

608B



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

**SUBMITTAL DATE**  
April 28, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE 5/9/11

Tina Grande

Departmental Concurrence

**FROM:** TLMA - Planning Department

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1108 (Entitlement/Policy) (Fast Track No. 2011-02)** – Applicant: Riverside County Redevelopment Agency (RDA) – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area – Location: Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive – 28.65 Gross Acres – Zoning: Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential – 2,500 Square Foot Minimum (R-3-2,500) – **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: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: Very High Density Residential (CD: VHDR) (14 - 20 Dwelling Units per Acre) and modify 16.68 gross acres from the Rubidoux Village Policy Area to exclude the courtyard requirement.

**RECOMMENDED MOTION:** The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced General Plan Amendment. 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.

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ch

(continued on attached page)

Policy

Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

15.1

**BACKGROUND:** The initiation of proceedings for any 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 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 APRIL 20, 2011  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. AGENDA ITEM 2.1: GENERAL PLAN AMENDMENT NO. 1108 - (Entitlement/Policy) (Fast Track No. 2011-02) – Applicant: Riverside County Redevelopment Agency (RDA) – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area – Location: Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive – 28.65 Gross Acres – Zoning: Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential – 2,500 Square Foot Minimum (R-3-2,500).**

**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: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Very High Density Residential (CD: VHDR) (14 - 20 Dwelling Units per Acre). The General Plan Amendment also proposes to remove 16.68 gross acres from the Rubidoux Village Policy Area.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org).

There were no speakers in favor of the subject proposal:

There were no speakers in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

**CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

**Agenda Item No.:**  
**Area Plan:** Jurupa  
**Zoning District:** Rubidoux  
**Supervisory District:** Second  
**Project Planner:** Christian Hinojosa  
**Board of Supervisors:** May 10, 2011

**GENERAL PLAN AMENDMENT NO. 1108**  
**(Entitlement/Policy Amendment)**  
**(Fast Track No. 2011-02)**  
**Applicant:** Riverside County Redevelopment  
**Agency (RDA)**  
**Engineer/Representative:** Albert A. Webb  
**Associates**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT**

### **RECOMMENDATIONS:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1108 from Commercial Retail (CR) and High Density Residential (HDR) to Commercial Retail (CR) and Very High Density Residential (VHDR) and modify 16.68 gross acres from the Rubidoux Village Policy Area to exclude the courtyard requirement and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report.

### **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 Comment

**Commissioner John Snell:** Commissioner Snell agreed with staff to proceed with a recommendation to adopt initiation proceedings for the general plan amendment.

**Commissioner John Petty:** No Comment

**Commissioner Jim Porras:** No Comment

**Commissioner Jan Zuppardo:** No Comment

**Agenda Item No.: 2.1**  
**Area Plan: Jurupa**  
**Zoning District: Rubidoux**  
**Supervisory District: Second**  
**Project Planner: Christian Hinojosa**  
**Planning Commission: April 20, 2011**

**GENERAL PLAN AMENDMENT NO. 1108**  
**(Entitlement/Policy Amendment)**  
**(Fast Track No. 2011-02)**  
**Applicant: Riverside County Redevelopment Agency (RDA)**  
**Engineer/Representative: Albert A. Webb Associates**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

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: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: Very High Density Residential (CD: VHDR) (14 - 20 Dwelling Units per Acre) on a 28.65 gross acre site.

The General Plan Amendment also proposes to modify 16.68 gross acres from the Rubidoux Village Policy Area. The Policy Amendment would specifically exclude courtyards as illustrated in the Rubidoux Village Design Workbook which is implemented by "JURAP 5.2. The entire Rubidoux Village Policy Area shall be subject to an architectural theme as illustrated in the Rubidoux Village Design Workbook." The Policy sets out very detailed design guidelines which are not conducive to a commercial shopping center with a 50,000 square foot market as its anchor. As part of the Redevelopment Agency for the County of Riverside's plan for this area, it is important to have this market as the project's anchor and for the anchor tenant to have visibility from the main thoroughfare. The design guideline requirements work for smaller business centers with courtyards but not for this type of project. Redevelopment of this project area is critical to the overall regional redevelopment of the area. The request to modify the Rubidoux Village Policy is ONLY to exclude courtyards, and does not cover any other modifications.

The project site is located northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive.

### **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** Amendment GPA, under Section 2.4.

**GENERAL PLAN ADMINISTRATIVE ELEMENT 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 subject to the development review process and final CEQA determination. 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 that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1109 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 findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two 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 finding per the General Plan Administrative element 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 change does not conflict with:

(1) The Riverside County Vision. The proposed General Plan Amendment is consistent with the County Vision as it relates to one of the most basic individual needs and values of a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.

(2) Any General Plan Principle. The proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses.

(3) Any Foundation Component designation in the General Plan. Given the Foundation component of the proposed amendment would be within the same Foundation, the proposal would be consistent with the Community Development Foundation.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, not be detrimental to them. The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The surrounding land use plan accommodates a variety of commercial, office and residential developments with residential, office and commercial uses. The proposed Amendment provides a diversity of commercial and residential uses creating employment opportunities and a variety of residential product types, reducing commute times for the Jurupa residents and the surrounding communities. 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, 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 to "...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..." The Land Use Element of the General Plan acknowledges "...ongoing shortage of affordable housing and its negative impacts on our communities." Also, "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." The proposed Amendment can be consistent with the existing General Plan as commercial/retail employment options are few for the residents that surround the proposed general plan amendment and the County. These findings can be made for the proposed Amendment.

**SUMMARY OF FINDINGS:**

1. Existing Land Use (Ex. #1):

Vacant land, commercial, U.S. Post Office and office building.

2. Surrounding Land Use (Ex. #1):

Mobile home park and commercial to the north, single family residences, commercial and vacant land to the south, single family residences and commercial to the east and commercial, Rubidoux Library and West Riverside Elementary to the west.
3. Existing Zoning (Ex. #2):

Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential – 2,500 Square Foot Minimum (R-3-2,500).
4. Surrounding Zoning (Ex. #2):

Rubidoux-Village Commercial West (R-VC) and General Commercial (C-1/C-P) to the north, General Commercial (C-1 / C-P) and General Residential (R-3) to the south, One-Family Dwellings (R-1) and Rubidoux-Village Commercial West (R-VC) to the east and Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential (R-3) to the west.
5. General Plan Land Use (Ex. #6):

Existing: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area.  
Proposed: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: Very High Density Residential (CD: VHDR) (14 - 20 Dwelling Units per Acre) and Modified Rubidoux Village Policy Area.
6. Surrounding General Plan Land Use (Ex. #6):

Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to the north and south, 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 east and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) and Community Development: Public Facilities (CD: PF) (< 0.60 Floor Area Ratio) to the west.
7. Project Data:

Total Gross Acreage: 28.65



**RECOMMENDATIONS:**

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 1108 changing all portions of the Land Use Designation within the project from Commercial Retail (CR) and High Density Residential (HDR) to Commercial Retail (CR) and Very High Density Residential (VHDR) and modify 16.68 gross acres from the Rubidoux Village Policy Area to exclude the courtyard requirement. 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 Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
  - d. An Agriculture Preserve;
  - e. A WRCMSHCP Criteria Cell;
  - f. A High Fire area;
  - g. A County Fault Zone;
  - h. A Flood Zone; or,
  - i. A Dam Inundation Area.
3. The project site is located within:
  - a. An WRCMSHCP Fee Area (Ordinance No. 810);
  - b. A Development Impact Fee Area (Ordinance No. 659);
  - c. The Rubidoux Community Service District;
  - d. A Circulation Element Right-Of-Way (Urban Arterial 152' ROW) and (Major 118' ROW);
  - e. The Rubidoux Village Policy Area;
  - f. The Flabob Airport Influence Area Zone D;
  - g. The Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area);
  - h. A High Paleontological Potential (High A);
  - i. An Area Partially Moderate, High and 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 181-020-022, 181-020-023, 181-020-026, 181-020-027, 181-020-028, 181-020-029, 181-020-030, 181-020-031, 181-030-002, 181-030-003, 181-041-001, 181-041-002, 181-041-004, 181-041-007 and 181-041-008.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01108  
VICINITY/POLICY AREAS**

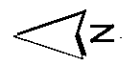
Date Drawn: 4/05/11  
Vicinity Map

Supervisor Tavaglione  
District 2



Assessors Bk. Pg. 181-02  
Thomas Bros. Pg. 685 C2  
Edition 2009

Zoning Area: Rubidoux  
Township/Range: T7SR2W  
Section: 27



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.ltrpa.ca.us/index.html>

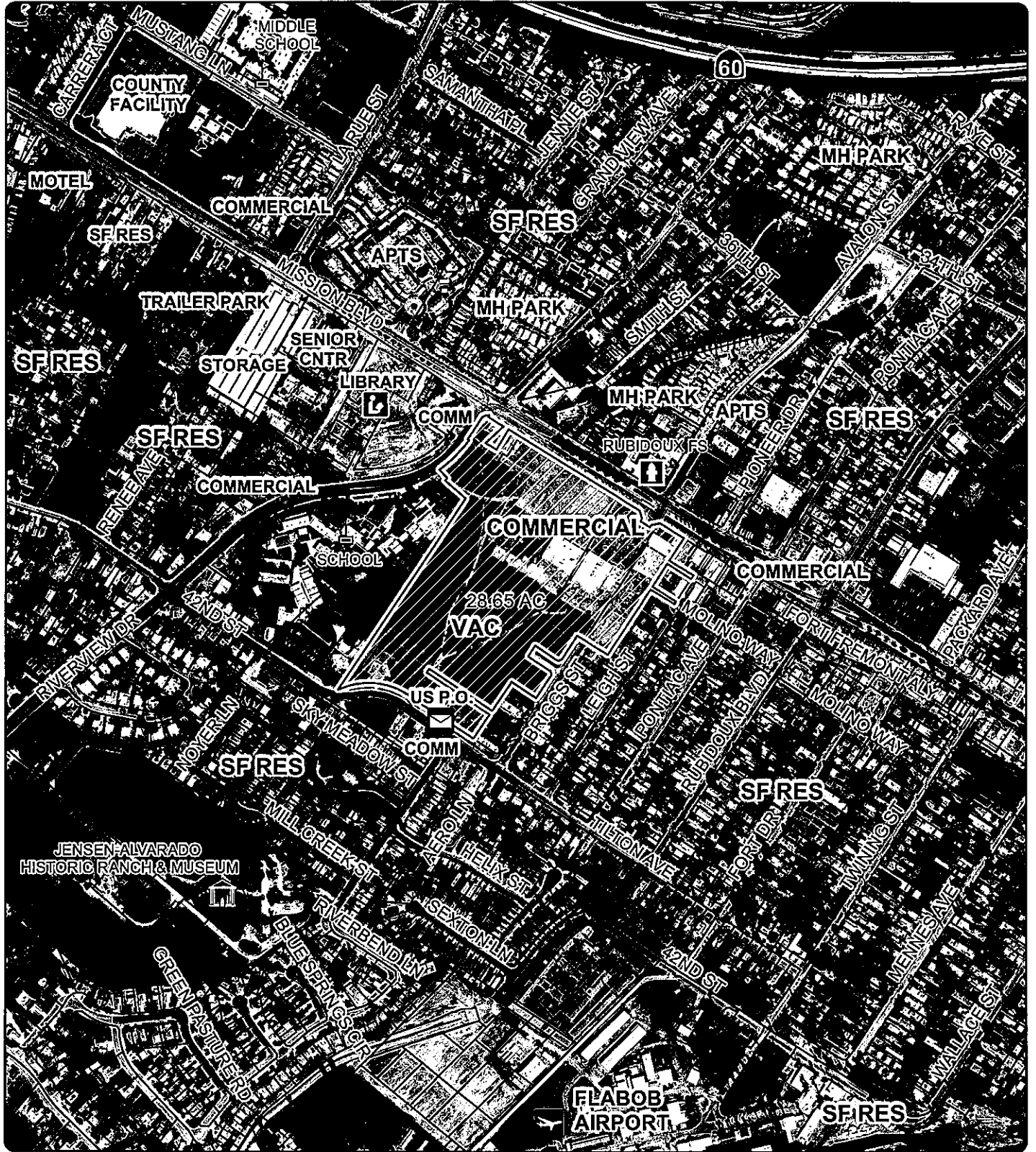
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01108

LAND USE

Supervisor Tavaglione  
District 2

Date Drawn: 4/05/11  
Exhibit 1

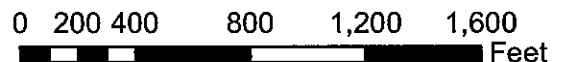


Zoning Area: Rubidoux  
Township/Range: T7SR2W  
Section: 27

Assessors Bk. Pg. 181-02  
Thomas Bros. Pg. 685 C2  
Edition 2009



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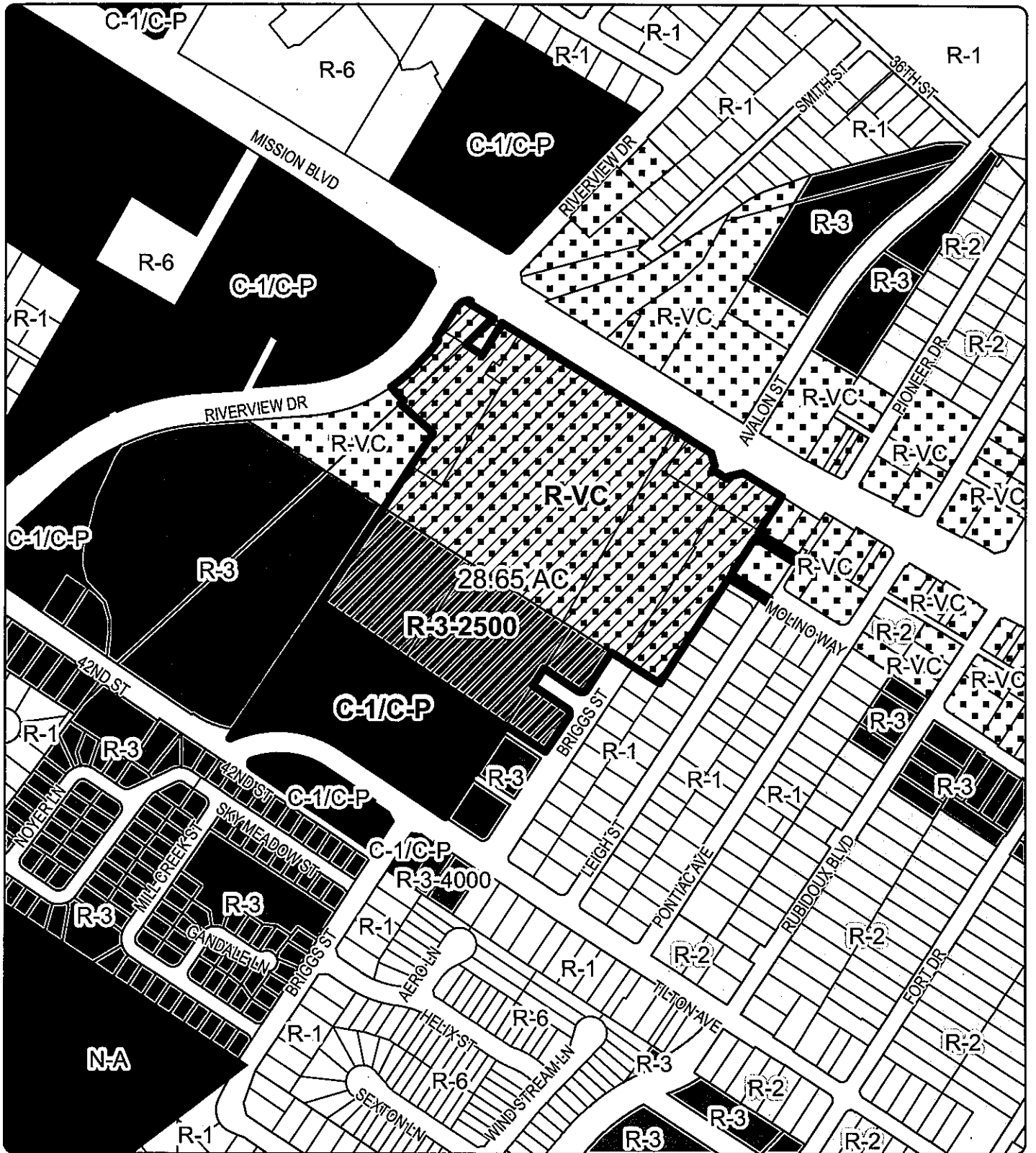
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01108

EXISTING ZONING

Supervisor Tavaglione  
District 2

Date Drawn: 4/04/11  
Exhibit 2



Zoning Area: Rubidoux  
Township/Range: T7SR2W  
Section: 27

Assessors Bk. Pg. 181-02  
Thomas Bros. Pg. 685 C2  
Edition 2009



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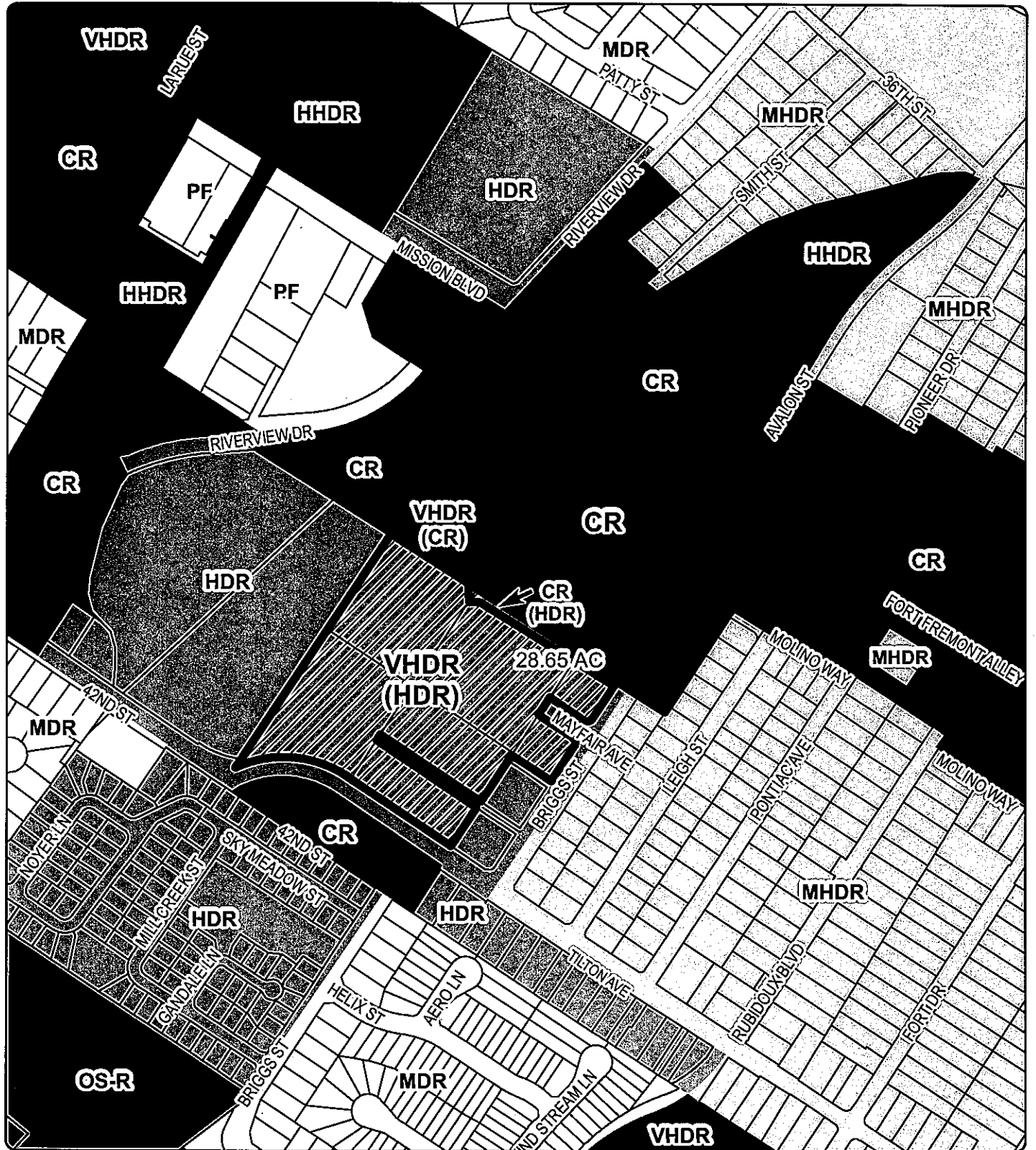
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01108

PROPOSED GENERAL PLAN

Supervisor Tavaglione  
District 2

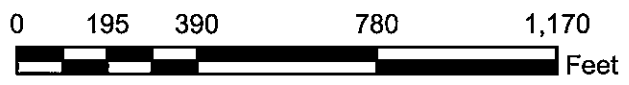
Date Drawn: 4/04/11  
Exhibit 6



Zoning Area: Rubidoux  
Township/Range: T7SR2W  
Section: 27

Assessors Bk. Pg. 181-02  
Thomas Bros. Pg. 685 C2  
Edition 2009

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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01108  
PROPOSED POLICY AREA AMENDMENT**

Supervisor Tavaglione  
District 2

Date Drawn: 4/05/11  
Exhibit 8



Zoning Area: Rubidoux  
Township/Range: T7SR2W  
Section: 27

Assessors Bk. Pg. 181-02  
Thomas Bros. Pg. 685 C2  
Edition 2009



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**CONTACT/APPLICANT**  
 REDEVELOPMENT AGENCY FOR  
 THE COUNTY OF RIVERSIDE  
 3403 10TH ST., SUITE 500  
 RIVERSIDE, CA. 92501  
 TEL: (951) 955-8274  
 FAX: (951) 955-4890  
 ATTN: ERIC STOW  
 eystow@rivcoeds.org

**OWNERS**  
 REDEVELOPMENT AGENCY FOR  
 THE COUNTY OF RIVERSIDE  
 3403 10TH ST., SUITE 500  
 RIVERSIDE, CA. 92501  
 MISSION PLAZA PROP  
 3625 DEL AMO BLVD. NO. 130  
 TORRANCE, CA. 90503

**PREPARED BY:**  
 ALBERT A. WEBB ASSOCIATES  
 3785 MCCRAY STREET  
 RIVERSIDE, CA 92508  
 PH. (951) 898-1070  
 FAX. (951) 788-1256  
 ATTN: SANDRA CHANDLER

**ASSESSOR'S PARCEL #:**  
 181-020-022, 023, 026, 027, 028, 029,  
 181-020-030 AND 031  
 181-030-002 AND 003  
 181-041-001, 002, 004, 007 AND 008

**SCHOOL DISTRICT:**  
 JURUPA UNIFIED SCHOOL DISTRICT

**PROPOSED GENERAL PLAN AMENDMENT**  
 AMEND JURUPA AREA PLAN FROM HIGH DENSITY  
 RESIDENTIAL TO VERY HIGH DENSITY RESIDENTIAL  
 ON 13.71 AC (597,164 SF) AMEND. 0.39 AC (17,028 S.F.)  
 FROM HDR TO CR,  
 REMOVE 18.68 AC FROM RUBIDOUX VILLAGE  
 POLICY AREA

**UTILITIES:**  
 WATER: RUBIDOUX COMMUNITY SERVICE DISTRICT  
 SEWER: RUBIDOUX COMMUNITY SERVICE DISTRICT  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
 PHONE: AT&T DISTRIBUTION  
 CABLE: CHARTER COMMUNICATIONS

**ACREAGE:**

PROPOSED LAND USE CHANGE TO CR  
 14.92 AC EXIST CR (TO REMAIN)  
 0.39 AC EXIST HDR TO CR  
 15.31 AC PROP TOTAL CR  
 PROPOSED LAND USE CHANGE TO VHDR  
 1.76 AC EXIST CR TO VHDR  
 11.95 AC EXIST HDR TO VHDR  
 13.71 AC PROP TOTAL VHDR  
 29.02 TOTAL OVERALL AC (1,283,916 SF)

**NOTES:**

1. 2008 THOMAS BROS. MAP PAGE 685, GRID C2.
2. FEMA COMMUNITY PANEL NO. 06065007056 ZONE X
3. THIS PROJECT IS PROPOSED TO BE REMOVED FROM THE RUBIDOUX VILLAGE POLICY AREA
4. THIS PROJECT IS LOCATED WITHIN THE JUPA REDEVELOPMENT AREA

**VHDR**  
**VERY HIGH DENSITY RESIDENTIAL**

**CR**  
**COMMERCIAL RETAIL**



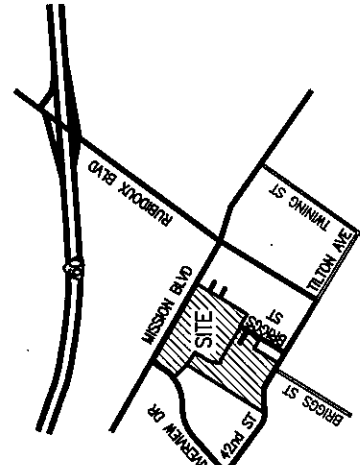
REVISIONS	DATE	BY

**GENERAL PLAN AMENDMENT #01108**

**MISSION PLAZA**

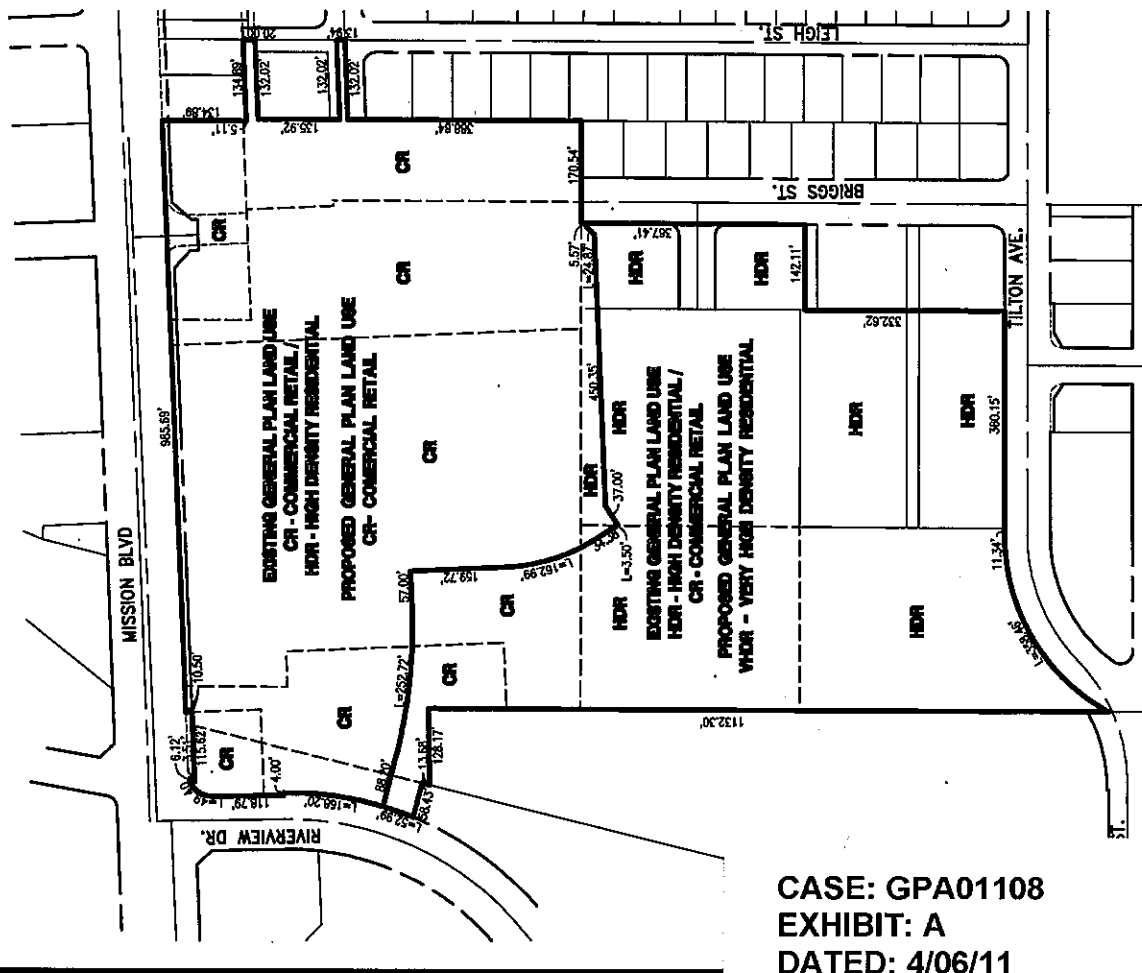
BEING A SUBDIVISION OF A PORTION OF SECTION 16, T. 2 S., R. 9 W.,

SCALE: 1" = 200'	PROJECT NO.: 01108
DRAWN BY: C. HINOJOSA	SHEET: 1
CHECKED BY: A. HINOJOSA	OF 1 SHEETS
DATE: 4/6/11	DATE: 4/6/11
PROJECT: MISSION PLAZA	PROJECT: MISSION PLAZA
APPROVED BY: [Signature]	APPROVED BY: [Signature]
DATE: 4/6/11	DATE: 4/6/11



**VICINITY MAP**

NTS



CASE: GPA01108  
 EXHIBIT: A  
 DATED: 4/06/11  
 PLANNER: C. HINOJOSA



# Fast Track Authorization

Case No.:

FTA No. 2011-02

SUPERVISOR Tavaglione

SUPERVISORIAL DISTRICT: 2

Company/Developer: RDA/Mission Plaza Contact: Erik Sydow

Address: 3403 Tenth Street, Ste 500, Riverside, CA 92501

Phone: (951) 955-8274 Fax: (951) 955-4890 Email: esydow@rivcoeda.org

Architectural Firm: N/A Contact: N/A

Address: N/A

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineering Firm: Albert A. Webb Associates Contact: Mo Faghihi/Sandy Chandler

Address: 3788 McCray Street, Riverside, CA 92506

Phone: (951) 686-1070 Fax: (951) 788-1256 Email: sandy.chandler@webbassociates.com

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

Plot Plan  Parcel Map  Other \_\_\_\_\_

**Site Information:**

Assessor's Parcel Number(s) 181-020-022;-023;-026;-027thru-031; 181-030-002;-003;181-041-001;-002;-004;-007;-008

Cross Streets/Address Mission Blvd. and Riverview Dr. Site Acreage 43.89

Land Use Designation CR; HDR Zoning R-VC, R-3-2500; C-1/C-P

Redevelopment Project Area/Sub-Area: Jurupa Valley Project Area

Unincorporated Community Rubidoux

**Project Information (Estimate Amounts):**

Eligibility Criteria  Full Time Jobs  Capital Investment  Annual Taxable Sales  Board of Supervisors  Child Care

Workforce Housing  Other \_\_\_\_\_

Permanent Full-Time Jobs 200 Wages per Hour \$10-30 Construction Jobs 230

Capital Investment \$34,000,000.00 Taxable Sales \$22,000,000.00 Bldg Size: 123,500

Project Type  Commercial  Industrial  Office  Residential  Other Community Shopping Center

Industrial Classification N/A Other \_\_\_\_\_

Commercial Classification Community Shopping Center Other \_\_\_\_\_

**Project Description:**

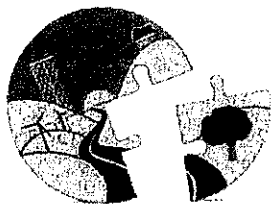
Project proposes a commercial development to include a supermarket, drug store, six retail shops, parking, and street improvements. There are three existing structures on site which will remain-only parking will be modified.

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

Lisa Brandl 2/23/11  
Lisa Brandl, Managing Director of EDA Date

Sarah Mundy 2/23/11  
Sarah Mundy, Assistant Director of EDA Date





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

set ID# CC006124

## 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: GPA01108 DATE SUBMITTED: 3-21-11

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: Redevelopment Agency for the County of Riverside E-Mail: esydow@rivcoeda.org

Mailing Address: 3403 Tenth Street, Suite 500  
Riverside Ca 92501  
City State ZIP

Daytime Phone No: (951) 955-8274 Fax No: (951) 955-4890

Engineer/Representative's Name: A.A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray Street  
Riverside CA 92506  
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: See attached list E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

Form 295-1019 (11/22/10)

EA42435 / CFG05806 / C20775E

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

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.


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.

Robert Field  
PRINTED NAME OF APPLICANT

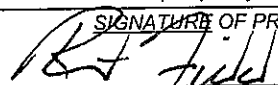
  
SIGNATURE OF APPLICANT

**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.

Robert Field  
PRINTED NAME OF PROPERTY OWNER(S)

See attached property owner letters of authorization  
  
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): 181-020-022,-023,-026,-027,-028,-029,-030,-031,181-030-002,-003,181-041-001,-002,-004,-007,-008

Section: 16 Township: 2S Range: 5W

Approximate Gross Acreage: 28.65

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

General location (nearby or cross streets): North of Tilton Ave, South of Mission Blvd, East of Riverview Dr, West of Briggs St.

Thomas Brothers map, edition year, page number, and coordinates: 2008 p.685 C2 & D2

Existing Zoning Classification(s): R-VC, R-3-2500, C-1/C-P

Existing Land Use Designation(s): CR and HDR

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

Amend Jurupa Area Plan from HDR toVHDR! on 13.41 acres, amend 0.32 acres from HDR to CR in accordance with the proposed Lot Line Adjustment # \_\_\_\_\_ to be processed with this application, and remove 16.68 acres from Rubidoux Village Policy Area

Related cases filed in conjunction with this request:

Change of Zone, CUP, Lot Line Adjustment, Parcel Merger

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

Case Nos. Tract 21058

E.A. Nos. (if known) 39323, 39558, 40271, 35572 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	Southern California Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	AT&T Distribution	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Rubidoux Community Services District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Rubidoux Community Services 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) \_\_\_\_\_

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

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

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

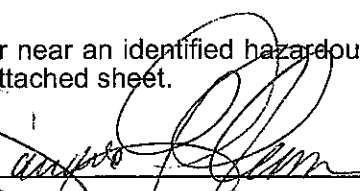
**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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 2-7-11

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):

Jurupa Area Plan

EXISTING DESIGNATION(S): CR, HDR

PROPOSED DESIGNATION(S): CR & VHDR per modification to common boundary of these two designations.



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

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: Rubidoux Village Policy Area  
*(Please name)*

Proposed Boundary Adjustment (Please describe clearly): \_\_\_\_\_

Modify boundary of Rubidoux Village Policy Area to exclude CUP# \_\_\_\_\_ from project area.

(APN#181-020-022,-023,-026,-027,-028,-029,-030,-031

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): \_\_\_\_\_

Road Segment(s) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Existing Designation: \_\_\_\_\_

Proposed Designation: \_\_\_\_\_

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

The Rubidoux Village Policy Area sets out very detailed design guidelines which are not conducive to a commercial shopping center with a 50,000 s.f. market as its anchor. As part of the Redevelopment Agency for the County of Riverside's plan for this area, it is important to have this market as the project's anchor and for the anchor tenant to have visibility from the main thoroughfare. The design guideline requirements work for smaller business centers with courtyards but not for this type of project. Redevelopment of this project area is critical to the the overall regional redevelopment of the area.

### **V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:**

#### **FILING INSTRUCTIONS FOR GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### **THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-

**Applicant/Owner:**

Erik Sydow  
Riverside Co. EDA  
3403 10th Street, Suite 500  
Riverside, CA 92501

**Engineer:**

Sandy G. Chandler  
Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506