

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

223B



FROM: County Counsel

SUBMITTAL DATE:
August 17, 2010

SUBJECT: Ordinance No. 348.4708

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4708 amending the zoning in the Rubidoux District shown on Map No. 15.059 Change of Zone Case No. 7730.

BACKGROUND: Change of Zone Case No. 7730 was tentatively approved by the Board of Supervisors on July 27, 2010.

Departmental Concurrence

Tiffany North
Deputy County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY

Tina Grande

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: September 28, 2010
 xc: Co.Co., Planning, MC, COB

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.:

District: Second

Agenda Number:

3.73

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ORDINANCE NO. 348.4708

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

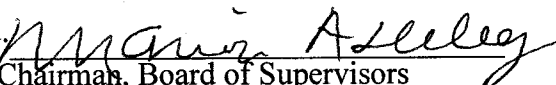
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:


Section 1. Section 4.1 of Ordinance No. 348, and Rubidoux District Zoning Plan Map No. 15. as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Rubidoux District, Map No. 15.059 Change of Zone Case No. 7730," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

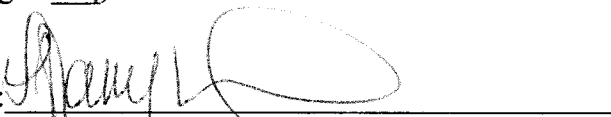
By: 
Chairman, Board of Supervisors
Marion Ashley

ATTEST: Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

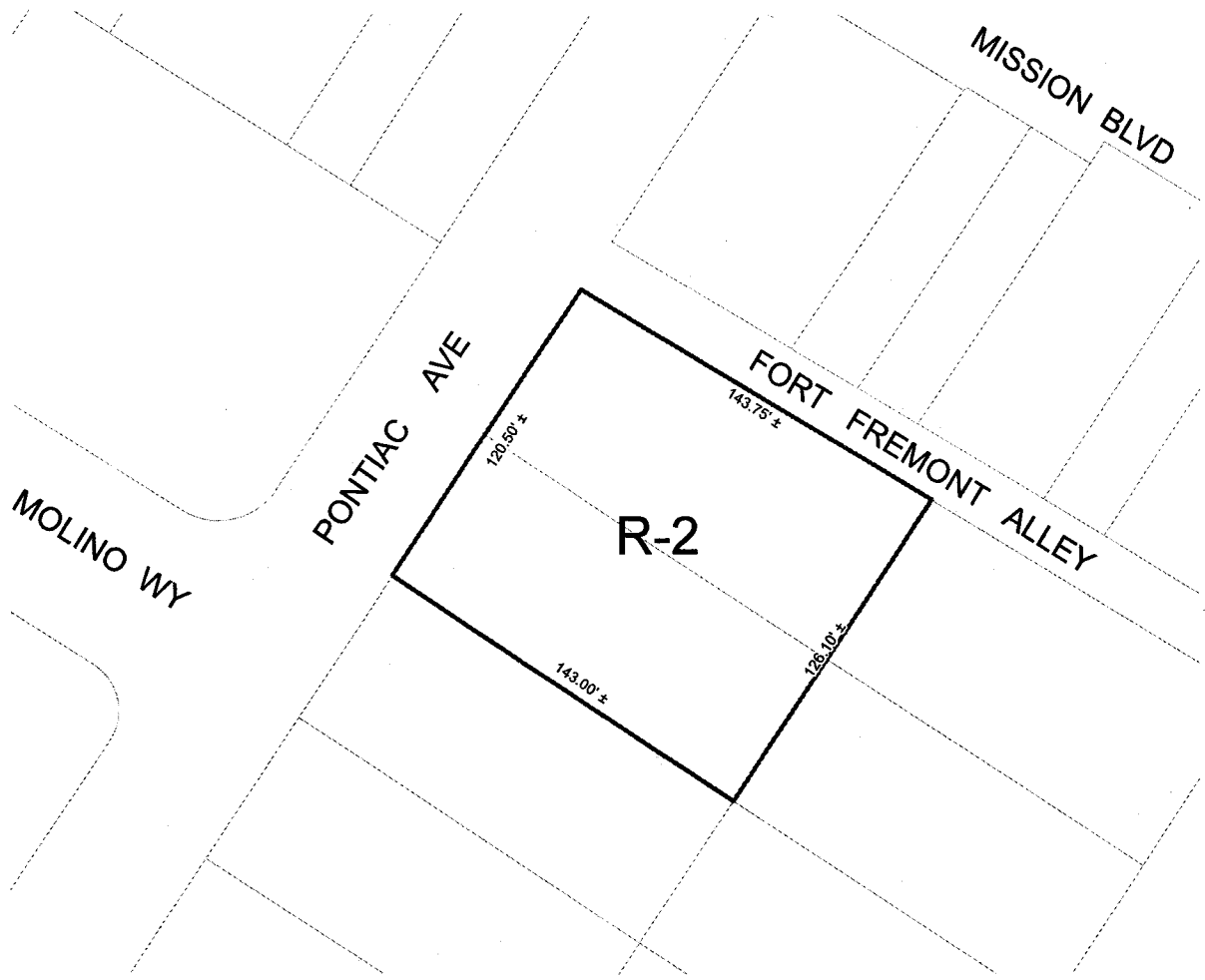
(SEAL)

APPROVED AS TO FORM
August 24, 2010

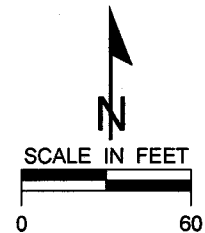
By: 
TIFFANY NORTH
Deputy County Counsel

TNN/mdk
08/17/10
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SEC. 16 T. 2S., R. 5W. S.B.B. 7 M.



R-2 MUTIPLE - FAMILY DWELLINGS



MAP NO. 15.059
CHANGE OF OFFICIAL ZONING PLAN
RUBIDOUX
DISTRICT
CHANGE OF ZONE CASE NO. 7730
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4708
SEPTEMBER 28, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 28, 2010, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Buster, Stone, Benoit, and Ashley
NAYS: None
ABSENT: Tavaglione

DATE: September 28, 2010

KECIA HARPER-IHEM
Clerk of the Board

BY: *Kelli B. Gator*
Deputy

SEAL

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Planning Department
 Ron Goldman · Planning Director

Original Negative Declaration/Notice of
 Determination was routed to County
 Clerks for posting on.

9/30/10
Date

KJP
Initial

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

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)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15303)
- Statutory Exemption ()
- 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]
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

7/27/10 16.2
SEP 28 2010 3.73



223 B

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Director

DATE: September 28, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: ORDINANCE NO. 348.4708 for ZONING MAP NO. 15.059 and CHANGE OF ZONE NO. 7730

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:

SELECT Advertisement

Need Director's signature by September 16, 2010

Please schedule on the September 28,2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

SELECT

Fish & Game Receipt (CFG _____)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

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

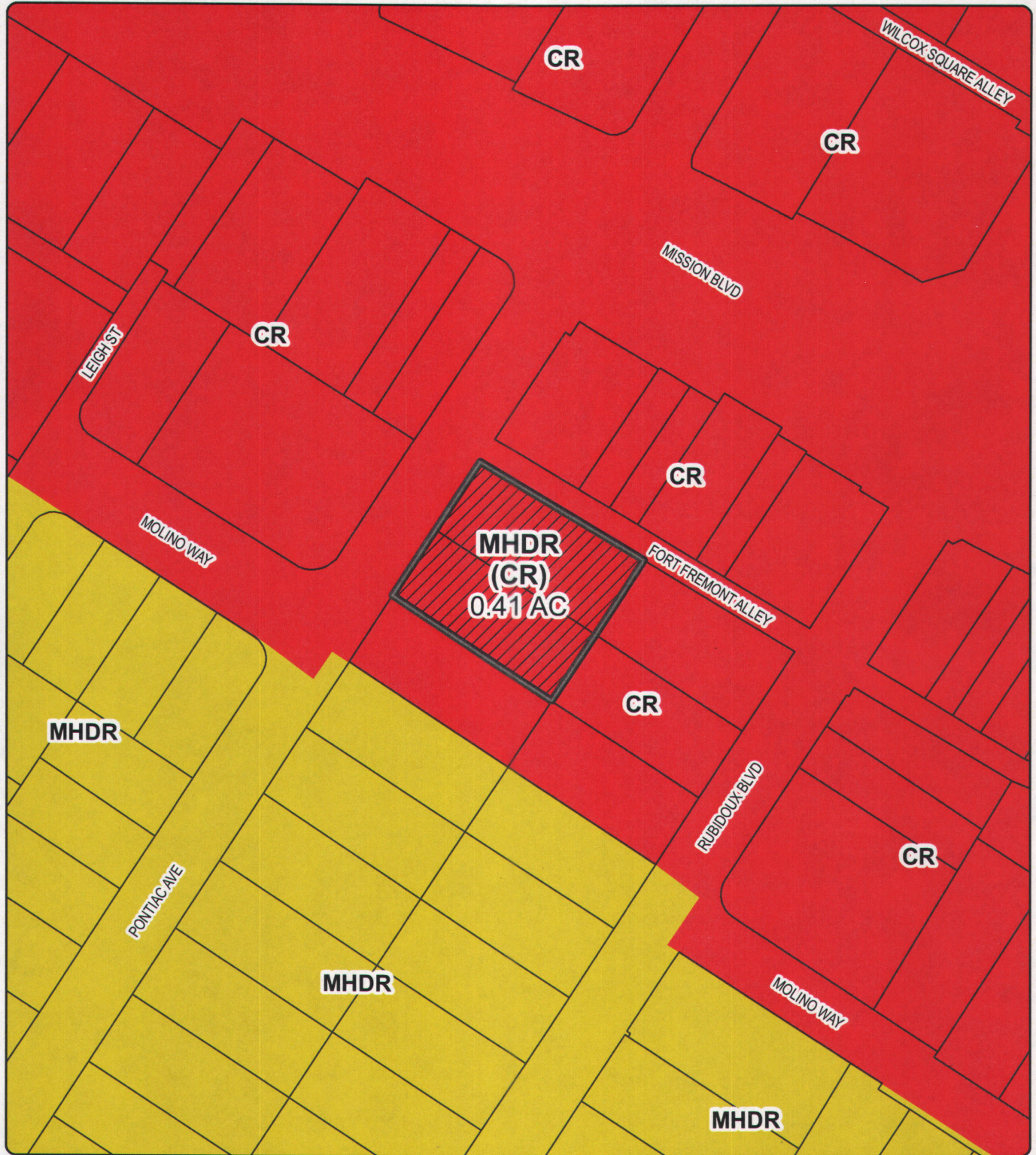
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01095 CZ07730

PROPOSED GENERAL PLAN

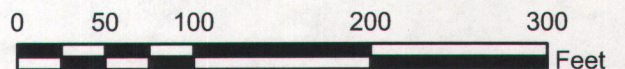
Supervisor Tavaglione
District: 2

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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

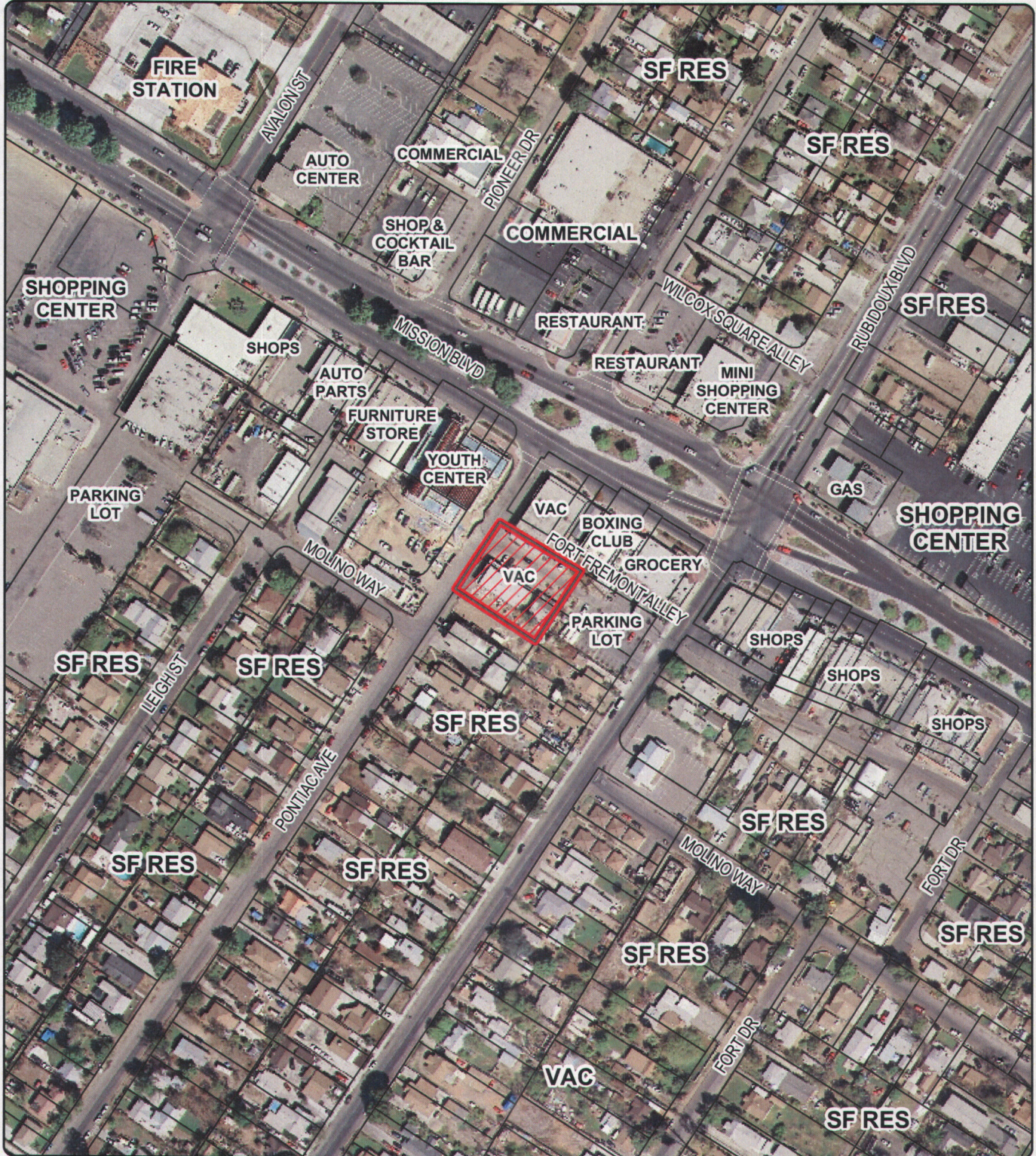
GPA01095 CZ07730

Supervisor Tavaglione
District 2

Date Drawn: 4/21/2010

LAND USE

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

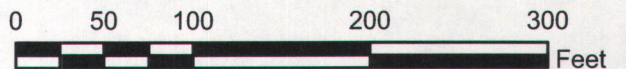
Supervisor Tavaglione
District 2

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
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.ltrra.co.riverside.ca.us/index.html>.

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: 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:vs

(continued of attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 6/30/10
Tina Grande
Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

16.2

The Honorable Board of Supervisors

Re: **GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730**

Page 2 of 2

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, subject subject to ordinance adoption by the Board of Supervisors

BOS 7/27/10

- 15.1 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN AMENDMENT NO. 1001 (FOUNDATION – REGULAR) – Stonegate Development I, LLC/McKeever Engineering – Hemet/San Jacinto and Winchester Zoning Districts – Harvest Valley/Winchester Area Plan – 3rd District. The Planning Director recommends that the Board **tentatively decline** to adopt an order initiating proceedings for the above-referenced general plan amendment to amend the General Plan Foundation Component of the subject site from Rural and Rural Community to Community Development and to amend the general plan land use designation of the subject site from Estate Density Residential (2 acre minimum) and Rural Mountainous (10 acre minimum) to Medium Density Residential (2 – 5 dwelling units per acre).
(APPROVED W/CHANGES)

- 16.1 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7026 / TENTATIVE TRACT MAP NO. 32531 – Michael Garcia – RAMCAM Engineering – Cajalco Zoning District – Lake Mathews Area Plan – 1st District. Recommendation of Planning Commission for Adoption of Mitigated Negative Declaration for Environmental Assessment No. 39735; Approval of Change of Zone 7026 to change the zone from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to Residential Agricultural – 2 Acre Minimum (R-A-2); and, Tentative Tract Map No. 32531, Schedule B, to subdivide 22.86 acres into 11 single-family residential lots with a minimum lot size of two gross acres.
(CONT'D. TO 8/31/10 @ 1:30 P.M.)

- 16.2 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7730 / GENERAL PLAN AMENDMENT NO. 1095 – County Initiated – Rubidoux Zoning District – Jurupa Area Plan – 2nd District. Recommendation of the Planning Commission for Approval of Change of Zone 7730 to change the zoning from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2); and Approval of General Plan Amendment no. 1095 to amend the 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).
(APPROVED AS RECOMM.)

- 16.3 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7663 / GENERAL PLAN AMENDMENT NO. 1055 / TENTATIVE PARCEL MAP NO. 35683 – Paul Normandie – Ventura Engineering – Rancho California Zoning area – Southwest Area Plan – 3rd District. Recommendation of Planning Commission for Adoption of Mitigated Negative Declaration for Environmental Assessment No. 41965; Approval of General Plan Amendment No. 1055 to amend the land use from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum); Approval of Change of Zone No. 7663, to change the zone from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5); and, Approval of Tentative Parcel Map No. 35683, Schedule H, to subdivide 20.00 acres into four (4) residential parcels with a minimum parcel size of five (5) acres.
(APPROVED AS RECOMM.)

Agenda Item No.: 4.2
Area Map: Jurupa
Zoning District: Rubidoux
Supervisory 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.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 4, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4708 (ZC 7730)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, October 6, 2010**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Monday, October 04, 2010 8:22 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4708

Received for publication on Oct. 6

Thank You!
Maria

Maria G. Tinajero · Legal Advertising Department · 1-800-880-0345 · Fax: 951-368-9018

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Publisher of the Press-Enterprise

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Monday, October 04, 2010 8:07 AM
To: PE Legals
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4708

Good Morning! Attached is an Adoption of Ordinance, for publication on Wednesday, Oct. 6, 2010. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

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

(INSERT ORDINANCE NO. 348.4708 HERE)

(insert map exhibit here)

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 28, 2010**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Buster, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4708

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and Rubidoux District Zoning Plan Map
6 No. 15. as amended, are further amended by placing in effect in the zone or zones as shown on the map
7 entitled "Change of Official Zoning Plan, Rubidoux District, Map No. 15.059 Change of Zone Case No.
8 7730," which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA~~

13
14 By: _____
Chairman, Board of Supervisors

15
16 ATTEST:
Clerk of the Board

17
18 By: _____
Deputy

19
20 (SEAL)

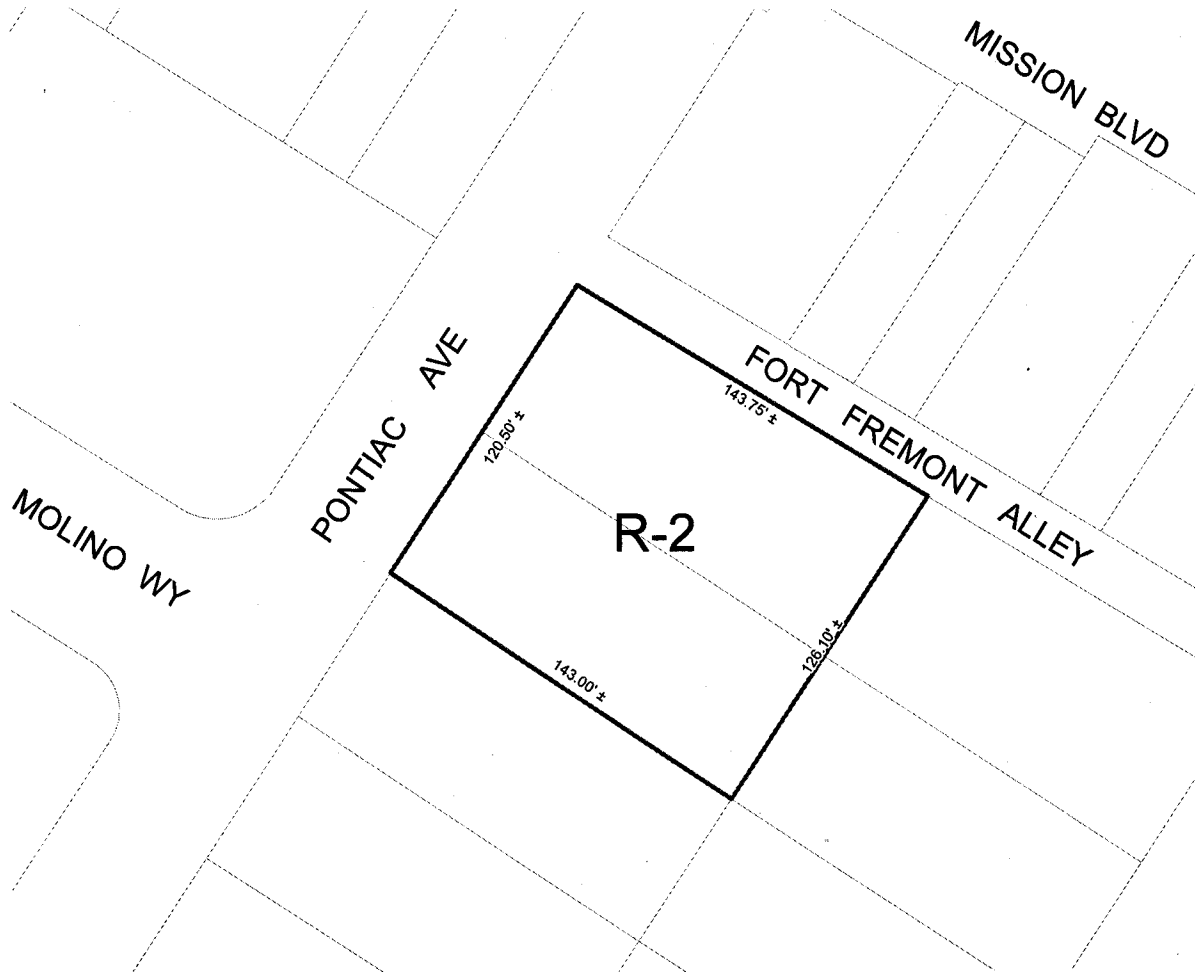
21
22 APPROVED AS TO FORM
August 24, 2010

23
24 By: 
25 TIFFANY NORTH
Deputy County Counsel

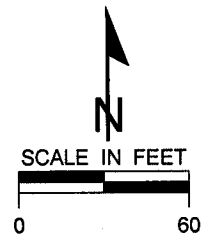
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27 TNN/ndk
08/17/10

28 G:\PROPERTY\MDUSEK\CZ ZONING ORD & FORM\11\FORMAT.348\4708.DOC

SEC. 16 T. 2S., R. 5W. S.B.B. 7 M.



R-2 MUTIPLE - FAMILY DWELLINGS



MAP NO. 15.059
CHANGE OF OFFICIAL ZONING PLAN
RUBIDOUX
DISTRICT
CHANGE OF ZONE CASE NO. 7730
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4708
SEPTEMBER 28, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS

① REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD 10/06/10 - 10/06/10
 ② BILLING DATE 10/06/10
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 ④ ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ⑤ FOR BILLING INFORMATION CALL (951) 368-9713
 ⑥ UNAPPLIED AMOUNT 0
 ⑦ TERMS OF PAYMENT Due Upon Receipt
 ⑧ PAGE NO 1

⑨ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑩ BILLED ACCOUNT NUMBER 045202
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 3.73 of 09/28/10
 1 hr
 ZC 7730*

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Press-Enterprise

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Ad Desc.: Ord. No. 348.4708 (ZC 7730)

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10-06-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

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At: Riverside, California

BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10417571

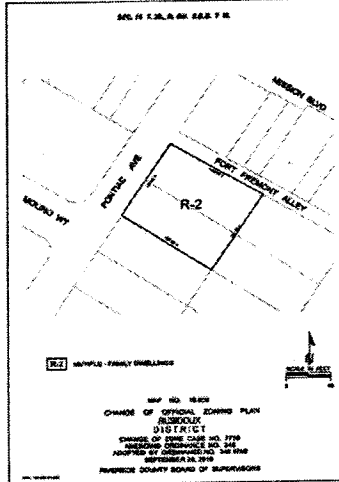
PO #:

Agency #: _____

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4708
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:
Section 1. Section 4.1 of Ordinance No. 348, and Rubidoux District Zoning Plan Map No. 15 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Rubidoux District, Map No. 15.059 Change of Zone Case No. 7730," which map is made a part of this ordinance.
Section 2. This ordinance shall take effect thirty (30) days after its adoption.



Marion Ashley, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on September 28, 2010, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:
AYES: Buster, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

10/6