

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Jurupa Community Services District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Jurupa Community Services District prior to submission of the first implementing project. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: Implementing projects with a density of 8-14 units per acre will be required to hook up to a sewer system.

a) Approval of this project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) Approval of this project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Implementing projects will be subject to review by the Department of Environmental Health and Jurupa Community Services District.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: Approval of the general plan land use to High Density Residential will not impact utilities. Implementing projects will be transmitted to appropriate utilities for their comments, and conditioned as necessary.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

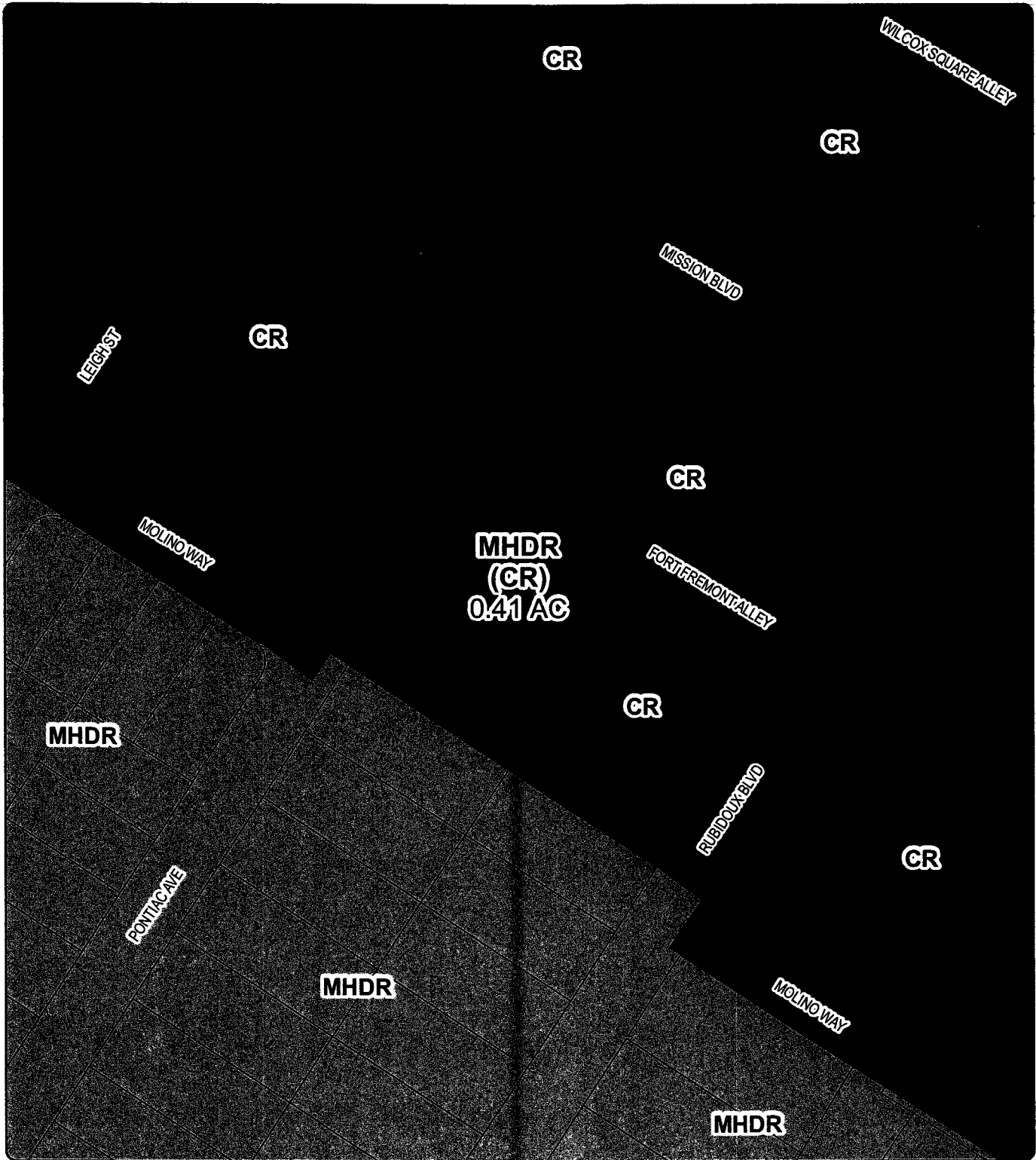
RIVERSIDE COUNTY PLANNING DEPARTMENT

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01095 CZ07730

Supervisor Tavaglione
District 2

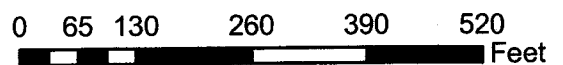
Date Drawn: 4/21/2010
Exhibit 1

LAND USE



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

Assessors Bk. Pg. 181-05
Thomas Bros. Pg. 685 D2
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.ftma.co.riverside.ca.us/index.html>

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



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>

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

410B



REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/10
Ting Grande

Departmental Concurrence

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:vgm

(continued of attached page)

Dep'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
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.

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) 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

Project Planner

Title

April 22, 2010

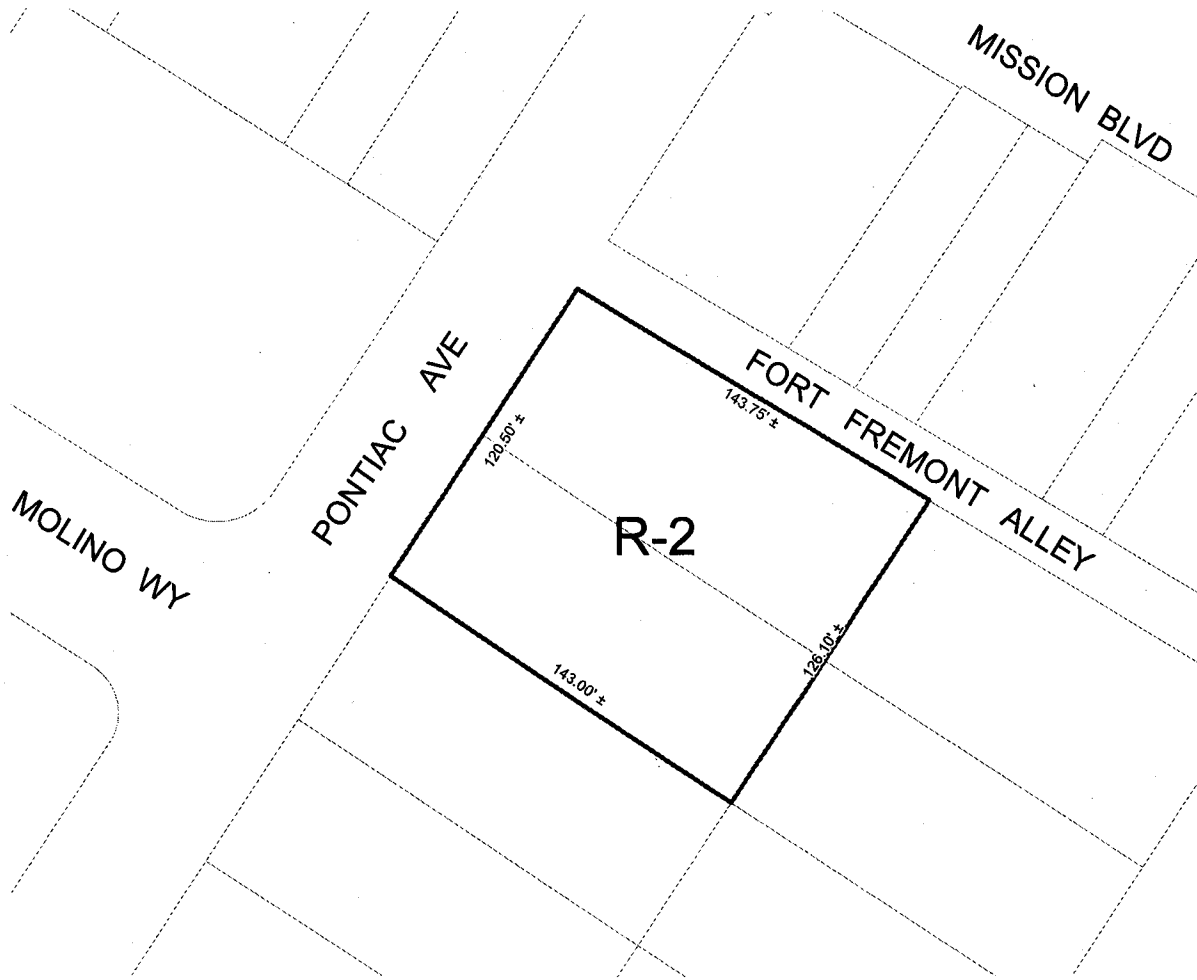
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Date Received for Filing and Posting at OPR: _____

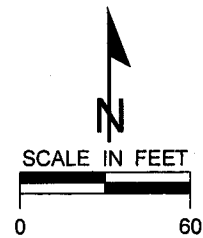
Please charge deposit fee case#: FREE POSTING PER CA GOVERNMENT CODE 6103 AND 27383.

FOR COUNTY CLERK'S USE ONLY

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

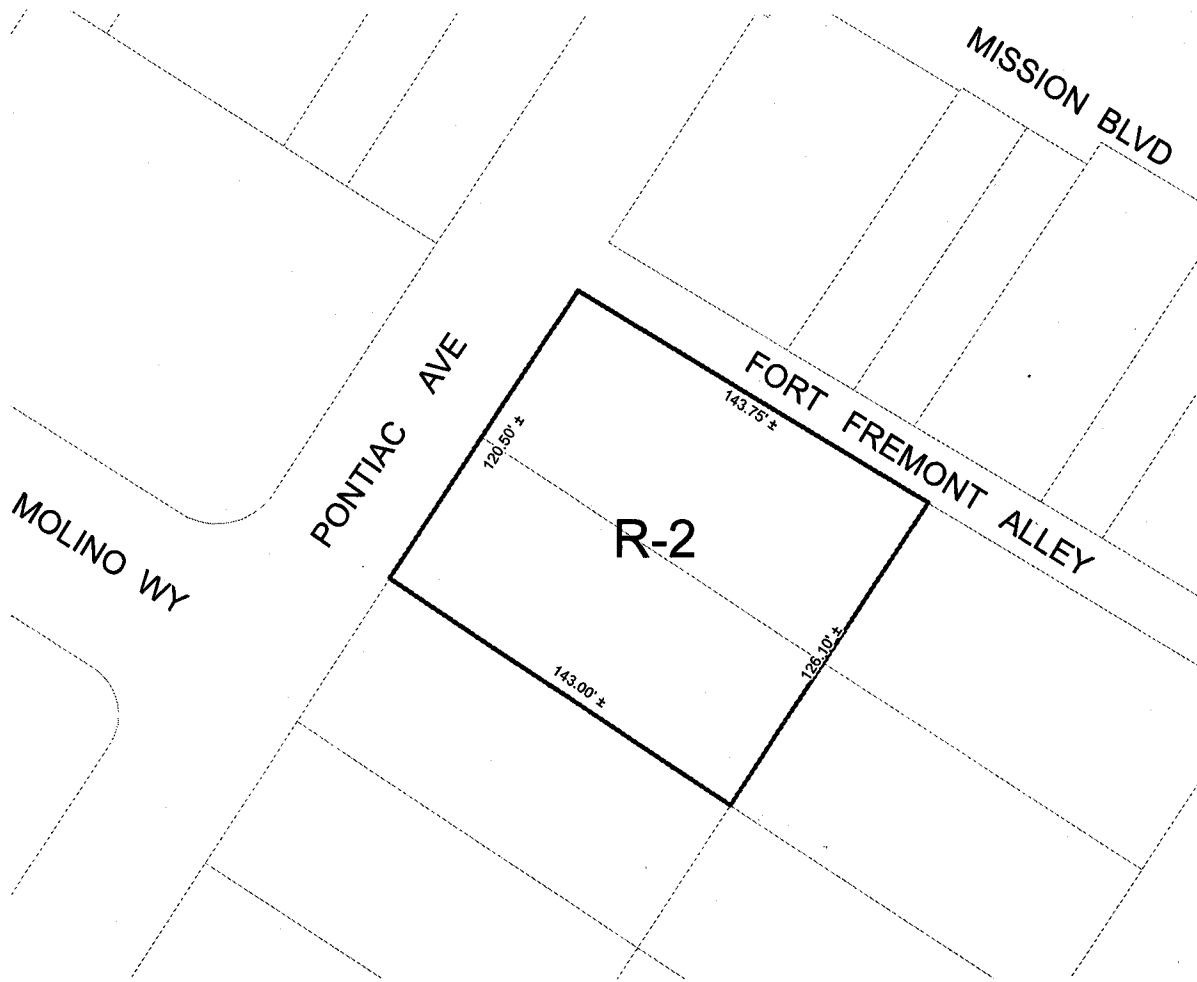


R-2 MUTIPLE - FAMILY DWELLINGS

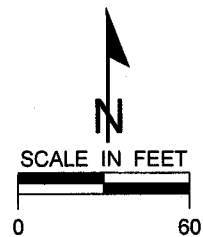


MAP NO. 15.059
CHANGE OF OFFICIAL ZONING PLAN
RUBIDOUX
DISTRICT
CHANGE OF ZONE CASE NO. 7730
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4708
SEPTEMBER 28, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS

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