

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING SECTION 9.10.520 (“EDUCATIONAL INSTITUTIONS”) OF CHAPTER 9.10 (“DEFINITIONS”) OF TITLE 9 (“PLANNING AND ZONING”) OF THE JURUPA VALLEY MUNICIPAL CODE TO EXPRESSLY INCLUDE VOCATIONAL SCHOOLS, MAKING OTHER CONFORMING REVISIONS TO THE MUNICIPAL CODE, AND MAKING A FINDING OF EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

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

Section 1. Recitals.

(a) At the December 21, 2023 regular City Council meeting, the City Council initiated amendments to Title 9 of the Jurupa Valley Municipal Code to revise the definition of “Educational institutions” to allow vocation schools such as the Inland Empire Trade Tech Center (IETTC) in the City (the “Code Amendment”).

Section 2. Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) On March 13, 2024, 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 hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2024-06 recommending that the City Council approve the proposed Code Amendment.

(b) On April 4, 2024, 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 Code Amendment 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.

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

Section 3. 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 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, amending the definition of educational institutions to expressly include vocational schools, will have a significant effect on the environment. The proposed Code Amendment does not alter where educational facilities are permitted in the City but rather simply clarifies the

definition of an educational facility to include vocational schools. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA exemption, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

Section 4. 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 General Plan in that:

General Plan Policy ES 1.11 states that City of Jurupa Valley should "Support collaboration with educational institutions such as community colleges, universities, trade and vocational schools, and other institutions that expand academic and job opportunities in Jurupa Valley", in that allowing vocational schools to be permitted in all zones with the approval of a Public Use Permit will allow Jurupa Valley to expand its academic and job opportunities.

Section 5. Amendment to Section 9.10.520. Section 9.10.520 (Educational institutions) of Chapter 9.10 (Definitions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

"Sec. 9.10.520. - Educational institutions.

~~"Schools, colleges, or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education. Public or private institutions conducting regular academic instruction at kindergarten, elementary, secondary and collegiate levels, and including graduate schools, universities, vocational schools, and non-profit research institutions. Educational institutions must either (1) offer general academic instruction equivalent to the standards prescribed by the State Board of Education; or (2) confer degrees as a college or university of undergraduate or graduate standing; or (3) conduct research; or (4) offer skilled courses with certificate programs (including but not limited; to automotive technicians, medical assistants, hair stylists, barber, certified nursing aids, electronic technicians, paralegals, and truck drivers)."~~

Section 6. Subsection C of Section 9.45.010 (Use Permitted) of Chapter 9.45 (R-R Zone (Rural Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

"C. The following uses are permitted provided approval of a site development permit shall first have been obtained pursuant to the provisions of Section 9.240.330:

- (1) Fishing lakes, commercial and noncommercial.
- (2) Guest ranches and motels.
- (3) ~~Educational institutions,~~ Libraries, museums and post office.
- (4) Golf, tennis, polo or country clubs, archery and golf and driving ranges.

- (5) Commercial uses for the convenience of and incidental to any of the above permitted uses when located upon the same lot or parcel of land.
- (6) Feed and grain sales.
- (7) Garden supply stores.
- (8) Pet shops and pet supply shops.
- (9) Real estate offices.
- (10) Signs, on-site advertising.
- (11) Arts, crafts and curio shops.
- (12) Fraternal lodges, including grange halls.
- (13) Churches, temples and other places of religious worship.
- (14) ~~Private schools.~~
- (15) A permanent stand for the display and sale of the agriculture product of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
- (16) An additional one (1) family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten (10) acres gross being farmed. The additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one (1) family residence; provided that:
 - (a) The mobilehome shall have a floor area of not less than four hundred and fifty (450) square feet.
 - (b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
 - (c) The dwellings are located not less than fifty (50) feet from any property line.
 - (d) The dwellings are screened from view from the front property line by shrubs or trees.
 - (e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Riverside County Department of Environmental Health, the Building and Safety Division, and state law.
 - (f) The number of dwellings for employees shall not exceed four (4) per established farming operation;
- (17) Beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.
- (18) Winery and appurtenant and incidental uses with established on-site vineyard.
- (19) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.
- (20) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
- (21) Child day care center.”

Section 7. Subsection B of Section 9.70.020 (Use Permitted) of Chapter 9.70 (R-2 Zone (Multiple Family Dwellings)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with deletions shown in strikethrough text):

“B. The following uses shall be permitted, provided a site development permit has first been approved pursuant to the provisions of Section 9.240.330:

- (1) Two (2) family dwellings, multiple-family dwellings, bungalow courts and apartment houses, subject to the development standards set forth in Section 9.240.545.
- (2) Boarding, rooming and lodging houses.
- (3) Churches, ~~educational institutions~~, public libraries, museums and art galleries not operated for compensation or profit.
- (4) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.
- (5) Congregate care residential facilities.
- (6) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.
- (7) Nurseries, horticultural.
- (8) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
- (9) Class I kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460B.
- (10) Child day care center.
- (11) Residential care facility, seven (7) or more persons, pursuant to the provisions of Section 9.240.560.
- (12) Group homes, large, pursuant to the provisions of Section 9.240.560.
- (13) Transitional housing, when such use is in two (2) family dwellings, multiple-family dwellings, bungalow courts and apartment houses, subject to the development standards set forth in Section 9.240.545.”

Section 8. Subsection A of Section 9.80.020 (Use Permitted) of Chapter 9.80 (R-3 Zone (Rural Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with deletions shown in strikethrough text):

“A. The following uses are allowed, providing a site development permit shall first have been obtained pursuant to the provisions of Section 9.240.330, and is approved:

- (1) One (1) family dwelling.
- (2) Employee housing.
- (3) Residential care facility, six (6) or fewer persons.
- (4) Supportive housing, developed pursuant to Section 9.240.555, when such use is in a one (1) family dwelling.
- (5) Transitional housing, when such use is in a one (1) family dwelling.
- (6) The noncommercial keeping of horses on lots not less than twenty thousand (20,000) square feet in area and one hundred (100) feet in width, provided they are kept not less than one hundred (100) feet from any street and twenty (20) feet from any property line. A maximum of two (2) horses per twenty thousand (20,000) square feet and, in any event, not more than four (4) horses on a lot will be permitted. If a lot is one (1) acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than twenty (20) feet from any property line and not less than fifty (50) feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two (2) acres or more in area, two (2) sheep or goats or combination thereof may be kept in addition thereto, provided

they are kept not less than one hundred (100) feet from any street, twenty (20) feet from any property line and fifty (50) feet from any residence.

(7) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.

(8) Home occupations.

(9) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five (5) percent of the surface area of the exterior face of the wall upon which the sign is located.

(10) One (1) family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 9.70.120. The provisions of Section 9.80.030 shall not be applicable to developments under this permitted use.

(11) Accessory buildings, to a specific permitted use; provided, that the accessory building is established as an incident to a principal use and does not change the character of that use.

(12) On-site signs, affixed to building walls, stating the name of the structure, use or institution, not to exceed five (5) percent of the surface area of the exterior face of the wall upon which the sign is located.

(13) Planned residential developments, provided a land division is approved pursuant to the provisions of Title 7 and the development standards in Section 9.240.060 or 9.240.070.

(14) Kennels and catteries are permitted, provided they are approved pursuant to the provisions of Section 9.240.460.

(15) Two-family dwellings, multiple-family dwellings, bungalow courts and apartment houses, subject to the development standards set forth in Section 9.240.545.

(16) Boarding, rooming and lodging houses.

(17) Churches, ~~educational institutions~~, public libraries, museum and art galleries not operated for compensation or profit.

(18) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.

(19) Congregate care residential facilities.

(20) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.

(21) Nurseries, horticultural.

(22) Nonprofit clubs and lodge halls.

(23) Fraternity and sorority houses.

(24) Hotels, resort hotels, and motels.

(25) Child day care center.

(26) Institutions for the aged licensed by the state or county as such.

(27) Offices, including medical, dental, chiropractic law offices, architectural, engineering, community planning and real estate; provided there is no outdoor storage of materials, equipment or vehicles, other than passenger cars.

(28) The noncommercial raising of not more than one (1) miniature pig on lots from seven thousand, two hundred (7,200) to nineteen thousand, nine hundred and ninety-nine (19,999) square feet or not more than two (2) miniature pigs on lots of not less than twenty thousand (20,000) square feet, subject to the following conditions:

(a) Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Riverside County Animal Service Department.

(b) Any miniature pig kept or maintained on a lot with a use permitted under subsection A.(1) of this section shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

(c) No miniature pig may weigh more than two hundred (200) pounds.

(d) Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

(e) The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

(29) Churches, temples, and other places of religious worship.

(30) The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single-family residential lots or parcels between seven thousand, two hundred (7,200) square feet and thirty-nine thousand, nine hundred and ninety-nine (39,999) square feet or not more than twelve (12) mature female crowing fowl (chickens only) on single-family residential lots of forty thousand (40,000) square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than twenty (20) feet from any property line and not less than fifty (50) feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

(31) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises, not involving commercial agricultural activities. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Community Development Director. Affidavit forms are available at the Planning Department and may be filed free of charge.”

Section 9. Subsection C of Section 9.85.020 (Use Permitted) of Chapter 9.85 (R-3A Zone (Village Tourist Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with deletions shown in strikethrough text):

“C. The following uses are permitted, provided a site development permit has been approved pursuant to the provisions of Section 9.240.330:

(1) Churches, temples and other places of religious worship, ~~educational institutions~~, public libraries and museums not operated for compensation or profit.

(2) Sports and recreational facilities, not including video arcades, motor-driven vehicles and riding academies, but including archery ranges, athletic fields, golf driving ranges, miniature golf, skating rinks and commercial swimming pools.

(3) Child day care center.”

Section 10. Subsection A of Section 9.115.020 (Uses Permitted) of Chapter 9.115 (C-1 Zone/C-P Zone (General Commercial)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

“A. The following uses are permitted, only in enclosed buildings with not more than two hundred (200) square feet of outside storage or display of materials appurtenant to such use, provided a site development permit shall have been approved pursuant to provisions of Section 9.240.330:

- (1) Ambulance services.
- (2) Antique shops.
- (3) Appliance stores, household.
- (4) Art supply shops and studios.
- (5) Athletic, fitness, and health facilities including swimming, yoga, spin classes and martial arts.
- (6) Auction houses.
- (7) Auditoriums and conference rooms.
- (8) Automobile repair garages, not including body and fender shops or spray painting.
- (9) Automobile parts and supply stores.
- (10) Bakery goods distributors.
- (11) Bakery shops, including baking only when incidental to retail sales on the premises.
- (12) Banks and financial institutions.
- (13) Barber and beauty shops.
- (14) Billiard and pool halls.
- (15) Blueprint and duplicating services.
- (16) Book stores and binders.
- (17) Bowling alleys.
- (18) Car Washes
- (19) Catering services.
- (20) Cleaning and dyeing shops.
- (21) Clothing stores.
- (22) Confectionery or candy stores.
- (23) Convenience stores, not including the sale of motor vehicle fuel.
- (24) Costume design studios.
- (25) Dance halls, drama and music classes.
- (26) Day care centers
- (27) Delicatessens.
- (28) Department stores.
- (29) Drug stores.
- (30) Dry goods stores.
- (31) Employment agencies.
- (32) Escort bureaus.
- (33) Feed and grain sales.
- (34) Florists shops.
- (35) Food markets and frozen food lockers.
- (36) Fortune telling, spiritualism, or similar activity.
- (37) Gift shops.
- (38) Hotels, resort hotels and motels.
- (39) Household goods sales, including, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.
- (40) Hobby shops.
- (41) Ice cream shops.

- (42) Ice sales, not including ice plants.
- (43) Interior decorating shops.
- (44) Jewelry stores, including incidental repairs.
- (45) Labor temples.
- (46) Laboratories, film, dental, medical, research or testing.
- (47) Laundries and laundromats.
- (48) Leather goods stores.
- (49) Locksmith shops.
- (50) Mail order businesses.
- (51) Manufacturer's agent.
- (52) Market, food, wholesale or jobber.
- (53) Massage parlors, Turkish baths, health centers and similar personal service establishments.
- (54) Meat markets, not including slaughtering.
- (55) Mimeographing and addressograph services.
- (56) Mortuaries.
- (57) Music stores.
- (58) News stores.
- (59) Notions or novelty stores.
- (60) Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.
- (61) One (1) on-site operator's residence, which may be located in a commercial building.
- (62) Paint and wallpaper stores, not including paint contractors.
- (63) Pawn shops.
- (64) Pet shops and pet supply shops.
- (65) Photography shops and studios and photo engraving.
- (66) Plumbing shops, not including plumbing contractors.
- (67) Poultry markets, not including slaughtering or live sales.
- (68) Printers or publishers.
- (69) Produce markets.
- (70) Radio and television broadcasting studios.
- (71) Recording studios.
- (72) Recycling collection facilities.
- (73) Refreshment stands.
- (74) Restaurants and other eating establishments.
- (75) Shoe stores and repair shops.
- (76) Shoeshine stands.
- (77) Signs, on-site advertising.
- (78) Sporting goods stores.
- (79) Stained glass assembly.
- (80) Stationer stores.
- (81) Stations, bus, railroad and taxi.
- (82) Taxidermist.
- (83) Tailor shops.
- (84) Telephone exchanges.
- (85) Theaters, not including drive-ins.
- (86) Tire sales and service, not including recapping.

- (87) Tobacco shops.
- (88) Tourist information centers.
- (89) Toy shops.
- (90) Travel agencies.
- (91) Typewriter sales and rental, including incidental repairs.
- (92) Watch repair shops.
- (93) Wholesale businesses with samples on the premises but not including storage.

Section 11. Subsection A of Section 9.125.020 (Uses Permitted) of Chapter 9.125 (C-P-S Zone (Scenic Highway Commercial)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

“A. The following uses are permitted only in enclosed buildings with not more than two hundred (200) square feet of outside storage or display of materials appurtenant to such use, provided a site development permit shall have been approved pursuant to the provisions of Section 9.240.330:

- (1) Ambulance services.
- (2) Antique shops.
- (3) Appliance stores, household.
- (4) Art supply shops and studios.
- (5) Athletic, fitness, and health facilities including swimming, yoga, spin classes and martial arts.
- (6) Auditoriums and conference rooms.
- (7) Automobile parts and supply stores.
- (8) Bakery goods distributors.
- (9) Bakery shops, including baking only when incidental to retail sales on the premises.
- (10) Banks and financial institutions.
- (11) Barber and beauty shops.
- (12) Bicycle sales and rentals.
- (13) Billiard and pool halls.
- (14) Blueprint and duplicating services.
- (15) Book stores and binders.
- (16) Bowling alleys.
- (17) Catering services.
- (18) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed sixteen (16) cubic feet.
- (19) Churches, temples and other places of religious worship.
- (20) Cleaning and dyeing shops.
- (21) Clothing stores.
- (22) Confectionery or candy stores.
- (23) Convenience stores, not including the sale of motor vehicle fuel
- (24) Costume design studios.
- (25) Dance halls, drama and music classes.
- (26) Day care centers.
- (27) Delicatessens.
- (28) Department stores.

- (29) Drug stores.
- (30) Dry goods stores.
- (31) Electrical substations.
- (32) Employment agencies.
- (33) Escort bureaus.
- (34) Feed and grain sales.
- (35) Fishing and casting pools.
- (36) Florist shops.
- (37) Food markets and frozen food lockers.
- (38) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption, excluding truck stops/travel centers.
- (39) Gift shops.
- (40) Golf cart sales and service.
- (41) Hardware stores.
- (42) Household goods sales and repair, including, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.
- (43) Hobby shops.
- (44) Hotels, resort hotels and motels.
- (45) Ice cream shops.
- (46) Ice sales, not including ice plants.
- (47) Interior decorating shops.
- (48) Jewelry stores with incidental repairs.
- (49) Labor temples.
- (50) Laboratories, film, dental, medical, research or testing.
- (51) Laundries and laundromats.
- (52) Leather goods stores.
- (53) Locksmith shops.
- (54) Mail order businesses.
- (55) Manufacturer's agent.
- (56) Market, food, wholesale or jobber.
- (57) Massage parlors, Turkish baths, health centers and similar personal service establishments.
- (58) Meat markets, not including slaughtering.
- (59) Mimeographing and addressograph services.
- (60) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, use for:
 - (a) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located.
 - (b) Agricultural worker employment offices for a maximum of ninety (90) days in any calendar year.
 - (c) Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one (1) mobilehome shall be allowed for a parcel of land or a shopping center complex.
- (61) Music stores.
- (62) News stores.
- (63) Notions or novelty stores.
- (64) Nurseries and garden supply stores.
- (65) Offices, business.

- (66) One on-site operator's residence, which may be located in a commercial building.
- (67) Paint and wall paper stores, not including paint contractors.
- (68) Parking lots and parking structures.
- (69) Pawn shops.
- (70) Pet shops and pet supply shops.
- (71) Photography shops and studios and photo engraving.
- (72) Plumbing shops, not including plumbing contractors.
- (73) Poultry markets, not including slaughtering or live sales.
- (74) Printers or publishers.
- (75) Produce markets.
- (76) Radio and television broadcasting studios.
- (77) Recording studios.
- (78) Recycling collection facilities.
- (79) Refreshment stands.
- (80) Restaurants and other eating establishments.
- (81) Shoe stores and repair shops.
- (82) Shoeshine stands.
- (83) Signs, on-site advertising.
- (84) Sporting goods stores.
- (85) Stained glass assembly.
- (86) Stationery stores.
- (87) Stations, bus, railroad and taxi.
- (88) Taxidermist.
- (89) Tailor shops.
- (90) Telephone exchanges.
- (91) Theaters, not including drive-ins.
- (92) Tobacco shops.
- (93) Tourist information centers.
- (94) Toy shops.
- (95) Travel agencies.
- (96) Typewriter sales and rental and incidental repairs.
- (97) Watch repair shops.
- (98) Wedding chapels.
- (99) Wholesale businesses with samples on the premises, but not to include storage.

Section 12. Subsection C of Section 9.132.020 (Use Permitted) of Chapter 9.123 (C-N Zone (Commercial-Neighborhood)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

“C. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:

- (1) Bar/tavern pursuant to Section 9.240.490.
- (2) Club, lodge, private meeting hall.
- (3) Grocery, liquor and specialty foods retail—Five thousand (5,000) square feet to twenty thousand (20,000) square feet gross floor area.

- (4) Public assembly facility.
- (5) Public safety facilities (police, fire, EMT, etc.).
- (6) ~~Schools—Private, religious, specialty.~~
- (7) ~~Social service or charitable organization.~~
- (8) Theatre, museum or cultural center.
- (9) Clubs, lodges, private meeting halls and restaurants with on-premises consumption, and convenience stores with alcoholic beverages sales with off-premises consumption pursuant to Section 9.240.490.
- (10) Automobile fueling stations, with or without the concurrent sale of beer and wine for off-premises consumption, excluding truck stops/travel centers.”

Section 13. Subsection A of Section 9.140.020 (Uses Permitted) of Chapter 9.140 (R-VC Zone (Rubidoux-Village Commercial)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

“A. Uses with limited outside storage. The following uses are permitted, only in enclosed buildings with not more than two hundred (200) square feet of outside storage or display of materials appurtenant to such use, on any site within the R-VC subject to a site development permit approved pursuant to the provisions of Section 9.240.330. Some of the uses may be permitted with more than two hundred (200) square feet of outside storage with a conditional use permit as described in subsection C. of this section.

USES PERMITTED WITH OUTSIDE STORAGE LIMITED TO 200 SQUARE FEET

West Village	Village Center	East Village	No.	Uses Permitted
X		X	1	Ambulance services.
X	X	X	2	Antique shops.
X	X	X	3	Appliance stores, household.
X	X	X	4	Art galleries, libraries, reading rooms, museums.
X	X	X	5	Art supply shops and studios.
X		X	6	Auction houses used in conjunction with the primary use(s).
X	X	X	7	Auditoriums and conference facilities.
X	X	X	8	Automobile parts and supply stores.
X		X	9	Automobile repair shops.
X	X	X	10	Bakery goods distributors.
X	X	X	11	Bakery shops, including baking only when incidental to retail sales on the premises.
X	X	X	12	Banks and financial institutions.
X	X	X	13	Barber and beauty shops.
X	X	X	14	Bicycle sales and rentals with incidental repair.
X	X	X	15	Billiard and pool halls.

X	X	X	16	Blueprint and duplication services.
X	X	X	17	Book stores and binders.
	X	X	18	Catering services.
X		X	19	Car washes.
X	X	X	20	Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed sixteen (16) cubic feet.
X	X	X	21	Churches, temples and other places of religious worship.
X	X	X	22	Cleaning and dyeing shops.
X	X	X	23	Clothing stores.
X	X	X	24	Confectionery or candy stores.
X	X	X	25	Convenience stores, not including the sale of motor vehicle fuel.
X	X	X	26	Costume design studios.
X		X	27	Dance halls, drama and music classes.
X	X	X	28	Day care centers.
X	X	X	29	Delicatessens.
X	X	X	30	Department stores.
X	X	X	31	Drug stores.
X	X	X	32	Dry goods stores.
X	X	X	33	Employment agencies.
X	X	X	34	Escort bureaus.
X	X	X	35	Feed and grain sales.
X	X	X	36	Florist shops.
X	X	X	37	Food stores and frozen food lockers.
X	X	X	38	Fortune telling, spiritualism.
X	X	X	39	Gift shops.
X	X	X	40	Golf cart sales and service.
X	X	X	41	Hardware stores.
X	X	X	42	Household goods sales, including, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and televisions sets, including repair thereof.
X	X	X	43	Hobby shops.
X	X	X	44	Ice cream shops.
X	X	X	45	Ice sales, not including ice manufacturing plants.
X	X	X	46	Interior decorating shops.
X	X	X	47	Jewelry stores, including incidental repairs.
X	X	X	48	Union halls.

X	X	X	49	Laboratories: film, dental, medical, research or testing.
X	X	X	50	Laundries and laundromats.
X	X	X	51	Leather goods stores.
X	X	X	52	Locksmith shops.
X	X	X	53	Mail order businesses.
X	X	X	54	Manufacturer's agent.
X	X	X	55	Market, food: wholesale or jobber.
X	X	X	56	Massage parlors, Turkish baths, health centers and similar personal service establishments.
X	X	X	57	Meat markets, not including slaughtering.
X	X	X	58	Mortuaries.
X	X	X	59	Music stores.
X	X	X	60	News stores.
X	X	X	61	Notion or novelty stores.
X	X	X	62	Nurseries or garden supply stores.
X	X	X	63	Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate.
X	X	X	64	One (1) on-site operator's residence, which may be located in a commercial building.
X	X	X	65	Paint and wallpaper stores.
X	X	X	66	Parking lots and parking structures.
X	X	X	67	Pawn shops.
X	X	X	68	Pet shops and pet supply shops.
X	X	X	69	Photography shops and studios and photo engraving.
X		X	70	Plumbing shops, not including plumbing contractors.
X	X	X	71	Poultry markets, not including slaughtering or live sales.
X	X	X	72	Printers or publishers using offset or electrostatic technology.
X	X	X	73	Produce markets.
X	X	X	74	Radio and television broadcasting studios.
X	X	X	75	Recording studios.
X		X	76	Recycling collection facilities.
X	X	X	77	Refreshment stands.
X	X	X	78	Restaurants and other eating establishments.

X	X	X	79	Schools:Swimming businesses.
X	X	X	80	Shoe stores and repair shops.
X	X	X	81	Shoe-shine stands.
X	X	X	82	Signs, on-site advertising.
X	X	X	83	Sporting goods stores.
X	X	X	84	Stained glass assembly.
X		X	85	Stationery stores.
	X	X	86	Stations: bus, railroad and taxi.
X	X	X	87	Taxidermist.
X	X	X	88	Tailor shops.
X	X	X	89	Telephone exchanges.
X		X	90	Theaters, not including drive-ins.
X		X	91	Tire sales and service, not including recapping.
X	X	X	92	Tobacco shops.
X	X	X	93	Tourist information centers.
X	X	X	94	Toy shops.
X	X	X	95	Travel agencies.
X	X	X	96	Typewriter sales and rental, including incidental repairs.
X	X	X	97	Watch repair shops.
X	X	X	98	Wholesale businesses with samples on the premises but not including storage.

Section 14. Subsection B of Section 9.175.020 (Use Permitted) of Chapter 9.175 (A-1 Zone (Light Agriculture)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

“B. The following uses are permitted subject to the approval of a site development permit pursuant to Section 9.240.330. The site development permit approval may include conditions requiring fencing and landscaping of the parcel to assure that the use is compatible with the surrounding area.

(1) Fraternal lodge halls, including grange halls.

(2) Churches, temples, or other structures used primarily for religious worship.

(3) ~~Private schools.~~

(4) Libraries.

(~~5~~) Public utility facilities.

(~~6~~) A permanent stand for the display and sale of the agriculture product of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.

(~~7~~) An additional one (1) family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten (10) acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one (1) family residence provided that:

(a) The dwellings are not rented or held out for lease.

- (b) The dwellings are located not less than fifty (50) feet from any property line.
- (c) The dwellings are screened from view from the front property line by shrubs or trees.
- (d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Riverside County of Department Environmental Health, the City Building and Safety Division and state law.
- (e) The number of dwellings for employees shall not exceed four (4) per established farming operation.
- ~~(87)~~ Beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.
- ~~(98)~~ Real estate offices, including temporary real estate tract offices, located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.
- ~~(109)~~ Winery and appurtenant and incidental uses with established on-site vineyard.
- ~~(110)~~ Feed and grain sales.
- ~~(121)~~ Child day care center.

Section 15. Subsection B of Section 9.185.020 (Use Permitted) of Chapter 9.185 (A-2 Zone (Heavy Agriculture)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

“B. The following uses are permitted subject to the approval of a site development permit pursuant to Section 9.240.330. The site development permit approval may include conditions requiring fencing and landscaping of the parcel to assure that the use is compatible with the surrounding area:

- (1) A permanent stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
- (2) Canning, freezing, packing plants and drying yards that are not in conjunction with a farming operation.
- (3) Churches, temples, or other structures used primarily for religious worship.
- (4) Fraternal lodge halls, including grange halls.
- (5) Libraries.
- (6) An additional one (1) family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten (10) acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one (1) family residence provided that:
 - (a) The mobilehome shall have a floor area of not less than four hundred and fifty (450) square feet.
 - (b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
 - (c) The dwellings are located not less than fifty (50) feet from any property line.
 - (d) The dwellings are screened from view from the front property line by shrubs or trees.
 - (e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Riverside County Department of Environmental Health, City Building and Safety Division and state law.

(f) The number of dwellings for employees shall not exceed four (4) per established farming operation.

~~(7) Private schools.~~

~~(8) Public utility facilities.~~

~~(9) Truck transfer stations and depots for use in the cartage, storage, maintenance, weighing and transfer of agricultural commodities.~~

~~(10) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.~~

~~(11) Agricultural equipment sales and repair yards.~~

~~(12) Commercial fertilizer operations the stockpiling, drying, mechanical processing and sale of farm animal manure produced on and off the premises.~~

~~(13) Feed store.~~

~~(14) Real estate office.~~

~~(15) Expansion of an existing dairy farm provided that:~~

~~(a) The total number of animals permitted on expansion shall not exceed one hundred and fifty (150) percent of the total number of animals which were permitted for the original dairy farm.~~

~~(b) Notwithstanding anything to the contrary, applications for site development permits submitted pursuant to Section 9.240.330 shall show the entire dairy farm as proposed after expansion.~~

~~(16) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.~~

~~(17) Expansion of an existing commercial poultry operation provided that:~~

~~(a) The total number of fowl permitted on expansion shall not exceed one hundred and fifty (150) percent of the total number of fowl which were permitted for the original commercial poultry operation.~~

~~(b) Notwithstanding anything to the contrary, applications for site development permits submitted pursuant to Section 9.240.330 shall show the entire poultry operation as proposed after expansion.~~

~~(18) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.~~

~~(19) Child day care center.”~~

Section 16. Subsection C of Section 9.205.020 (Use Permitted) of Chapter 9.205 (W-2 Zone (Controlled Development Areas)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text and deletions shown in strikethrough text):

“C. The following uses shall be permitted provided approval of a site development permit shall first have been obtained pursuant to the provisions of Section 9.240.330:

(1) Guest ranches.

(2) ~~Educational institutions,~~ Libraries, museums and post offices.

(3) Tennis and polo clubs.

(4) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.

(5) An additional one (1) family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten (10) acres being farmed. Said additional dwelling units

shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one (1) family residence, provided that:

(a) The mobilehome shall have a floor area of not less than four hundred and fifty (450) square feet.

(b) The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.

(c) The dwellings are located not less than fifty (50) feet from any property line.

(d) The dwellings are screened from view from the front property line by shrubs or trees.

(e) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Riverside County Department of Environmental Health, City Building and Safety Division and state law.

(f) The number of dwellings for employees shall not exceed four (4) per established farming operation.

(6) Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 9.240.330(1)(c).

(7) Churches, temples and other places of religious worship.

(8) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two (2) square feet in area.

(9) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period sale of two (2) years in any event.

(10) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.

(11) Child day care center.”

Section 17. Subsection C of Section 9.232.020 (Use Permitted) of Chapter 9.232 (Air Zone (Airport)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with deletions shown in strikethrough text):

“C. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:

(1) Hotels, motels.

(2) Student housing.

(3) Recreational facilities that are non-bird attracting.

(4) ~~Technical schools or other educational uses.~~

(5) Farmers markets consistent with Section 9.240.520.”

Section 18. Section 9.238.050 (Use Permitted) of Chapter 9.238 (Planned Unit Development (PUD)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with deletions shown in strikethrough text):

“The following uses are permitted in the PUD zone, subject to the zoning requirements contained in the adopted PUD:

(1) Residential uses, including single-family and multi-family dwellings;

(2) Commercial and office uses and office parks;

(3) Manufacturing uses and industrial parks;

(4) Open space, recreation areas, trails, equestrian facilities and parks;

- (5) Public facilities, including, but not limited to, schools, libraries, government buildings and water and sewer facilities;
- (6) Health and community service facilities;
- (7) Home occupations;
- (8) Community-supported agricultural and community gardens;
- (9) Accessory uses;
- (10) Child day care centers;
- (11) Mixed-uses, including two or more complementary and compatible land uses; and
- (12) Other land uses determined compatible with their surroundings and consistent with the purpose and intent of this article.”

Section 19. Subsection A of Section 9.240.310 (Public use permits) of Chapter 9.240 (General Provisions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code shall be revised to read as follows (with additions shown in underlined text):

“A. Permitted uses. Notwithstanding any other provisions of this title, the following uses may be permitted in any zone classification including Planned Unit Development Zones and Specific Plan Zones; provided, that a public use permit is granted pursuant to the provisions of this section:

- (1) Educational institutions;
- (2) Facilities for the storage or transmission of electrical energy where the city is not preempted by law from exercising jurisdiction. This subsection shall take precedence over and supersede any conflicting provision in any zone classification. Facilities for the storage or transmission of electrical energy shall not be subject to the development standards of the zone classification in which they are located;
- (3) Government uses;
- (4) Any hospital or other facility that is licensed by the state as such, not including a family care, foster home or group home that serves six (6) or fewer persons;
- (5) Any home or other facility for the aged or children that is licensed by the state or county as such, not including a home or facility that serves six (6) or fewer children or aged persons, nor a large family day care home that serves seven (7) to twelve (12) children. The facilities shall be developed in accordance with the standards set forth in Sections 9.270.020 and 9.270.030;
- (6) Halfway house;
- (7) Public utilities.”

Section 20. 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 21. 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 22. Certification. The City Clerk 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 23. 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 18th day of April, 2024.



Guillermo Silva
Mayor

ATTEST:



Victoria Wasko, CMC
City Clerk

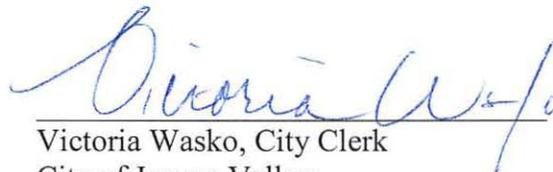
CERTIFICATION

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

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2024-08 was regularly introduced at a regular meeting of the City Council held on the 4th day of April, 2024 and thereafter at a regular meeting held on the 18th day of April, 2024, it was duly passed and adopted by the following vote of the City Council:

AYES: **ALTAMIRANO, BARAJAS, CARMONA, SILVA**
NOES: **NONE**
ABSENT: **BERKSON**
ABSTAIN: **NONE**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 18th day of April, 2024


Victoria Wasko, City Clerk
City of Jurupa Valley