

ORDINANCE NO. 2022-10

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 9.112 OF THE JURUPA VALLEY MUNICIPAL CODE AMENDING THE USES ALLOWED IN THE BUSINESS PARK ZONE AND DEVELOPMENT STANDARDS THAT APPLY TO THOSE USES, MAKING ADDITIONAL CONFORMING CHANGES TO TITLE 9 AND FINDING THE ORDINANCE IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:

Section 1. Project Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) On December 2, 2021, the City Council adopted a Truck Intensive Use Urgency Ordinance to reduce truck impacts on the City. In addition, the City Council initiated a Zoning Code Amendment to the Business Park (B-P) zone to make it more consistent with the General Plan ("Code Amendment") and the goals of the Truck Intensive Use Urgency Ordinance. The City Council also initiated a General Plan and Zoning Amendments for five study areas to consider changes in land use designations to reduce truck impacts and be consistent with the General Plan.

(b) On May 25, 2022, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2022-05-25-01 recommending that the City Council approve the proposed Code Amendment.

(c) On June 16, 2022, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Code Amendment, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council closed the public hearing and duly considered the written and oral testimony received.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

Section 2. California Environmental Quality Act Findings. The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, that changes uses that were previously permitted by right in the Business Park zone

and makes them subject to a conditional use permit or site development plan permitting process, will have a significant effect on the environment. Projects that were previously permitted by right will now be subject to CEQA review in connection with the processing of a conditional use permit or site development permit. The addition of new permitted uses are an administrative procedure only and no development will occur without further CEQA review at the time development applications are submitted. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines Section 15061(b)(3).

Project Findings. The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan and the following goals and policies in that:

- 1) General Plan Goal for Business Park (BP): “The Business Park land use designation allows for employee intensive uses, including research and development, technology centers, corporate and support office uses, “clean” industry, and supporting retail uses. Floor area ratios range from 0.25 to 0.6.

The Code Amendment includes land uses that are employment generators such as research and development, technology centers, corporate offices and “clean” industry. In addition a FAR standard that establish a range of 0.25 to 0.6 FAR is consistent with the General Plan.

- 2) Policy LUE 3.12: Industrial and Business Park Development which states “Accommodate the continuation of existing and the development of new industrial, manufacturing, research and development, and professional offices in areas designated by the General Plan”

The allowable uses in the Code Amendment include all these uses.

- 3) Policy LUE 3.13 Commercial Trucks. Manage commercial truck traffic, access, loading, and parking to minimize potential impacts on adjacent residential and commercial properties.

The Code Amendment prohibits truck intensive uses in the Business Park zone that can impact residential and other sensitive receptor uses. In addition, the new development standards improve compatibility with residential and other sensitive uses, aesthetics, and quality of life by limiting on site outdoor storage, increased setbacks, and required screening.

- 4) Policy LUE 3.8 Architectural Compatibility. Require commercial development to be designed to enhance and be architecturally compatible with its surroundings and with designated scenic highways or public view corridors by providing high quality architecture, landscaping, and site improvements. Architectural styles that reflect the City’s small town rural, agricultural history shall be utilized in the design of new commercial developments in or near the Town Centers, consistent with the applicable design guidelines.

The Code Amendment requires high-quality architecture designed to enhance and be architecturally compatible with its surroundings.

- 5) Policy LUE 3.9 Maintenance. Require property owners and tenants of commercial properties to properly maintain and repair buildings, landscaping, signs, and fencing to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside the City.

The Code Amendment includes new maintenance standards requiring all development in the Business Park zone to be properly maintained.

Section 3. Addition of Section 9.10.615. The City Council of Jurupa Valley hereby adds a new Section 9.10.615 (Ghost Kitchens.) to Chapter 9.10 (Definitions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code to add a definition for “Ghost Kitchens” to read as follows:

“A ghost kitchen is a professional food preparation and cooking facility set up for the preparation of delivery-only meals and catering. Ghost kitchens do not include a storefront or indoor seating for customers.”

Section 4. Amendment to Chapter 9.112. The City Council of Jurupa Valley hereby amends Chapter 9.112 (B-P Zone (Business Park)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

“Sec. 9.112.010. Purpose and application.

The B-P Zone is intended to provide for research and development, light manufacturing, business sales and services and other business-supporting commercial uses. It is not intended to include general warehousing, distribution, shipping, or logistics. The B-P Zone implements and is consistent with the Business Park land use category of the General Plan.

Sec. 9.112.020. Uses permitted.

~~A.—The following uses are permitted:~~

~~(1) Bakery—Wholesale.~~

~~(2) Banks, financial services, ATMs.~~

~~(3) Business support services.~~

~~(4) Catering services.~~

~~(5) Copying and quick printer services.~~

~~(6) Laboratory—Medical, analytical, research, testing.~~

~~(7) Manufacturing—Light.~~

~~(8) Media production—Broadcast studio.~~

~~(9) Printing and publishing.~~

~~(10) —Offices, professional sales and services, including business, law, medical, dental, chiropractic, architectural and engineering, public utilities.~~

- (11) ~~Restaurant.~~
- (12) ~~School — College, university, vocational, specialized training.~~
- (13) ~~Social service organization.~~
- (14) ~~Transit stop, station or terminal.~~
- (15) ~~Veterinary clinic/hospital, boarding (indoor).~~

AB. The following uses are permitted provided approval of a site development permit shall first have been obtained pursuant is approved pursuant to the provisions to the provisions of Section [9.240.330]:

- (1) Ambulance, taxi, and/or limousine dispatch facility.
- (2) Antennas and telecommunications facilities as required by [Chapter 9.275].
- (3) ~~Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption, excluding truck stops/travel centers.~~
- (4) ~~Commercial recreation facility — Indoor.~~
- (3) Automobile services-repairs and maintenance.
- (4) Bakery-Wholesale.
- (5) ~~Conference facilities.~~
- (6) ~~Convenience market.~~
- (5) Banks, Financial Institutions and ATMs.
- (6) Childcare Services.
- (7) Civic Uses – government, public safety, community center, cultural center and similar.
- (8) Commercial food kitchens, ghost kitchens, catering services, or commissary (without outdoor storage of commercial vehicles including food trucks).
- (9) Commercial amusement and recreational facilities.
- (10) Conference, convention, or banquet facilities.
- (11) Contractor business completely within a building without outdoor storage of equipment or fleet of vehicles.
- (12) Copying, printing, and publishing services.
- (7)(13) Equipment sales and rental – excluding heavy vehicles and equipment including cranes, boom lifts, earth movers, dozers, loaders, excavators, and similar vehicles and equipment.
- (8) ~~Fitness/health facility.~~
- (14) Health, and fitness facilities.
- (15) Laboratory – medical, analytical, research, testing.
- (9)(16) Maintenance services for infrastructure improvements including road, sewer, water and similar.

- (17) Manufacturing light – manufacturing operations with associated activities that take place within a wholly enclosed building. Examples of manufacturing light include home accessories, furniture, cabinetry, sporting equipment, toys, food, clothing and accessories, footwear, handmade Artisan craft, instruments, computers, electronic devices and similar.
- (18) Media producing – broadcast studios.
- ~~(10)~~(19) Medical services – clinic, office, outpatient services, and urgent care.
- ~~(11)~~(20) Office-supporting retail- administrative, corporate, and professional.
- ~~(12) Parking lots and structures.~~
- ~~(13)~~(21) Personal care services—Nails, beauty salon, barber skin, hair care services, hair removal services, make-up salons, and similar uses.
- ~~(14)~~(22) Repair services—Electronic equipment, large appliances, etc.
- (23) Research and development, technology center.
- (24) Restaurants or food establishment excluding drive-thru, alcohol beverage sales, and live entertainment (examples: full-service restaurants, cafeterias, buffets, sandwich, coffee, ice cream and similar establishments).
- (25) Retail or warehouse stores 45,000 square feet or less gross floor area.
- (26) Schools- college, universities, vocational, specialized training, instruction, sports and recreation instruction, education support services (tutorial services).
- (27) Social service organizations.
- ~~(18)~~(28) Studio—Art, dance, martial arts, music, photography and similar. etc.
- (29) Transit stops, stations, terminals.
- (30) Utilities - gas, electric, sewer and similar.
- (31) Veterinary clinics, animal hospitals, which may include ancillary indoor boarding.
- ~~(15) Warehouse stores—Forty-five thousand (45,000) square feet or less gross floor area.~~
- ~~(16) Work/live units.~~
- ~~(17) Vehicle services—Repair and maintenance.~~

CB. The following uses are permitted provided a conditional use permit has been granted pursuant to Section [9.240.280]:

- (1) Alcoholic beverage sales for on-premise consumption with restaurants/food establishments, microbreweries, brew pubs, craft breweries hotels, and conference, convention, and banquet facilities and off-premise sales for microbreweries and general retail uses pursuant to Section [9.240.490].
- ~~(1)~~(2) Auto, pickup truck, motorcycle, boat and RV sales, rental and repair. Repairs and associated activities within a wholly enclosed building.
- ~~(2) Bar/tavern pursuant to Section 9.240.490.~~
- ~~(3) Furniture and fixtures manufacturing, cabinet shop.~~

- (3) Commercial food kitchens, ghost kitchens, catering services, or commissary (with commercial vehicles or food trucks pursuant to Section [6.20.120].
- (4) Hotel, motel, extended stay hotel.
- (5) Heliports.
- (6) Hospital.
- ~~(7) Mortuary, funeral home.~~
- ~~(8) Public safety facilities (police, fire, EMT, etc.)~~
- ~~(7) Microbrewery, brew pub, craft brewery, distilleries, wineries pursuant to Section [9.240.490].~~
- ~~(8) Retail or Warehouse stores—Greater than forty-five thousand (45,000) square feet gross floor area.~~
- ~~(9) Truck service and repair within a wholly enclosed building (utility, small commercial trucks or tractor trailer)~~
- ~~(10) Alcoholic beverage sales for off-premise consumption with convenience stores and automobile service stations, and restaurants, hotels, extended stay hotels, and conference facilities with alcohol beverage sales for on-premises consumption pursuant to Section 9.240.490.~~

~~DC.~~ Uses not listed. Any use that is not specifically listed in Subsections A., and B., ~~and C.~~ may be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

~~ED.~~ Legally established uses. It is the intent of the City Council that a legally established pre-existing land use of an occupied property shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency with the 2017 General Plan. Any pre-existing use certified pursuant to Section [9.240.080] that is not specifically listed in subsections A., and B., ~~and C.~~ shall be considered a permitted or conditionally permitted use the same as provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14 adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.

Sec. 9.112.030. Development standards.

The following shall be the standards of development in the B-P Zone:

- (1) *Lot size.* The minimum lot size shall be one-half (0.5) acre (twenty-one thousand seven hundred eighty (21,780)) square feet with a minimum average lot width of one hundred

(100) feet, minimum average lot depth of one hundred (100) feet and minimum lot frontage width of fifty (50) feet.

(2) *Floor area ration (FAR).* The building floor area ration shall be a minimum of .25 FAR and a maximum of .6 FAR.

~~(2)~~(3) *Height.* The maximum height of all structures, including buildings, shall be thirty-five (35) feet at the ~~yard~~ each setback line. Any portion of a structure that exceeds thirty-five (35) feet in height shall be set back from each ~~yard~~ setback line not less than two (2) feet for each one (1) foot in height that is in excess of thirty-five (35) feet. All buildings and structures shall not exceed fifty (50) feet in height.

~~(3)~~(4) *Landscaping.* A minimum ~~fifteen~~ ~~(15)~~ eighteen (18) percent of the net area of the site (exclusive of right-of-way) shall be landscaped and maintained, and automatic irrigation shall be installed.

~~(4)~~(5) *Street setbacks.* A minimum twenty-five (25) foot setback shall be required on any street. A minimum ~~ten~~ ~~(10)~~ fifteen (15) foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways, or landscaping. Screen walls are prohibited in the street setback area.

~~(5)~~(6) *Side yard setbacks.* The minimum side yard setback shall equal not less than ten (10) feet for the two (2) side lot areas combined.

~~(6)~~(7) *Rear yard setback.* The minimum rear yard setback shall be fifteen (15) feet.

~~(7)~~(8) *Other setbacks.* A minimum one hundred (100) foot setback shall be required on any boundary where the business park property abuts a residential or commercially zoned property. A minimum of twenty (20) feet of the setback shall be landscaped. The other setback area may also be used for trails, bicycle, motorcycle and automobile parking, trash/recycling enclosure, driveways or landscaping. Block walls or other fencing may be required.

~~(8)~~(9) *Screening.* Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.

(10) *Perimeter screen walls.* Perimeter screen walls are prohibited in the street setback area. A fully landscaped area shall be provided in front of a perimeter screen wall adjacent to any street. The minimum height of a perimeter screen wall shall be eight (8) feet. All screen walls shall be decorative masonry block walls and include an anti-graffiti coating or equivalent measures to prevent graffiti.

(11) *Security Fence.* Barbed wire, concertina and similar fence are prohibited.

~~(9)~~(12) *Outside storage.* ~~Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park site development permit approved pursuant to Section [9.145.040], and shall be set back at least ten (10) feet from the street line. Outside storage as described in [Section 9.10.950] shall not exceed 20% of the site and shall be completely screened from public view by a combination of buildings, decorative~~

masonry block walls, berms and landscaping. Outside storage areas shall be prohibited within the twenty-five (25) feet street setback.

~~(10)~~(13) *Parking*. Parking shall be provided as required by [Section 9.240.120].

~~(11)~~(14) *Utilities*. All new utilities shall be underground.

~~(12)~~(15) *Roof-mounted equipment*. All roof mounted mechanical equipment shall be screened from public view. ~~to a minimum sight distance of one thousand three hundred twenty (1,320) feet.~~

~~(13)~~(16) *Signs*. All signs shall be in conformance with [Chapter 9.245] and be maintained in safe and presentable condition at all times including repainting, replacement of parts, and other maintenance activities

~~(14)~~(17) *Site lighting*. All lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

(18) *Maintenance*. All properties, buildings, outside storage areas, landscaping, walls, trash enclosures, accessory structures, signs, and overall grounds shall be maintained in a safe and presentable condition at all times including repainting, replacement of parts or structures, cleaning, and other maintenance activities.

(19) *Architecture*. Business park development shall be constructed with high-quality architecture designed to enhance and be architecturally compatible with its surroundings. Exemplary architecture, landscaping, sign and site plan design shall be provided within designated scenic highways or public view corridors.

Section 5. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 6. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.


Section 7. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 8. Effective Date. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this 7th day of July, 2022.


Chris Barajas
Mayor

ATTEST:


Victoria Wasko, CMC
City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF JURUPA VALLEY)

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2022-10 was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the 16th day of June, 2022, and thereafter at a regular meeting held on the 7th day of July, 2022, it was duly passed and adopted by the following vote of the City Council:

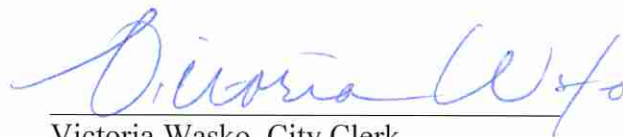
AYES: L. ALTAMIRANO, C. BARAJAS, B. BERKSON, G. SILVA

NOES: NONE

ABSENT: L. BARAJAS

ABSTAIN: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 7th day of July, 2022.



Victoria Wasko, City Clerk
City of Jurupa Valley

The Press-Enterprise

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Riverside, California 92501
(123) 123-4567

See Proof on Next Page

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011543639

FILE NO. 0011543639

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not 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, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; 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:

06/23/2022

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

Date: June 23, 2022.
At: Riverside, California



Signature



CITY OF JURUPA VALLEY

Office of the City Clerk

NOTICE OF PROPOSED ORDINANCES

NOTICE IS HEREBY GIVEN that at their June 16, 2022 meeting, the City Council of the City of Jurupa Valley, California, introduced the following ordinances:

ORDINANCE NO. 2022-09 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-001 (PUBLIC SAFETY, EMERALD RIDGE SOUTH) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN

Summary: the proposed ordinance will establish City of Jurupa Valley Community Facilities District No. PS 2022-001 (Public Safety, Emerald Ridge South) and will authorize the levy of a special tax within City of Jurupa Valley Community Facilities District No. PS 2022-001 (Public Safety, Emerald Ridge South) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code to finance certain services, including incidental expenses, to serve the Community Facilities District.

ORDINANCE NO. 2022-10 - AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 9.112 OF THE JURUPA VALLEY MUNICIPAL CODE AMENDING THE USES ALLOWED IN THE BUSINESS PARK ZONE AND DEVELOPMENT STANDARDS THAT APPLY TO THOSE USES, MAKING ADDITIONAL CONFORMING CHANGES TO TITLE 9 AND FINDING THE ORDINANCE IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061(B) (3) OF THE CEQA GUIDELINES

Summary: On December 2, 2021, the City Council adopted a Truck Intensive Use Urgency Ordinance to reduce truck impacts on the City. In addition, the City Council initiated a Zoning Code Amendment to the Business Park (B-P) zone to make it more consistent with the General Plan and the goals of the Truck Intensive Use Urgency Ordinance. The City Council also initiated a General Plan and Zoning Amendments for five study areas to consider changes in land use designations to reduce truck impacts and be consistent with the General Plan.

The proposed ordinance will add Section 9.10.615 to the Jurupa Valley Municipal Code and add a new Section 9.10.615 (Ghost Kitchens) to Chapter 9.10 (Definitions) of Title 9 (Planning and Zoning). The proposed ordinance will amend Chapter 9.112 of the Jurupa Valley Municipal Code amending the uses allowed in the Business Park zone and development standards that apply to those uses, making additional conforming changes to Title 9 as follows: the proposed Code Amendment will 1) adopt a code amendment that includes land uses that are employment generators such as research and development, technology centers, corporate offices and “clean” industry; 2) prohibit truck intensive uses in the Business Park zone that can impact residential and other sensitive receptor uses; 3) create new development standards improve compatibility with residential and other sensitive uses, aesthetics, and quality of life by limiting on site outdoor storage, increased setbacks, and required screening; 4) require commercial development to be designed to enhance and be architecturally compatible with its surroundings and with designated scenic highways or public view corridors by providing high quality architecture, landscaping, and site improvements; and 5) require property owners and tenants of commercial properties to properly maintain and repair buildings, landscaping, signs, and fencing to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside the City.

ORDINANCE NO. 2022-11- AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ESTABLISHING A CHANGE OF ZONE FROM MANUFACTURING HIGH TO LIGHT AGRICULTURAL (A-1) AND NATURAL ASSET (N-A) FOR PARCELS WITH APNS: 174-040-017, 018, 019, AND 020, CHANGE OF ZONE FROM MANUFACTURING HIGH (M-H) TO MANUFACTURING SERVICE COMMERCIAL (M-SC) FOR PARCELS WITH APNS: 178-330-001, 002, AND 003, CHANGE OF ZONE FROM MANUFACTURING HIGH (M-H) TO GENERAL COMMERCIAL (C-1 C-P) FOR PARCELS WITH APNS: 163-400-004 AND 008, AND CHANGE OF ZONE FROM MANUFACTURING HIGH (M-H) TO WATERCOURSE WATERSHED AND

WATERCOURSE, HIGH (WH) TO WATERCOURSE, WATERSHED AND CONSERVATION AREAS (W-1) FOR PARCEL WITH APN: 163-300-005

Summary: On December 2, 2021, the City Council adopted a Truck Intensive Use Urgency Ordinance to reduce truck impacts on the City. In addition, the City Council initiated a Zoning Code Amendment to the Business Park (B-P) zone to make it more consistent with the General Plan ("Code Amendment") and the goals of the Truck Intensive Use Urgency Ordinance. The City Council also initiated a General Plan and Zoning Amendments for five study areas to consider changes in land use designations to reduce truck impacts and be consistent with the General Plan. The proposed ordinance will make the following zone changes: 1) change the zoning classification of four parcels (APNs: 174-040-017, 018, 019 and 020) consisting of approximately 142 combined acres of land east of Sierra Avenue and south of the City boundary from M-H (Manufacturing-Heavy) to A-1 (Light Agriculture) and N-A (Natural Asset); 2) change the zoning classification of three parcels (APNs: 178-330-001, 002, and 003) consisting of approximately 20.5 combined acres of land located in Agua Mansa west of Rubidoux Blvd and north of 24th St. and east of Avalon St. from M-H (Manufacturing-Heavy) to M-SC (Manufacturing-Service-Commercial); and 3) change the zoning classification of two parcels (APNs: 163-400-004 and 008) consisting of approximately 2 combined acres of land located east of Van Buren Blvd., south of the Union Pacific Railroad and north of the Santa Ana River from M-H (Manufacturing-High) to C-1 C-P (General Commercial); and 4) change the zoning classification of one parcel (APN 163-300-005) consisting of approximately 57 acres located east of Van Buren Blvd. and north of the Santa Ana River from M-H (Manufacturing-Heavy) to W-1 (Watercourse, Watershed and Conservation Areas).

The proposed ordinances are scheduled for adoption at the July 7, 2022 Council meeting.

The full text of each ordinance is available for review in the City Clerk's Office, 8930 Limonite Avenue, Jurupa Valley, California (951) 332-6464.

Victoria Wasko, CMC
City Clerk

Published: June 23, 2022