Surrounding General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, south, east and west.
7. Project Data: Total Acreage: 0.41 Gross
Proposed General Plan Land Use: Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre)
Proposed Zoning: Multiple Family Dwellings (R-2)
8. Environmental Concerns: CEQA Exempt Per Section No. 15061, Review for Exemption and Section 15303, New Construction or Conversion of Small Structures

RECOMMENDATIONS:

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1095** amending the Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7730** amending the zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1095** to the Board of Supervisors.

CONCLUSIONS:

1. Upon adoption by the Board of Supervisor's, the proposed amendment is in conformance with all elements of the Riverside County General Plan.
2. Upon adoption by the Board of Supervisor's, the proposed amendment will be consistent with the Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) 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. Upon adoption by the Board of Supervisor's, the proposed amendment will be compatible with the present and future logical development of the area.
5. The proposed amendment will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
6. The proposed amendment will not have a significant effect on the environment.

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

1. The project site is proposing a designation of Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, south, east and west.
3. The current zoning for the subject site is Rubidoux-Village Commercial (R-VC) – Center.
4. The proposed zoning for the subject site is Multiple Family Dwellings (R-2).
5. The project site is surrounded by properties which are zoned Rubidoux-Village Commercial (R-VC) – Center to the north, south, east and west.
6. Within the vicinity of the proposed amendment there are vacant land and commercial to the north, single family residences to the south, single family residences and commercial to the east and commercial to the west.
7. This amendment is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The proposed amendment is subject to the California Environmental Quality Act Section No. 15061, Review for Exemption (b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area. The project is not located within an environmentally sensitive area or in a Criteria Area of the Multi-Species Habitat Conservation Plan. The project site is located southerly of Mission Boulevard in the Community of Rubidoux which is the most intensely commercially and residentially developed of all the communities in the Jurupa Area Plan. Urban development has been approved to the north, east and west. Vacant land, single-family residences and commercial uses currently surround the amendment site. The amendment site is currently vacant.
9. The proposed amendment is also subject to the California Environmental Quality Act Section No. 15303, New Construction or Conversion of Small Structures. This section states “Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:
 - a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

1. Upon adoption by the Board of Supervisor's, Change of Zone No. 7730 will amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2).
2. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area.
3. The amendment site currently has public water, sewer, gas, and electric on site and is served by the applicable utilities. The amendment site is located southerly of Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway where public services and facilities are available to existing and/or future urban development.

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 WRCMSHCP Criteria Cell;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - i. A Flood Zone;
 - j. An Area Drainage Plan Area; or,
 - k. 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 Flabob Airport Influence Area Zone D;
 - f. The Rubidoux Redevelopment Project Area;
 - g. The Rubidoux Village Policy Area;
 - h. A High Paleontological Potential (High A);
 - i. An Area Very High Liquefaction Potential;
 - j. An Area Susceptible to Subsidence; and,
 - k. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 181-052-011 and 181-052-012.

5. The General Plan Amendment and Change of Zone were filed with the Planning Department on February 9, 2010.

4
5 **RESOLUTION**
6 **RECOMMENDING ADOPTION OF**
7 **GENERAL PLAN AMENDMENT NO. 1095**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on
10 June 2, 2010 to consider the above-referenced matter; and,

11 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
12 County Rules to Implement the Act have been met and the environmental document prepared or relied on
13 is sufficiently detailed so that all the potentially significant effects of the project on the environment and
14 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
15 the above-referenced Act and Procedures; and,

16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

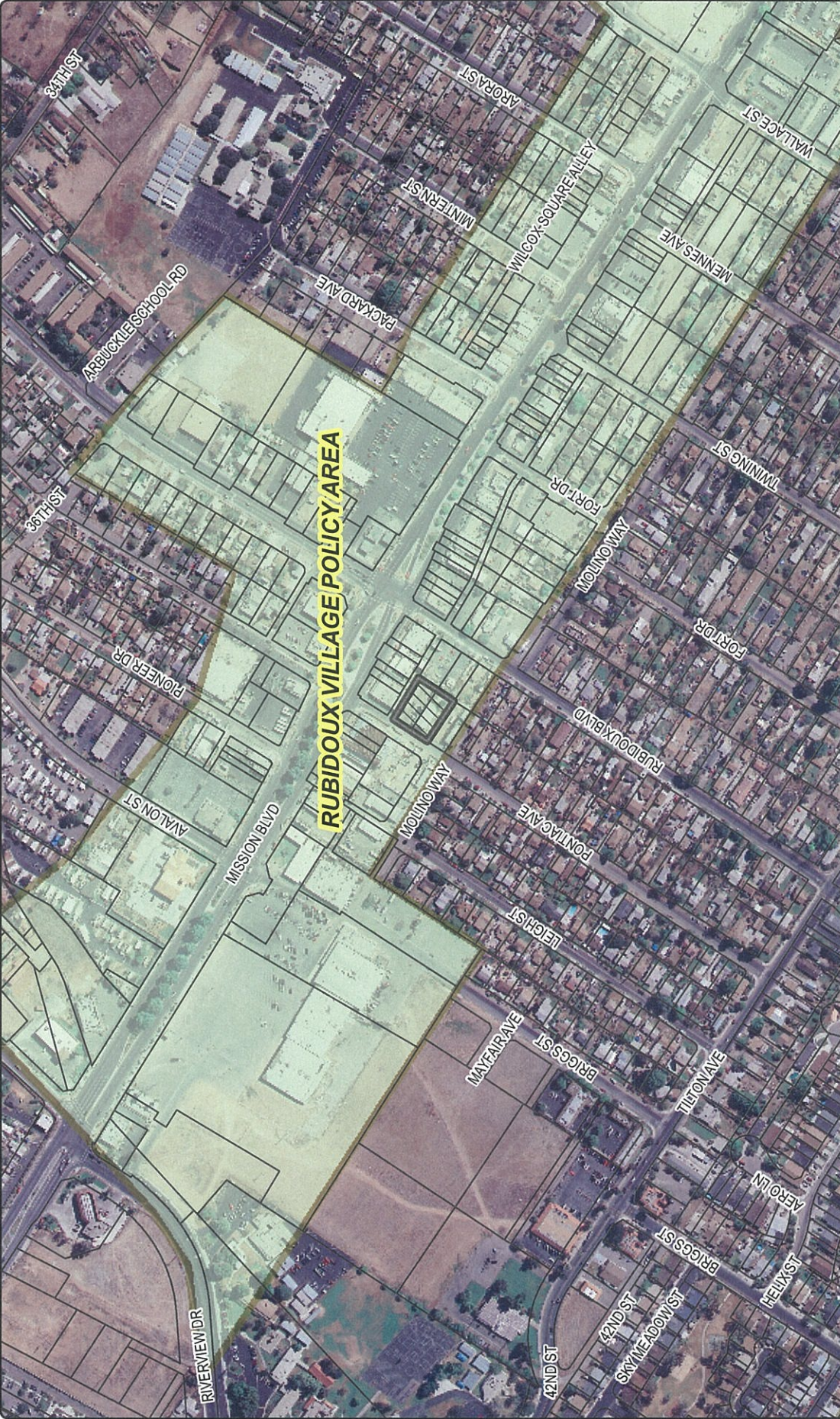
18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on June 2, 2010, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **ADOPTION/CERTIFICATION** of the environmental document, and **ADOPTION** of
24 General Plan Amendment No. 1095.
25
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01095 CZ07730
VICINITY/POLICY AREAS

Supervisor Tavaglione
District 2

Date Drawn: 4/21/2010
Vicinity Map



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

Assessors Bk. Pg. 181-05
Thomas Bros. Pg. 685 D1
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.lima.co.riverside.ca.us/index.html>

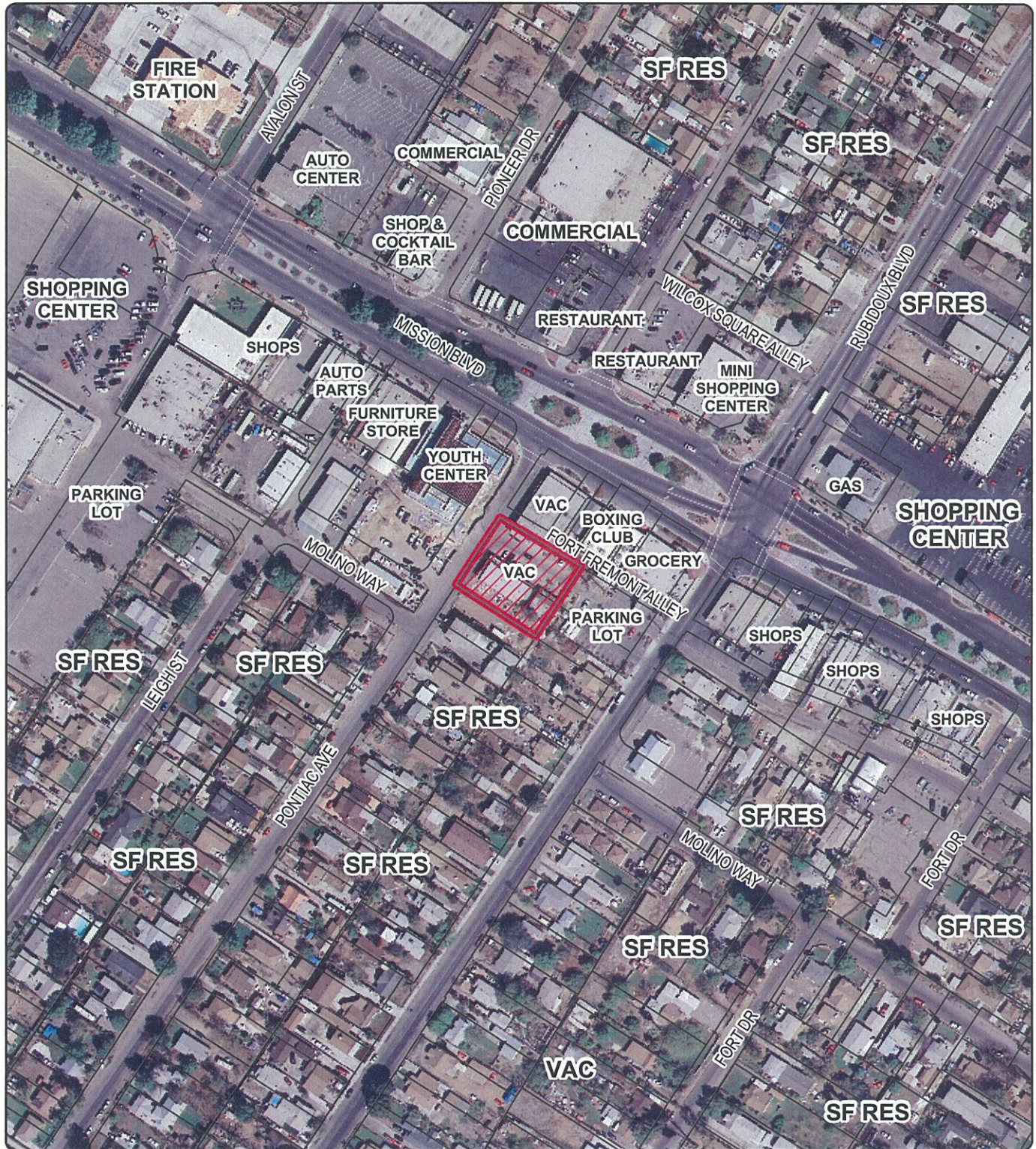
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01095 CZ07730

LAND USE

Supervisor Tavaglione
District 2

Date Drawn: 4/21/2010
Exhibit 1

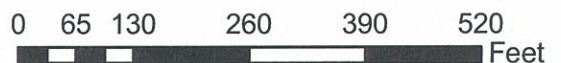


Zoning District: Rubidoux
Township/Range: T2sr5w
Section: 16

Assessors Bk. Pg. 181-05
Thomas Bros. Pg. 685 D2
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01095 CZ07730

PROPOSED ZONING

Supervisor Tavaglione
District 2

Date Drawn: 4/21/2010
Exhibit 3



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

Assessors Bk. Pg. 181-05
Thomas Bros. Pg. 685 D1
Edition 2009



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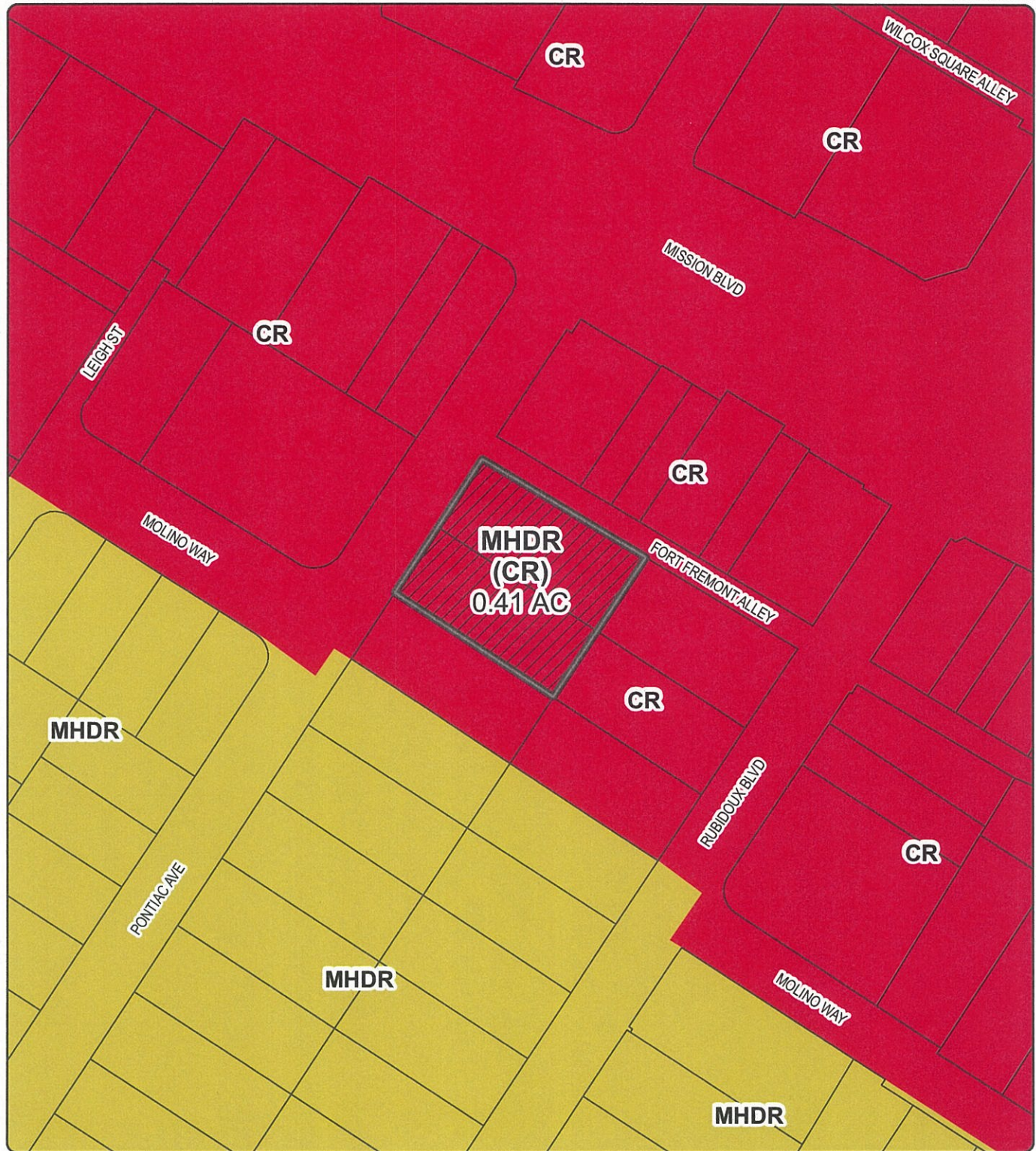
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01095 CZ07730

PROPOSED GENERAL PLAN

Supervisor Tavaglione
District: 2

Date Drawn: 4/21/2010
Exhibit 6



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

Assessors Bk. Pg. 181-05
Thomas Bros. Pg. 685 D1
Edition 2009



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



FROM: Supervisor John Tavaglione

SUBMITTAL DATE: February 9, 2010

SUBJECT: Habitat for Humanity Pontiac Project

RECOMMENDED MOTION: That the Board of Supervisors direct the Planning Department to process a general plan amendment and change of zone on Assessor Parcel Numbers 181-052-011 and 181-052-012, owned by the Riverside County Economic Development Agency to provide for development of two affordable single-family homes.

BACKGROUND: Following completion of Habitat for Humanity Riverside's recent project on 37th Street in Rubidoux the Riverside County Economic Development Agency offered Habitat for Humanity Riverside two additional parcels in Rubidoux for construction of affordable single-family homes. The lots, 3846 Pontiac Ave. (APN 181-052-011) and 3838 Pontiac Ave. (APN 181-052-012) are situated on the southeast corner of Pontiac Avenue and Fort Fremont Alley.

(Continue Background on page 2)


John Tavaglione, Supervisor
Second District

The subject parcels are currently designated as commercial on the Riverside County General Plan and have commercial zoning. This would make them unsuitable for such a residential project. However, many of the parcels located southerly of Fort Fremont Alley and adjacent to the subject site are currently in residential uses and have been so for many years.

Habitat of Humanity Riverside, a Community Housing Development Organization (CHDO) is interested in continuing their building efforts in the Rubidoux community. Their efforts in fulfilling their mission of providing affordable housing in the Rubidoux community has a strong track record. Habitat Riverside's actions assist in the development of housing to meet the needs of the very low, low, and moderate income households within the northwestern part of Riverside County and help Riverside County meet the goals, policies, and actions specified in the adopted Riverside County Housing Element. The approval of this item will provide an opportunity for the County to show its support of Habitat Riverside's efforts and commitment to fulfillment of the goals and policies within the Housing Element.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730 – CEQA Exempt – Applicant: County Initiated – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard – 0.41 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC) – Center – **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) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre). The Change of Zone proposes to change the project site's existing zoning classification from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) – APN(s): 181-052-011 and 181-052-012. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: June 2, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Christian Hinojosa, Project Planner at 951-955-0972 or e-mail chinojos@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/20/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers GPA01095 / CZ07730 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen *Checked by V. Nguyen*
TITLE GIS Analyst *AP: 10/20/10*
ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected parcel(s):

| | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 179-112-018 | 179-112-022 | 179-112-023 | 179-112-025 | 179-121-023 | 179-121-024 | 179-121-027 |
| 179-122-002 | 179-122-004 | 179-122-023 | 179-122-025 | 179-122-027 | 179-122-028 | 179-160-015 |
| 179-160-016 | 179-160-018 | 179-160-025 | 181-020-010 | 181-020-011 | 181-020-012 | 181-020-013 |
| 181-020-014 | 181-020-015 | 181-020-016 | 181-020-025 | 181-020-026 | 181-044-021 | 181-051-017 |
| 181-051-018 | 181-051-019 | 181-052-007 | 181-052-008 | 181-052-009 | 181-052-010 | 181-053-006 |
| 181-053-009 | 181-053-014 | 181-053-018 | 181-053-021 | 181-053-022 | 181-053-024 | 181-053-025 |
| 181-053-027 | 181-053-028 | 181-053-030 | 181-053-034 | 181-053-035 | 181-053-037 | 181-071-002 |
| 181-071-003 | 181-071-004 | 181-071-006 | 181-071-007 | 181-071-008 | 181-071-009 | 181-071-010 |
| 181-071-011 | 181-071-027 | 181-071-028 | 181-071-029 | 181-071-030 | 181-071-031 | 181-071-032 |
| 181-071-033 | 181-071-034 | 181-071-035 | 181-071-036 | 181-071-040 | 181-072-001 | 181-072-002 |
| 181-072-003 | 181-072-004 | 181-072-005 | 181-072-006 | 181-072-007 | 181-072-008 | 181-072-009 |
| 181-072-029 | 181-072-030 | 181-072-031 | 181-072-032 | 181-072-033 | 181-072-034 | 181-072-035 |
| 181-072-036 | 181-082-002 | 181-082-003 | 181-082-004 | 181-082-005 | 181-082-006 | 181-082-008 |
| 181-082-032 | 181-082-033 | 181-082-039 | 181-082-044 | 181-082-045 | 181-082-047 | 181-082-048 |
| | | | 181-082-049 | 181-082-052 | | |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...04/21/2010

APN: 179112018 ASMT: 179112018
RAUL DIAZ
LUCRECIA DIAZ
19493 QUEBEC AVE
CORONA CA 92881

APN: 179112022 ASMT: 179112022
MISSION OAKS NATL BANK
41530 ENTERPRISE S NO 100
TEMECULA CA 92590

APN: 179112023 ASMT: 179112023
ADIB J MILBES
9110 MIGONETTE ST
ALTA LOMA CA 91701

APN: 179112025 ASMT: 179112025
SAMUEL R RAMIREZ
MARIA S RAMIREZ
9213 TARA CIR
RIVERSIDE CA 92509

APN: 179121023 ASMT: 179121023
JOHN D KARAGIAS
KATHERINE KARAGIAS
STYLIANOS T KALIVAS
ELENI KALIVAS
16518 FRANCISQUITO AVE
LA PUENTE CA 91744

APN: 179121024 ASMT: 179121024
WILLIAM W SCHY
NORMA L SCHY
DENNIS W FOSDICK
DELIA J FOSDICK
5645 MISSION BLV
RIVERSIDE CA. 92509

APN: 179121027 ASMT: 179121027
JOHN A ADLER
DAVID C ADLER
C/O DAVID C ADLER
16 COSTA DEL SOL
DANA POINT CA 92629

APN: 179122002 ASMT: 179122002
CALLIS HERBERT
ZARA F HERBERT
CALLIS F HERBERT
3730 PONTIAC AVE
RIVERSIDE CA 92509

APN: 179122003 ASMT: 179122003
CALLIS F HERBERT
ZARA F HERBERT
3730 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 179122024 ASMT: 179122024
MARIA EVA RAMIREZ
6825 COMSTOCK AVE
RIVERSIDE CA 92503

APN: 179122025 ASMT: 179122025
JOSE M SANCHEZ
MARIA B SANCHEZ
1474 RIPCHAK SE
CORONA CA 92879

APN: 179122027 ASMT: 179122027
DAYCO FUNDING CORP
LUXOR PROP INC
C/O LUXOR PROPERTIES INC
4751 WILSHIRE BLVD NO 203
LOS ANGELES CA 90010

APN: 179122028 ASMT: 179122028
JIM KAIRIS
DIMITRA KAIRIS
1821 ROSEDALE AVE
COLTON CA 92324

APN: 179160016 ASMT: 179160016
ROSS A LYBARGER
MARY LYBARGER
3742 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 179160018 ASMT: 179160018
JAMESLANE ASSOC LTD PARTNERSHIP
STATER BROS MARKETS
C/O STATER BROS MARKETS
P O BOX 150
COLTON CA 92324

APN: 179160025 ASMT: 179160025
MGA & P INTER COMMON SHARED REF SYSTEMS
CO
C/O FLORENCE M NEGLIA
5856 SUNSET RANCH RD
RIVERSIDE CA 92506

APN: 181020010 ASMT: 181020010
MITSURU INABA
MEIKO INABA
ANTHONY S INABA
BEVERLY F INABA
4280 MT VERNON AVE
RIVERSIDE CA 92507

APN: 181020011 ASMT: 181020011
BOBBIE JOAN SEIFFERT
KATHLEEN SUE SEIFFERT
C/O LARRY SHAFFER
3702 ARTESIAN
RIVERSIDE CA 92503

APN: 181020012 ASMT: 181020012
VENANCIO SALGADO
CATALINA SALGADO
3905 LEIGH ST
RIVERSIDE CA 92501

APN: 181020013 ASMT: 181020013
RAMON VENEGAS MENDOZA
3925 LEIGH ST
RIVERSIDE CA. 92509

APN: 181020014 ASMT: 181020014
PEDRO MARTINEZ
3935 LEIGH ST
RIVERSIDE CA. 92509

APN: 181020015 ASMT: 181020015
RICARDO LARA FAJARDO
HERMINIA FAJARDO
20991 HANSEN AVE
NUEVO CA 92567

APN: 181020016 ASMT: 181020016
EDUARDO MUNOZ
NATALIA MUNOZ
3957 LEIGH ST
RIVERSIDE CA. 92509

APN: 181020025 ASMT: 181020025
ANTHONY S INABA
BEVERLY F INABA
1985 BRONSON WAY
RIVERSIDE CA 92506

APN: 181020026 ASMT: 181020026
MISSION PLAZA PROP
C/O PETER SCHULTZ
3625 DEL AMO BLV NO 130
TORRANCE CA 90503

APN: 181044021 ASMT: 181044021
CARMELO JIMENEZ
3969 LEIGH ST
RIVERSIDE CA. 92509

APN: 181051017 ASMT: 181051017
NICHOLAS E RENNA
PATRICIA E RENNA
19189 HITCHING POST PL
RIVERSIDE CA 92508

APN: 181051018 ASMT: 181051018
IDA E BARR
27121 VINEWOOD PL
MORENO VALLEY CA 92555



APN/OWN

APN: 181051019 ASMT: 181051019
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
3525 14TH ST
RIVERSIDE CA 92501

APN: 181052007 ASMT: 181052007
JESUS JIMENEZ
GRICELDA ARREOLA DEJIMENEZ
1301 N MAIN ST
SANTA ANA CA 92705

APN: 181052008 ASMT: 181052008
ROBERT H VENEGAS
JUNE LORRAINE VENEGAS
6185 SANDOVAL AVE
RIVERSIDE CA 92509

APN: 181052009 ASMT: 181052009
MIGUEL LUNA
ENEDINA LUNA
11784 RUSTIC PL
FONTANA CA 92337

APN: 181052010 ASMT: 181052010
AGAPITO NAJERA
AURORA NAJERA
12327 HONLEY AVE
DOWNEY CA 90242

APN: 181053006 ASMT: 181053006
DAVID GUARACHA
KEVIN BUSH
6550 VAN BUREN BLV NO C
RIVERSIDE CA 92503

APN: 181053009 ASMT: 181053009
JALISCO INTERNATIONAL CORP
5576 MISSION BLV
RIVERSIDE CA. 92509

APN: 181053014 ASMT: 181053014
LARRY D WILSON
24265 SUNNYMEAD BLV
MORENO VALLEY CA 92553

APN: 181053018 ASMT: 181053018
MIGUEL RIOS
GRACE RIOS
3848 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 181053021 ASMT: 181053021
JUAN M CONSTANTINO
5575 MOLINO WAY
RIVERSIDE CA. 92509

APN: 181053022 ASMT: 181053022
TIFFANY DIXON
5571 MOLINO WAY
RIVERSIDE CA 92509

APN: 181053024 ASMT: 181053024
ALICE PHILOK JEONG
JENNY JEONG NA
SUNG WUK NA
P O BOX 886
FONTANA CA 92334

APN: 181053025 ASMT: 181053025
ROBERT HERNANDEZ
5064 GENEVA ST
RIVERSIDE CA 92505

APN: 181053027 ASMT: 181053027
LAURA MACLEOD
EUGENE CLARK HERRERA
STE 207
3633 CAMINO DEL RIO S
SAN DIEGO CA 92108

APN: 181053028 ASMT: 181053028
GABRIEL PORRAS
SONIA PORRAS
913 S IRA CT
ANAHEIM CA 92804

APN: 181053030 ASMT: 181053030
MORENO FAMILY TRUST
5592 MISSION BLV
RIVERSIDE CA 92509

APN: 181053034 ASMT: 181053034
MOEZ
C/O M TAHAMI
P O BOX 9381
BREA CA 92822

APN: 181053035 ASMT: 181053035
ANN M BANARES
5581 MOLINO WAY
RIVERSIDE CA. 92509

APN: 181053037 ASMT: 181053037
RIV LIGHT WORLD CHURCH OF GOD IN CHRIST COR
5595 MOLINO WAY
RIVERSIDE CA. 92509

APN: 181071002 ASMT: 181071002
LUIS GONZALEZ
3889 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181071003 ASMT: 181071003
MILDRED KATHLYN KIMPTON
RAYMOND WILLIAM KIMPTON
5476 WAYMAN ST
RIVERSIDE CA 92504

APN: 181071004 ASMT: 181071004
PRIMITIVO PEREZ
3913 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181071006 ASMT: 181071006
EUGENE V HANSON
3939 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181071007 ASMT: 181071007
ANGELA L BRAKE
3953 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181071008 ASMT: 181071008
KEITH DALE
ROSEMARY HURTADO
1128 NEALE DR
SANTA ROSA CA 95404

APN: 181071009 ASMT: 181071009
JENNIFER LAM
P O BOX 802
ROSEMEAD CA 91770

APN: 181071010 ASMT: 181071010
WELLS FARGO BANK
2780 LAKE VISTA DR
LEWISVILLE TX 75067

APN: 181071011 ASMT: 181071011
JOSE LUIS SANCHEZ
3986 PONTIAC AVE
RIVERSIDE CA 92509



APN: 181071027 ASMT: 181071027
JOSE LUIS REYES
NYDIA NOEMI REYES
3976 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071028 ASMT: 181071028
LUZ MARIA CARDENAS
3962 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071029 ASMT: 181071029
VICTOR M PEREZ
ESTER A PEREZ
20133 WINTON RD
CORONA CA 92881

APN: 181071030 ASMT: 181071030
RODERICK BURTON
SUNDAY BURTON
3944 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071031 ASMT: 181071031
ANDRES DELATORRE
ADELAIDA DELATORRE
3934 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071032 ASMT: 181071032
FRANCISCO ALVAREZ
3924 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071033 ASMT: 181071033
JENARO ALARCON
3910 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071034 ASMT: 181071034
ANTONIO MADRID
3894 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071035 ASMT: 181071035
REFUGIO AGUIRRE
GLORIA AGUIRRE
3886 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071036 ASMT: 181071036
ROSA HERNANDEZ
3870 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181071040 ASMT: 181071040
BLANCA ESTELA SANDOVAL
3925 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181072001 ASMT: 181072001
JOSE ROSARIO GARCIA
YOLANDA GARCIA
1438 W TROPICANA CT
ONTARIO CA 91762

APN: 181072002 ASMT: 181072002
CESAR TOVAR
5670 MOLINO WAY
RIVERSIDE CA. 92509

APN: 181072003 ASMT: 181072003
PATTY BARRAGAN
6950 VALDEZ ST
RIVERSIDE CA 92509



APN: 181072004 ASMT: 181072004
DONALD ALBERT ROBBINS
5692 MOLINO WAY
RIVERSIDE CA. 92509

APN: 181072005 ASMT: 181072005
NORMA JEAN SARVEY
3934 LEIGH ST
RIVERSIDE CA. 92509

APN: 181072006 ASMT: 181072006
RAYMUNDO JARDINES RODRIGUEZ
3944 LEIGH ST
RIVERSIDE CA. 92509

APN: 181072007 ASMT: 181072007
LUIS O ALVAREZ
ESPERANZA M ALVAREZ
1254 N SIXTH ST
REDLANDS CA 92374

APN: 181072008 ASMT: 181072008
ENRIQUE VICTORIO
3964 LEIGH ST
RIVERSIDE CA. 92509

APN: 181072009 ASMT: 181072009
CONSUELO V SERRATO
3974 LEIGH ST
RIVERSIDE CA. 92509

APN: 181072029 ASMT: 181072029
FRANCISCO D VEGA
TERESA VEGA
3981 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181072030 ASMT: 181072030
LONNIE T LAWHON
LOIS G LAWHON
3961 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181072031 ASMT: 181072031
SONIA ROMO
3959 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181072032 ASMT: 181072032
JOSE R PAYAN
PATSY A PAYAN
3947 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181072033 ASMT: 181072033
MARY CHRISTINE CAMPOS
NANCY ROSE CAMPOS
JOSE RAMON PAYAN
PATSY PAYAN
11611 64TH ST
MIRA LOMA CA 91752

APN: 181072034 ASMT: 181072034
JOSE LUIS RUVALCABA
ISABEL RUVALCABA
3925 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181072035 ASMT: 181072035
JOSE M GALVEZ
3911 PONTIAC AVE
RIVERSIDE CA. 92509

APN: 181072036 ASMT: 181072036
PHUONG N NGUYEN
SARAH I NGUYEN
16197 MT BADEN POWELL ST
FOUNTAIN VALLEY CA 92708



APN: 181082002 ASMT: 181082002
ISRAEL SALDANA
3920 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181082003 ASMT: 181082003
ANICETO O FLORES
JOLENE Y FLORES
3930 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181082004 ASMT: 181082004
ROBERT W FRASER
16291 RINGBIT CT
RIVERSIDE CA 92506

APN: 181082005 ASMT: 181082005
MIGUEL A FRANCO
3958 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181082006 ASMT: 181082006
HUMBERTO IBARRA
DORA MARINA VASQUEZ
3966 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181082008 ASMT: 181082008
RAUL RAMIREZ
REYNA RAMIREZ
5503 AVENUE JUAN BAUTISTA
RIVERSIDE CA 92509

APN: 181082032 ASMT: 181082032
MICHAEL J SICKLER
KATHI CARRICK SICKLER
3973 FORT DR
RIVERSIDE CA. 92509

APN: 181082033 ASMT: 181082033
CONTINENTAL CORP
P O BOX 2409
RIVERSIDE CA 92516

APN: 181082039 ASMT: 181082039
ROSA ZEPEDA
ROSA ZEPEDA DELACRUZ
MARIO ALCALA VILLASENOR
5308 34TH ST
RIVERSIDE CA 92509

APN: 181082044 ASMT: 181082044
DON N PHAM
CECILIA K PHAM
4568 LA MADERA AVE
EL MONTE CA 91732

APN: 181082045 ASMT: 181082045
HUMBERTO GRANERO
3976 RUBIDOUX BLV
RIVERSIDE CA. 92509

APN: 181082047 ASMT: 181082047
MICHAEL L MURPHY
970 WEST C ST
COLTON CA 92324

APN: 181082048 ASMT: 181082048
JULIO MENDEZ
5562 MOLINO WAY
RIVERSIDE CA. 92509

APN: 181082049 ASMT: 181082049
CALEB HO TENG
LILY YEH TENG
3941 FORT DR
RIVERSIDE CA. 92509



APN: 181082052 ASMT: 181082052
JOSE M BUGARIN
ERIKA E ROBLES
3955 FORT DR
RIVERSIDE CA. 92509

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case Nos.: General Plan Amendment No. 1095 and Change of Zone No. 7730

Project Location: The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Pontiac Avenue and westerly of Rubidoux Boulevard.

Project Description: General Plan Amendment No. 1095 proposes to amend the existing General Plan Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) for a 0.41 gross acre site. Change of Zone No. 7730 proposes to amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2).

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: County Initiated

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: (15061)

Reasons why project is exempt:

The proposed amendment is subject to the California Environmental Quality Act Section No. 15061, Review for Exemption (b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area. The project is not located within an environmentally sensitive area or in a Criteria Area of the Multi-Species Habitat Conservation Plan. The project site is located southerly of Mission Boulevard in the Community of Rubidoux which is the most intensely commercially and residentially developed of all the communities in the Jurupa Area Plan. Urban development has been approved to the north, east and west. Vacant land, single-family residences and commercial areas currently surround the amendment site. The amendment site is currently vacant.

The proposed amendment is also subject to the California Environmental Quality Act Section No. 15303, New Construction or Conversion of Small Structures. This section states "Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. 1. Upon adoption by the Board of Supervisor's, Change of Zone No. 7730 will amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2). 2. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area. 3. The amendment site currently has public water, sewer, gas, and electric on site and is served by the applicable utilities. The amendment site is located southerly of Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway where public services and facilities are available to existing and/or future urban development.

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

Signature

Project Planner

Title

April 22, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: FREE POSTING PER CA GOVERNMENT CODE 6103 AND 27383.

FOR COUNTY CLERK'S USE ONLY