

Agenda Item No.: 4.3
Area Map: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Directors Hearing: July 12, 2010

Plot Plan No. 19802
E.A. Number: 39819
Applicant: Jim Davilas
Engineer/Representative: CCNTS

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 19802 proposes a 6,843 square foot retail development, "Jims Plaza," with 3,249 square feet (13%) of landscaping area and 30 parking spaces on a 0.58 acre site with a floor area ratio of 0.27 (Commercial Retail requires a 0.20 - 0.35 floor area ratio).

The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard and westerly of Opal Street.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Land Use: | Vacant Land |
| 2. Surrounding Land Use: | Commercial to the south, east and west, and vacant land to the north. |
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | General Commercial (C-1/C-P) to the north, south, east and west. |
| 5. General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use: | 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: 0.58 Gross / Net
Floor Area Ratio: 0.27
Total Number of Buildings: 1
Total Building Area: 6,843 Square Feet
Total Landscape Area: 3,249 Square Feet (13%)
Total Parking Spaces: 30 |
| 8. Environmental Concerns: | See attached Environmental Assessment No. 39819 |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39819**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 19802**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project is consistent with the provisions of the 2004 Compatibility Land Use Plan for the Flabob Airport.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
8. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, shopping center, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. 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.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, shopping center, is a permitted use, subject to approval of a plot plan in the General Commercial (C-1/C-P) zone.
6. The proposed use, shopping center, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north, south, east and west.
8. Within the vicinity of the proposed project there is commercial to the south, east and west, and vacant land to the north.

9. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
10. The project site is located in Airport Zone E of the Flabob Airport Influence. On May 20, 2010, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 2004 Flabob Airport Land Use Compatibility Plan.
11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. Environmental Assessment No. 39819 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hazards & Hazardous Materials
 - c. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

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. An Agriculture Preserve;
 - e. A WRCMSHCP Criteria Cell;
 - f. A Policy Area;
 - 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. A Circulation Element Right-Of-Way (Arterial 128' ROW);
 - f. The Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area);
 - g. The Flabob Airport Influence Area Zone E;
 - h. A High Paleontological Potential (High A);
 - i. An Area Moderate 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 Number 177-160-010.
- 5. This project was filed with the Planning Department on September 27, 2004.
- 6. This project was reviewed by the Land Development Committee 4 times on the following dates November 4, 2004, March 29, 2007, May 7, 2009 and November 12, 2009.
- 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$36,276.35.