

City of Jurupa Valley

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday July 21, 2021

Study Session: 6:00 P.M.

Regular Meeting: 7:00 P.M.

City of Jurupa Valley City Hall

City Council Chambers

8930 Limonite Ave., Jurupa Valley, CA 92509

- A. *As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.*
- B. *A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary BEFORE the Chair calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.*
- C. *Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*
- D. *As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.*

STUDY SESSION

1. 6:00 P.M. – Call to Order and Roll Call

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Commissioner
- Hakan Jackson, Commissioner
- Laura Shultz, Commissioner

2. Public Appearance / Comments

Persons wishing to address the Planning Commission on subjects other than those listed on the Agenda are requested to do so at this time. A member of the public who wishes to speak under Public Appearance/Comments OR the Consent Calendar must fill out a "Speaker Card" and submit it to the Planning Secretary BEFORE the Chair calls for Public Comments on an agenda item. When addressing the Planning Commission, please come to the podium and state your name and address for the record. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. In order to conduct a timely meeting, we ask that you keep your comments to 3 minutes. Government Code Section 54954.2 prohibits the Planning Commission from taking action on a specific item until it appears on an agenda.

3. Commission Business – Study Session

3.1 STUDY SESSION OVERVIEW OF JURUPA AREA RECREATION AND PARK DISTRICT

A study session presentation by Colby Diguide, General Manager, regarding the Jurupa Area Recreation and Park District (JARPD).

RECOMMENDATION

Receive a presentation pertaining to JARPD. Since this is a study session, no action is required.

REGULAR SESSION

1. 7:00 P.M. – Call to Order and Roll Call

- Penny Newman, Chair
- Arlene Pruitt, Chair Pro Tem
- Armando Carmona, Commissioner
- Hakan Jackson, Commissioner
- Laura Shultz, Commissioner

2. Pledge of Allegiance

3A. Public Appearance/Comments (30 minutes)

3B. Continued Study Session (if necessary)

3.1 STUDY SESSION OVERVIEW OF JURUPA AREA RECREATION AND PARK DISTRICT

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- July 7, 2021

5.2 Summary of City Council Actions & Development Update

5.3 City Manager's Updates

5B. Consideration of Any Items Removed from the Consent Calendar

6. Public Hearings

6.1 ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AS SET FORTH IN THE JURUPA VALLEY MUNICIPAL CODE

LOCATION: CITY WIDE

APPLICANT: CITY OF JURUPA VALLEY

Staff has determined that the project qualifies for an exemption pursuant to Section 15061 (b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations). The activity is covered by the Common

Sense Exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

RECOMMENDATION

In order to provide more time to evaluate guest parking and other proposed development standards for multiple family development. It is recommended that staff request this item be continued to the Planning Commission meeting of August 11, 2021.

7. Commission Business

7.1 STUDY SESSION: MA 20269, GPA21001, CZ21001, CUP21001

PROJECT: PROPOSED SELF-STORAGE ON A 3-ACRE SITE OF VACANT LAND

LOCATION: SOUTH EAST OF I-15 & 68TH STREET (APN:152-060-006, APN:152-060-009, APN:152-060-009, APN:152-020-010 & APN 152-070-008)

APPLICANT: JURUPA VALLY 18, LP

A study session review of a proposed project is not subject to the California Environmental Quality Act.

RECOMMENDATION

That the Planning Commission (1) receive an introduction to the project design and (2) identify items of concerns or request for additional information that staff or the applicant will need to address prior to formal application submittal and eventual public hearing. Since this is a study session, no action will be taken.

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Community Development Director's Report

11. Adjournment to the August 11, 2021 Regular Meeting

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley Planning Commission, please call 951-332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at www.jurupavalley.org.

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AGENDA ITEM NO. 5A
DRAFT MINUTES
PLANNING COMMISSION
July 7, 2021

1. Call to Order and Roll Call

A Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on July 7, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Commission Member
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Members absent: NONE

2. Pledge of Allegiance – Commissioner Jackson led the Pledge of Allegiance

3A. Public Appearance / Comments - NONE

4. Approval of Agenda

Commissioner Shultz moved and Commissioner Jackson seconded a motion to approve the July 7, 2021 agenda. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Shultz, Jackson

Noes: None

Abstained: None

Absent: None

5. Consent Calendar

A. Approval of the Minutes

B. Development Updates

Commissioner Shultz moved and Commissioner Carmona seconded a motion to approve the Consent Calendar. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Shultz, Jackson

Noes: None

Abstained: None

Absent: None

6. Public Hearings

6.1 ZONING CODE AMENDMENT (MA) NO. 20271: REQUEST FOR A ONE-YEAR EXTENSION OF TIME FOR TWO TENTATIVE TRACT MAPS (TTM36957 AND TTM36846) FOR THE WINEVILLE MARKETPLACE PROJECT, LLC

Ms. Andrea Hoff, Associate Planner, presented a PowerPoint and project description of the Wineville Marketplace project, which includes 130 single-family lots on 33 acres. Ms. Hoff summarized the Extension of Time (EOT) request is for two Tentative Tract Maps for the project, which divide 33 acres into lots for 130 homes, two commercial centers, community amenities, open space landscaping, and street improvements. Background and history of the entitlement process was presented and the EOT was discussed. Ms. Hoff provided details of the applicant's request for the Extension of Time and noted there were several economic as well as pandemic issues that caused delays.

COMMISSIONER DISCUSSION

- Clarification of Extension of Time (EOT) process by City Attorney
- Details for request for EOT clarified

PUBLIC HEARING OPENED

Mr. John Russo, Applicant, provided a summary of the project and information for the request for Extension of Time (EOT).

Mr. Mark Thomas, Applicant, provided details of the proposed project.

Mr. Max Amadi, representative for Kingsley Terrace project, requested General Plan information for this proposed project.

PUBLIC HEARING CLOSED

Commissioner Shultz moved and Commissioner Jackson seconded a motion to approve Resolution No. 2021-07-07-01 approving one (1) year Extension of Time (EOT) for Tentative Tract Map Nos. 36957 and 36846 for the Wineville Marketplace Project. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Shultz, Jackson

Noes: None

Abstained: None

Absent: None

6.2 MASTER APPLICATION (MA) NO. 20276: PROPOSED GENERAL PLAN AMENDMENT (GPA20004) TO CHANGE LAND USE DESIGNATION FROM COUNTRY NEIGHBORHOOD (LDR) TO HIGH DENSITY RESIDENTIAL (HDR), CHANGE ZONE (CZ20015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) TO GENERAL RESIDENTIAL (R-3), AND SITE DEVELOPMENT PERMIT (SDP20110) TO CONSTRUCT KINGSLEY TERRACES, 176 UNIT MULTI FAMILY APARTMENT PROJECT

Ms. Andrea Hoff, Associate Planner, presented a PowerPoint presentation and provided a summary of the proposed project. Ms. Hoff noted that after a Pre-application was submitted, on July 22, 2020 a Planning Commission Study Session was conducted. Feedback from the Commission expressed concerns for:

- Impacts of high density at this location
- Increased traffic
- Maintenance of surrounding rural land uses
- Limited site access

On December 12, 2020 a formal project entitlement application was submitted and a review letter was sent to the applicant on February 18, 2021. Ms. Hoff provided details of the General Plan Amendment request to change land use designation and highlighted descriptions of uses and included examples of development standards not addressed by the applicant or needing revisions and noted findings of inconsistency with the General Plan and Zoning Ordinance.

COMMISSIONER DISCUSSION

- Clarification of application deemed incomplete discussed
- Pending litigation confirmed
- Department and agency review comments verified
- Revisions and submittals by the applicant requested to be clarified

PUBLIC HEARING OPENED

Mr. Max Ahmadi, the applicant representative, provided a summary of items requested by the Planning Department which had been submitted.

Mr. Mike Koopman, Applicant, stated he has been looking to develop this parcel for some time and feels there have been numerous delays and would like to submit proposal to the City.

Ms. Nicole Sims, resident, stated her concerns and would like additional information if this project would impact the rural lifestyle of the community.

Serita Young, City Attorney, summarized the purpose of the City's pre-application review procedures for development proposals; explained why the proposed General Plan amendment and Change of Zone applications are required by the provisions of the Zoning Code for approval of the proposed project; explained that the applicant requested that the entitlement applications be brought before the Planning Commission even though the applicant had not yet submitted all documentation required by Planning Department staff to process the applications; summarized the City's process for adopting its existing development standards for multiple family dwellings; reiterated staff's recommendations to the Planning Commission concerning the proposed entitlement applications; and explained that the

Planning Commission could disagree with staff's recommendations if supported by the facts presented during the public hearing.

PUBLIC HEARING CLOSED

Chair Pro Tem Pruitt moved and Commissioner Shultz seconded the motion to adopt Resolution No. 2021-07-07-02 recommending that the City Council deny General Plan Amendment (GPA2004, Change of Zone CZ20015 and SDP20110. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Shultz, Jackson

Noes: None

Abstained: None

Absent: None

7. Commission Business - NONE

8. Public Appearance / Comments – NONE

9. Planning Commissioners' Reports and Comments – NONE

10. Community Development Department Report - NONE

Respectfully submitted,



Joe Perez, Community Development Director
Secretary of the Planning Commission

City of Jurupa Valley

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STAFF REPORT

DATE: July 21, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. 5.2
SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

CITY COUNCIL ACTIONS AT THE JULY 15, 2021, MEETING

Public Hearing – Shops at Jurupa Valley 32 Acre Retail Shopping Center Proposed of approximately 231,100 square feet of commercial, retail, restaurants (sit down and drive-thru), an office building, a fitness center/hotel and associated alcohol sales for off-site consumption for two businesses. The City Council heard this request regarding a new shopping center, heard public comments then deliberated and voted to approve the project.

Public Hearing – Community Benefit Entitlement Proposed Municipal Code Amendment to create a Community Benefit Entitlement that will provide a more process for the approval of non-profits whose services provide community benefit. Staff made a presentation on the proposed Community Benefit Entitlement, City Council directed a change to the appeal process allowing Community Benefit Entitlements to be appealed or called up by the City Council and that the Community Benefit Entitlement will run with the use, rather than with the land. With these modification the City Council conducted the first reading of the Ordinance.

DEPARTMENT UPDATES

Laserfiche Scanning Project Update- The Community Development Department is working with ECS Imaging, Inc. to implement Laserfiche scanning solutions. Their services will assist the Department in going paperless which will improve the planning process. Through ECS, the Department will be able to scan and digitalize over 300 boxes



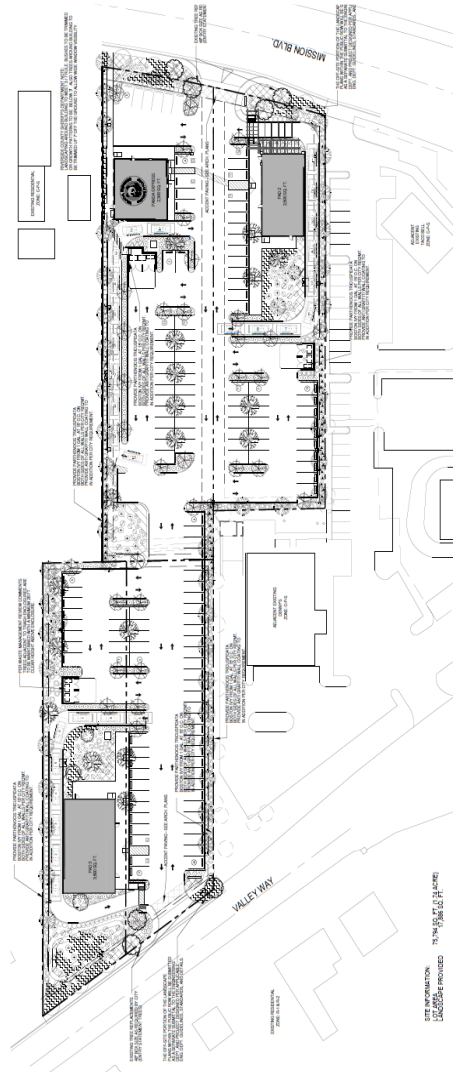
of plans and maps that were previously approved by the County of Riverside and were transferred to the City of Jurupa Valley upon incorporation. This service will expedite the research process, as all of the plans will be stored digitally as opposed to being in boxes, and will free up office

City of Jurupa Valley

space where files have previously been stored. The scanning process is projected to begin in the next two weeks.

DEVELOPMENT UPDATES

Fast Food Commercial Center) The project is nearing completion of its entitlement process. The project will include a Panda Express drive thru restaurant and two pads for future drive thru restaurants. The project site is just west of Denny's and McDonalds near the intersection of Valley Way and Mission Boulevard (7014 Mission Boulevard). The project will transform a blighted property into a first rate fast food commercial center. This is a Director's Action. See the site plan and project location photo below.



City of Jurupa Valley

Madone Collection - The Madone Collection is a 36-unit subdivision located at southeast corner of Jurupa Road and Camino Real. The Planning Commission held a study session as part of a pre-application for this project on January 27, 2021. The applicant has submitted formal entitlement applications addressing many concerns expressed by Commissioners, including addition of three affordable for sale units, reduction in total number of units, and increase in open space accessible to the public (but funded privately through HOA). The project is expected to transform a blighted property into a community asset and livable neighborhood. Staff is currently evaluating the project application, gathering agency comments and preparing the necessary environmental documentation.



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City Manager's Updates



Shops at Jurupa Valley

I am very excited to report to you that during a Public Hearing held on July 15, 2021, the City of Jurupa Valley, City Council certified the Environmental Impact Report and essentially approved a transformational 32 acre shopping, dining and commercial development on the corner of Mission and Pyrite. When finished, the "Shops at Jurupa Valley" project will include over 20 new buildings and over 230,000 square feet of retail/commercial space. Approved uses include retail

shopping, a grocery store, both sit down and drive through restaurants, car wash, gas station and retail fitness. The developer and staff have also been working to ensure the project includes ample landscaping, walkways, parking and outdoor dining. For more information on this exciting project, including images of how the project will look, please visit the City's [website](#)

COVID-19 Updates

***As of 7/15/21**

- 2,317,354 vaccine doses have been administered in Riverside County
- 3,337,301 tests have been completed in Riverside County
- 302,069 confirmed cases in Riverside County, 4,647 deaths, 295,921 recovered
- 16,468 confirmed cases in Jurupa Valley, 246 deaths, 16,166 recovered
- 94 currently hospitalized in Riverside County, Including 14 currently in ICU

Visit the **Riverside County Department of Public Health's** [website](#) for more information

[Click here](#) for a list of vaccination sites in Jurupa Valley and throughout Riverside County

Sheriff's Department Updates



Statistics

6/21/21 - 7/04/21

- Calls for service - 3,091
- Stolen Vehicles - 30
- Recovered Stolen Vehicles - 16

Traffic Enforcement Activity

- Motor Citations - 177
- Commercial Citations - 24
- Drivers License Violations - 2
- DUIs - 21
- Collisions
- Major / Minor Collisions - 17
- Property Only Traffic Collisions - 53
- Hit and Run - 24



The Jurupa Valley POP Team conducted high visibility patrol and identified a homeless encampment next to a cell phone tower on Mission Boulevard, west of Valley Way. We offered outreach services through Path of Life Ministries and subject refused. The subject left the location, and a large amount trash was left behind at the encampment. The Jurupa Valley Code Enforcement team along with Jurupa Valley Public Works was notified and assisted in cleaning the left-over rubbish.

The Jurupa Valley POP Team conducted high visibility patrol and identified an encampment on Granite Hill Drive, west of Pyrite Street. The camp was noticed on 06/16/21 and consisted of one inoperable vehicle and a large amount of miscellaneous trash. Two subjects were contacted and informed of several Jurupa Valley city ordinance violations. The POP Team offered assistance through Path of Life Ministries, but the subjects refused all services. The following week the POP Team conducted follow-up and the subjects left the location without incident.



The Jurupa Valley POP Team located several Recreational Vehicles illegally parked in the open field east of La Canada Drive and Muriel Drive. The subjects on the property had several gas generators running on the ground near dry brush, posing a potential fire hazard. Everyone at the location was contacted and asked to leave the property for several city ordinance and criminal trespass on private land violations. The subjects insisted they paid the property taxes for the location and were allowed to be there. The POP Team conducted follow-up with the property management company and Jurupa Valley City Hall, and discovered the subjects were trespassing. With the help of the property management company the subjects voluntarily left the location without incident.



The Jurupa Valley Station Special Enforcement (SET) deputies conducted a vehicle check in the area of 66th St., X Etiwanda Ave. The vehicle was parked on the horse trail and behind a wall of vegetation. When deputies approached the vehicle, A male subject exited the brush and began talking to deputies. During the contact, it was discovered the subject had an out of county no bail felony warrant for vandalism. During a search of the subject, brass knuckles were located in his right front pants pocket and 0.4 grams methamphetamine was located in his bag. The subject was placed under arrest for his out of county warrant along with charges of possession of brass knuckles and possession of and methamphetamine. The subject was transported to RPDC for booking.

The Jurupa Valley POP Team conducted proactive patrol at the old Kmart shopping center, located near Limonite Avenue and El Palomino Drive. Several citizens have noticed an increase of illegally parked recreational vehicles in the area. Upon arrival, 3 subjects were contacted and informed of the "No Trespass Letter" on file at the location. The Jurupa Valley Code Enforcement team was notified and "tagged" the RV's to be removed. All the subjects were offered services through Path of Life Ministries and refused assistance. The following day the POP Team revisited the Kmart and all RV's left the area.



The Jurupa Valley Special Enforcement Team (SET) was working crime suppression in the area of Jurupa Road and Felspar Street. A male subject was located near the homeless encampments south of Jurupa Road and Felspar in possession of a stolen Chevrolet truck. The male subject was taken in custody. A record check revealed the subject was on felony probation for prior stolen vehicles, and currently out on bail for felony domestic violence. The subject was arrested for possession of the stolen vehicle and booked into RPDC.

The Jurupa Valley POP Team conducted follow-up at the open lot north of San Seva Way and Bain Street. In March, a large homeless encampment was discovered and cleared with the assistance of the property owner. On today's date the POP Team discovered 4 encampments in the same location. The property owner was contacted and coordinated a clean-up with the assistance of Jurupa Valley Code Enforcement. The Jurupa Valley POP Team continuously revisits locations to prevent new encampments from establishing.



Community Development Department Updates

West Coast Cold Storage Ground Breaking

The 127,000 West Coast Cold Storage Project is located at 2655 Rubidoux Boulevard is under construction.



Vernola Marketplace Apartments

The Vernola Marketplace Apartments is in the framing stage of construction. The project consists of 397 apartment units on approximately 17.4 acres located on the northwest corner of 68th Street and Pats Ranch Road.



Paradise Knolls/Richmond American

The Paradise Knolls is a master planned residential community consisting of 650 units on 107.2 acres. Richmond American is currently in the process of constructing 107 single-family units. The project is located on the south side of limonite Avenue, west of Downey Street, and north of the Santa Ana River. The photos below show the progress on the model homes which are approximately 60% complete



Caterpillar Court: Finished buildings 7, 8 and 9

The Caterpillar Court project is a nine industrial building project totaling 306,894 SF. Buildings 7, 8, and 9 have already been completed. Project is located west and east of caterpillar court and north of 20th street.



Lennar Shadow Rock

Lennar Shadow Rock is a 398 single-family home project within 168 acres. Currently 9 model homes and 14 final homes are complete and received their certificate of occupancy. Shadow Rock is located north of Canal Street and the Union Pacific Railroad Line, east of Sierra Avenue, south of Karen Lane, and west of the Rio Vista Specific plan.



PLANNING COMMISSION MEETING ON JULY 7, 2021

The Planning Commission met on Wednesday, July 7, 2021 and conducted two public hearings that included the projects listed below:

- Wineville Marketplace:** The Planning Commission conducted a public hearing and unanimously adopted Planning Commission Resolution No. 2021-07-07-01 **approving** a one (1) one year Extension of Time (EOT) for Tentative Tract Map (TTM) Nos. 36957 and 36846 for the Wineville Marketplace project, a proposed Planned Unit Development (PUD) consisting of 130 single-family residential lots, community amenities, two commercial centers, landscaping, open space, and street improvements on approximately 33 acres of vacant land. TTM36957 is a Schedule "E" subdivision to subdivide approximately 33 acres into six numbered lots for financing purposes. TTM36846 is a Schedule "A" subdivision to further subdivide two of the lots (21.2 of the 33 acres) into 130 single-family residential lots with internal private streets, community facilities, and common areas. Table 1 contains information about the project site. Figure 1 and Figure 2 show renderings the project contained in the approved Development Plan.

TABLE 1: GENERAL PROJECT INFORMATION	
Project Area	33 acres
General Plan Land Use Designation	Commercial Retail (CR) and Medium High Density Residential (MHDR)
Zoning	PUD-01 (Planned Unit Development)
Existing Land Use	Undeveloped

FIGURE 1: RENDERING OF COMMERCIAL CENTER



FIGURE 2: RENDERING OF RESIDENCES

- **Kingsley Terraces:** The Planning Commission unanimously adopted Resolution No. 2021-07-07-02 recommending denial of the following entitlement applications to the City Council:
 1. General Plan Amendment (GPA20004) changing the land use designation of the subject parcel from Country Neighborhood (LDR) to High Density Residential (HDR);
 2. Change of Zone (CZ20015) from Controlled Development (W-2) to General Residential (R-3); and
 3. Site Development Permit (SDP20110) to construct Kingsley Terraces, a 176 multi-family apartment project at 10001 Limonite Ave. (APN: 162-200-011).
 Reasons for recommending denial include findings of inconsistency with the General Plan and Zoning Ordinance. The proposed project, Kingsley Terraces, is a 176-unit apartment complex on 9.76 acres located at 10001 Limonite Avenue (APN: 162-200-011). The proposal consists of 13 two story apartment buildings, community amenities, parking areas, landscaping, and street improvements. The site is surrounded by low density residential uses to the north, light industrial and public facility uses to the south, and the recently approved Paradise Knolls Specific Plan area to the southeast. This item will be presented at a future City Council meeting for consideration.

FIGURE 1: PROJECT LOCATION

Engineering Department Updates

CIP

Project 200102 – Mission Blvd ADA Improv

- contractor has Completed the installation of the Ramps and is working on punch list items, final completion estimated 7/9/21



Project 20103 – Mission Blvd Pavement Rehab PH1

- Contractor is in their 3rd week they have completed the Median at Mission Blvd and Valley way , waiting on traffic signal contractor to install pedestrian push buttons for pedestrian crossing in the Median.



Commercial Projects

- **Agua Mansa Commerce Park**
- Mass grading 50% complete
- Demolition 30% complete
- Dust control, SWPPP, BMPs and track-out measures are satisfactory



- **Rubidoux Industrial Center**
- Mass grading 70% complete
- Soil export 80% complete
- Dust control, SWPPP, BMPs and track-out measures are satisfactory



Residential Projects

- **Shadow Rock – Tract Home Project**
 1. Home Building continuing (phase 4)
 2. ROW infrastructure continuing 80% complete
 3. SWPPP, BMPs, dust control & track-out are satisfactory



- **Granite Hill – H2O Project**
 1. Domestic water line placement 25% complete
 2. TTC, SWPPP, BMPs, dust control and track-out measures satisfactory



Commercial Projects

- **Horizon Business Park**
 1. Building slab 100% complete
 2. ROW improvements 70 % complete
 3. SWPPP, BMPs, dust control & track-out measures satisfactory



- **Agua Mansa**
 1. Mass grading, demolition continuing 50% complete
 2. SWPPP, BMPs, dust control & track-out are satisfactory



- **Cold Storage**

1. ROW / street assessment started
2. Building construction continuing 60% complete
3. SWPPP, BMPs, dust control & track-out measures satisfactory



- **Rubidoux Industrial**

1. Mass & finish grading 90% complete (building pad 5 not completed)
2. Pipeline utilities start next week
3. SWPPP, BMPs, dust control & track-out measures satisfactory



Code Enforcement Department Updates

Truck Storage Yard

- Violations include land use violation, storage of commercial trucks and trailers.
- Code Enforcement reached compliance with the owner.



Walmart Shopping Center Landscaping Property Maintenance

- Violations include property maintenance.
- The property management company responded to our request for cleanup and will address the neglected landscaping issues.



KMART Shopping Center Property Maintenance

- Violations include property maintenance and landscaping.
- Code Enforcement has reached out to the property managers of the shopping center and will address property maintenance & landscaping needs.



Graffiti on Block Wall (UPR Property)

- Van Buren Blvd. & Etiwanda Ave.
- Violations include defacement of property.
- Code Enforcement worked with the Union Pacific Railroad and gained compliance.



Trespassers on Private Property

- Violations include fire damage to single-family dwelling, unpermitted land use, unsafe buildings and structure.
- The Fire Dept. called Code Enforcement for assistance with vagrants starting fires at a vacant building that was closed off & secured.
- Code Enforcement responded to reports of homeless individuals breaking into vacant property and starting fires to keep warm and cook.
- The homeless individuals declined assistance from Path of Life and vacated the premises.



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STAFF REPORT

DATE: JULY 21, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: TAMARA CAMPBELL, PRINCIPAL PLANNER
SUBJECT: AGENDA ITEM NO. 6.1
ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE
MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AS SET
FORTH IN THE JURUPA VALLEY MUNICIPAL CODE

RECOMMENDATION

In order to provide more time to evaluate guest parking and other proposed development standards for multiple family development. It is recommended that staff request this item be continued to the Planning Commission meeting of August 11, 2021.

Prepared by:

Submitted by:



Tamara Campbell
Principal Planner



Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

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STAFF REPORT

DATE: JULY 21, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: MIGUEL DEL RIO, ASSISTANT PLANNER
SUBJECT: AGENDA ITEM NO. 7.1
STUDY SESSION: MASTER APPLICATION (MA) NO. 20269 (GPA21001, CZ21001, CUP21001, SDP21001)
PROJECT: PROPOSED SELF-STORAGE FACILITY ON 3 ACRES OF VACANT LAND
LOCATION: SOUTH EAST OF I-15 & 68TH STREET (APN:152-060-006, APN:152-060-007, APN:152-060-009, APN:152-020-010, & APN:152-070-008)
APPLICANT: JURUPA VALLEY 18, LP

RECOMMENDATION

That the Planning Commission (1) receive an introduction of the proposed project and (2) identify items of concerns or request additional information. Since this is a study session, no action will be taken.

STUDY SESSION PROCESS

This agenda item is an opportunity for the applicant to introduce the project to the Planning Commission and receive feedback. The Planning Commission will not take action. Each Commissioner will have an opportunity to communicate to the applicant any issues that should be addressed prior to the item being reviewed by the Planning Commission at a public hearing.

PROJECT DESCRIPTION

The project site has a General Plan Land Use designation of Open Space – Recreation (OS-R) and zoning designations of Watercourse, Watershed, and Conservation Areas (W-1) and Planned Residential (R-4) (see Exhibit A & Exhibit B). The proposed project consists of the following uses on a 86.5-acre site located southeast of the Interstate 15 freeway and 68th Street (see Exhibit C for map):

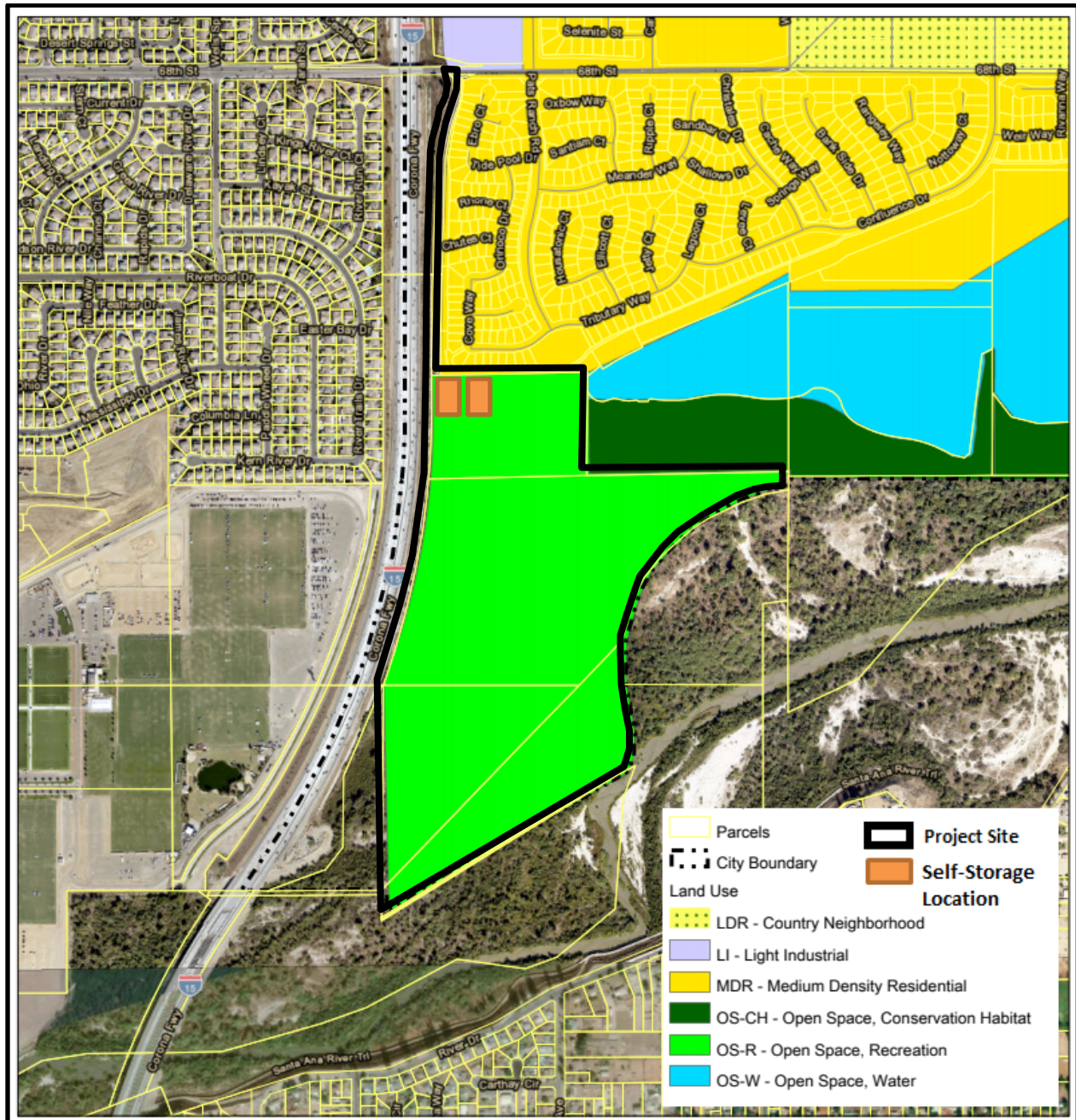
- 3 acre area for a self-storage facility
- 12.5 acre area for a nursery
- 71 acre area for habitat and open space

The required entitlements for the project are a General Plan Amendment, Change of Zone, Conditional Use Permit, and Site Development Permit. The General Plan amendment would change the current Land Use from Open Space – Recreation (OS-R) to Commercial Retail (CR),

City of Jurupa Valley

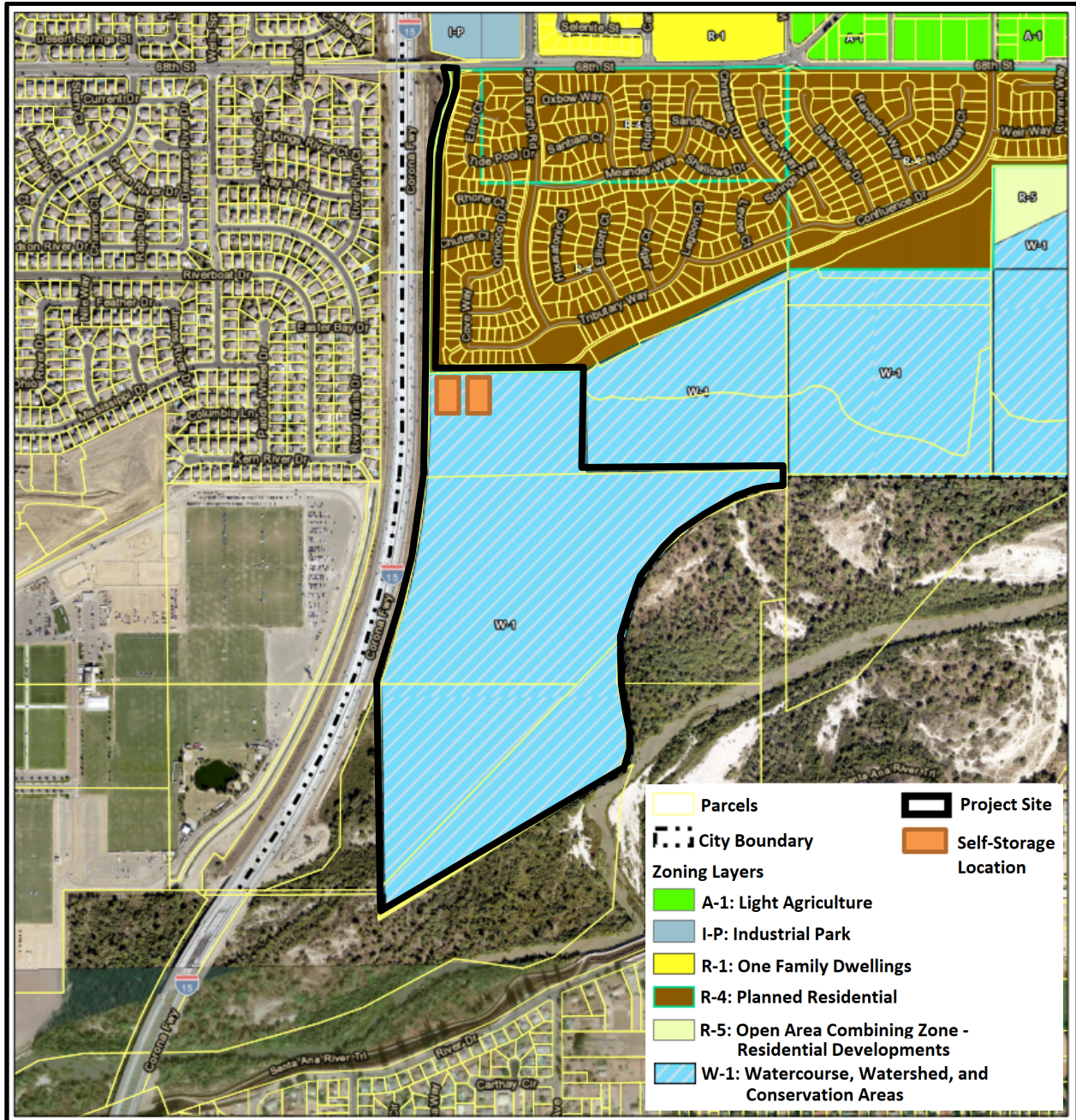
since self-storage facilities are a prohibited land use in OS-R. Additionally, a Change of Zone is necessary to change the W-1 zone to the General Commercial (C-1/C-P) zone to be consistent with the proposed Commercial Retail (CR) land use designation and because the C-1/C-P zone allows self-storage with the approval of a Conditional Use Permit. Additionally, a Site Development Permit is required to establish a nursery in the C-1/C-P zone.

EXHIBIT A. GENERAL PLAN LAND USE MAP



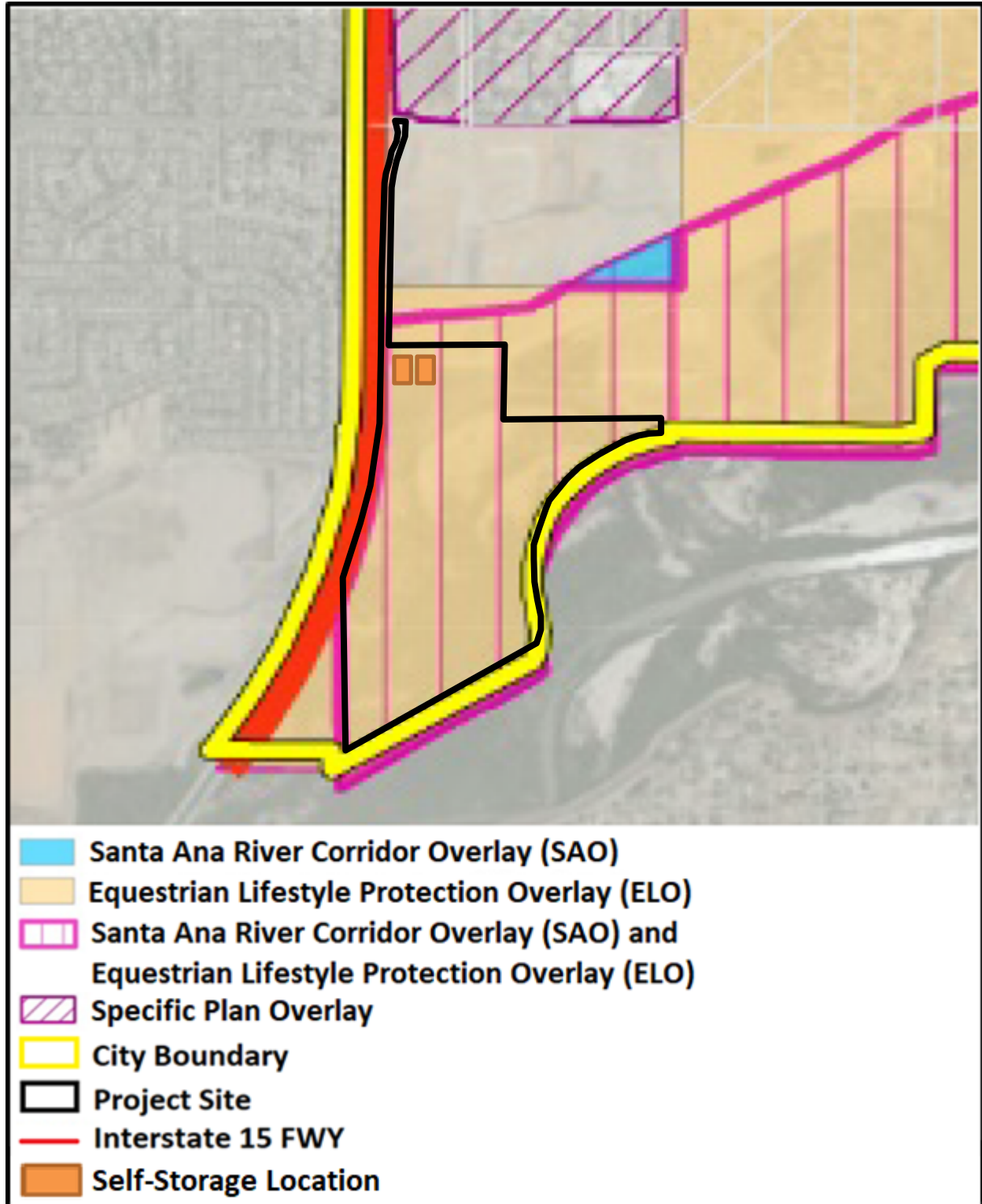
City of Jurupa Valley

EXHIBIT B. ZONING MAP



City of Jurupa Valley

EXHIBIT C. GENERAL PLAN OVERLAY MAP



City of Jurupa Valley

LOCATION & SURROUNDING AREA

The proposed project site is located east of the Interstate 15 freeway and south of 68th Street, south of the Riverbend Community, as shown in Exhibit B. The Riverbend Community located north of the project site is comprised of 464 single-family residential properties. Directly west of the site lies the Interstate 15 freeway. East and south of the site is open space. Notably, the Santa Ana River lies in close proximity, south of the project site.

Portions of the project site are located within the Santa Ana River Corridor Overlay (SAO) and the Equestrian Lifestyle Overlay (ELO). Policies for the Santa Ana River Corridor include protection of natural and recreational values, development of trails, and encouragement of recreation development such as parks and golf courses. Policies for the Equestrian Lifestyle Overlay include improving equestrian uses, access, and trails.

EXHIBIT D. PROJECT SITE



PROJECT HISTORY

On April 15, 2020, the property owner, Mr. Steve Galvez, submitted an application for Pre Application Review of a proposed self-storage facility that included recreational vehicle parking. The case was identified as Master Application No. 20064 and Pre Application Review No. 20009.

City of Jurupa Valley

The proposed project was routed for interagency review, and Mr. Galvez received a Pre Application Review letter summarizing all comments. The Pre Application Review letter also indicated the required entitlements that would have to be applied for and approved to establish the proposed use. On December 30, 2020, Mr. Galvez submitted the formal entitlement applications for a General Plan Amendment, Change of Zone, Conditional Use Permit, and Site Development Permit identified as Master Application No. 20269, General Plan Amendment No. 21001, Change of Zone No. 21001, Conditional Use Permit No. 21001, and Site Development Permit No. 21001.

Since the initial submittal for Pre Application Review, the proposed project has gone through a few changes in design, use, and size. The changes were in response to staff comments and concerns regarding compatibility with the Jurupa Valley General Plan. The most recent design identifies the proposed uses and architecture, but lacks detail on structure size, circulation, landscaping, ancillary uses, etc. A site plan, floor plan, and elevations have not yet been provided.

TABLE 1: GENERAL PROJECT INFORMATION	
ACCESSOR'S PARCEL NUMBERS	APN:152-060-006, APN:152-060-007, APN:152-060-009, APN:152-020-010, & APN:152-070-008
TOTAL ACREAGE OF PROJECT SITE	86.5 (3 acres for self-storage)
EXISTING GENERAL PLAN LAND USE DESIGNATION	Open Space-Recreation (OS-R)
EXISTING ZONING CLASSIFICATION	Watercourse, Watershed, and Conservation Areas (W-1) & Planned Residential (R-4)

PROJECT DESIGN & SITE LAYOUT

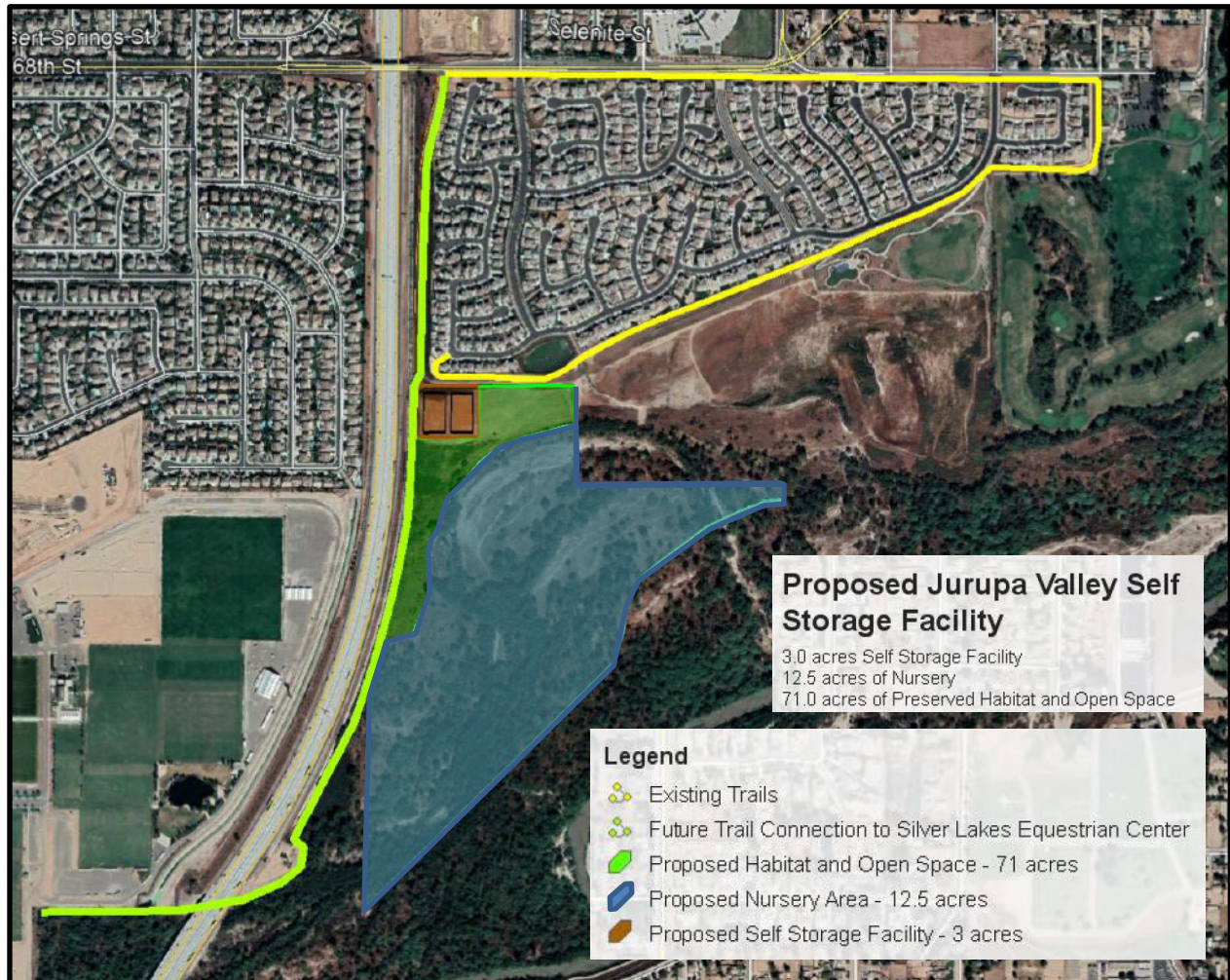
The project site and Santa Ana River valley are readily seen from Interstate 15 Freeway (see Exhibit E). Additionally, the site lies south of an established residential subdivision that has views of the Santa Ana River. The project site is 86.5 acres in its entirety. However, the portion of this property that the applicant proposes to develop is a three (3) acre pad. This three (3) acre pad is proposed as a self-storage facility and is located at the northwest corner of the property. The three (3) acre pad lies at a lower plain than the adjacent Riverbend Community and gradually lowers as it approaches the Santa Ana River. The three (3) acre pad currently lies in a flood zone. However, the applicant proposes to grade the pad above the flood plain as part of this proposed project. Access to the self-storage facility would be provided through a private road that stretches approximately 2,000 feet along the western borderline of the Riverbend Community from 68th street to the self-storage site. The proposed self-storage facility would include two (2) structures occupying most of the three (3) acre portion of the project site. The two (2) structures incorporate Farm Style Commercial Architecture (see Exhibit F). Specific sizes for the proposed structures have not yet been determined, but are expected to be approximately 35,000 square feet each.

The surrounding area located southeast of the project site is a proposed 12.5 acre commercial nursery area. South of the proposed nursery area, is the remaining 71 acres of the project site

City of Jurupa Valley

proposed as habitat and open space. The proposed project would also include an equestrian trail that stretches adjacent to the eastern edge of the Interstate 15 freeway and is proposed to connect to the Silverlakes Equestrian Center on the opposite side of the freeway. Details on how connectivity to the Silverlakes Equestrian Center will be accomplished have not been provided.

EXHIBIT E. PROPOSED PROJECT LAYOUT



City of Jurupa Valley

EXHIBIT F. PROPOSED ARCHITECTURAL STYLE



PUBLIC COMMENTS

On July 19, 2021, the applicant has scheduled a public meeting with members of the Riverbend Community located north of the project site, to discuss the proposed project. As a result of advertisement for said meeting, the Community Development Department received four (4) letters of opposition from residents of the Riverbend Community. The main concerns are loss of green space, interrupted views of the Santa Ana River, and the introduction of a commercial development. The Riverbend Community members are concerned about development of a self-storage facility near their homes, as they fear that the facility will introduce crime and more traffic. There is concern with the self-storage facility interrupting their view of the natural greenery and the river. The community members expressed the displeasure of having to look at a large self-storage facility outside their windows instead of a green landscaped area. There were also concerns of decreased property values as a result of the proposed project. The letters also indicated that property owners adjacent to the proposed project site paid a premium for the view.

City of Jurupa Valley

CORE ISSUES

The core issues for this proposed project are conflicts between the proposed use and the General Plan's vision and policies that promote open space and recreation. The 2017 Jurupa Valley General Plan set comprehensive long-term goals and policies to guide growth and development, and enhance the quality of life for Jurupa Valley residents. As part of these goals and policies, the General Plan outlines community values that describe what is most important to City residents. Open Space and Visual Quality are among those community values and the General Plan states: "We value and protect the Santa Ana River and river plain, and the ridgelines and slopes of the Jurupa Mountains and Pedley Hills for their exceptional value for recreation, watershed, wildlife habitat, environmental health, and as scenic backdrops for the City. As part of our values, we support prevention and removal of visual blight, protection of public vistas, and community awareness and beautification activities. Jurupa Valley's special places will be protected, maintained, and promoted to preserve our unique character, instill local pride, and encourage tourism."

The proposed General Plan Land Use Designation change from Open Space – Recreation (OS-R) is not consistent with the 2017 Jurupa Valley General Plan's vision of growth and development. The City values and intends to protect the Santa Ana River and river plain for the exceptional value for recreation. Additionally, the City highly values public parks, sports fields, pedestrian trails, equestrian trails, golf courses, outdoor use areas, campgrounds, and similar uses.

Although the proposed project site is not located within the Santa Ana River Corridor Overlay (SAO), it is in close proximity. The Santa Ana River Corridor Overlay (SAO) encourages the conservation of the river's resources and recreational potential. Recreational goals of the Santa Ana River include the Santa Ana River Trail that will incorporate 100 miles of trail systems from San Bernardino County to Orange County. The General Plan Policies for the Santa Ana River Corridor Overlay encourage recreational development including parks, golf courses, trails and related facilities for riding, hiking, and cycling. Additionally, the project site is currently zoned Watercourse, Watershed, and Conservation Areas (W-1) which also supports recreation and open space uses.

The core issue is that the project site currently has a General Plan Land Use and Zoning designation that promote open space and recreation, both of which support and fall in line with the 2017 Jurupa Valley General Plan's vision for quality of life, open space, and visual quality. A change to the General Plan Land Use designation from OS-R to Commercial Retail (CR) and/or a change of zone from W-1 to C-1/C-P would be inconsistent with the vision and intent of the General Plan.

The applicant is aware of the issues that the proposed use presents. In an effort to mitigate such concerns and be more consistent with the Jurupa Valley General Plan, the applicant is proposing recreational and open space features to the self-storage project. The applicant intends to meet the General Plan's vision for recreational uses by providing an approximate 6,000-foot long equestrian trail that connects an existing equestrian trail to the Silverlakes Equestrian Center in the City of Eastvale and a 12.5-acre nursery to meet the General Plan's intent for open space. Details on connectivity to the Silverlakes Equestrian Center have not been provided. The project also proposes to establish a 71-acre habitat and open space area to furthermore attempt to meet the intent of the General Plan. The proposed architecture of the two (2) self-storage structures is

City of Jurupa Valley

also designed to meet the General Plan's requirement for architecture that is compatible with the surrounding neighborhood.

The applicant asserts that the establishment of a self-storage facility on this property would serve the surrounding community, as it would provide a needed service. According to the applicant, the facility would also serve as a deterrent for homeless activity and crime in the area as the facility would act as a buffer to the Santa Ana River and provide ample lighting and security. The proposed facility would also implement beautification efforts, which include landscaping, decorative walls, and high quality architecture. The proposed size and number of storage units within the two buildings has not been determined.

DISCUSSION TOPICS FOR PLANNING COMMISSION

1. Proposed uses for the site
 - a. Consistency with General Plan
2. General site layout
 - a. Location of proposed buildings
 - b. Location of nursery and habitat areas
3. Architectural styles
4. Circulation & access
5. Other topics not listed

NEXT STEPS

The next steps for the applicant are: (1) consider revisions to the project if necessary to address public and Planning Commission feedback about the project; (2) submit proposed plans; (3) an interagency review of the proposed project; (4) complete the appropriate California Environmental Quality Act (CEQA) document; (5) allow public review of the CEQA document; and (6) attend public hearing(s).

Prepared by:



Miguel Del Rio
Assistant Planner

Submitted by:



Joe Perez
Community Development Director

City of Jurupa Valley

Reviewed by:

//s// Serita Young

Serita Young

Deputy City Attorney

ATTACHMENTS

1. General Plan Vision Statement (pages 1-1 to 1-4)
2. General Plan: Santa Ana River Corridor Overlay (SAO) (pages 2-64 to 2-66)
3. Exhibits / Plans
4. Public Comments

ATTACHMENT NO. 1

General Plan Vision Statement (pages 1-1 to 1-4)

1 – INTRODUCTION

A. WELCOME TO THE CITY OF JURUPA VALLEY'S 2017 GENERAL PLAN!

It is with much pride and excitement that the City Council presents the City of Jurupa Valley's first General Plan. As the City's first "grass roots" general plan, it sets an up-to-date framework to help guide this young City's future. The 2017 General Plan addresses only key issues that are critical to the transition from county to cityhood, and has been referred to as an "Interim General Plan" due to budget constraints. Although more work is needed in future years to address all community values and local needs, this 2017 General Plan provides comprehensive, mid- to long-term goals and policies for maintaining and enhancing Jurupa Valley's quality of life. It guides land use, circulation, open space preservation, housing, and many other facets of the City's growth and development. At the same time, it recognizes that the City's ability to achieve its goals depends to a large degree on its people, and on its physical, economic, and environmental resources.

We hope you enjoy the new Plan, its content, its easily accessible information, and more. There is a wealth of useful information here about Jurupa Valley, its people, its places, and its resources. Finally, the Plan establishes policies and programs to address community needs and issues, and to create a prosperous, healthy, and bright future. General plans are not static; they can and do change, and should be updated over time to meet changing community needs. If you have questions or want to comment on the Plan or your experience using it, please contact the City. We want to hear from you!

B. OVERVIEW

The incorporation of Jurupa Valley in 2011 marked the culmination of years of effort to create a city and to protect its character, quality, and way of life. Residents banded together to protect the area and prevent against the continued suburbanization of the Inland Empire. Their goal was to gain direct control over their own affairs, including land use and development, neighborhood revitalization, and economic sustainability. This General Plan marks an important step in achieving that goal, and in planning for growth and development that is consistent with the City's goals and aspirations for the future.

C. VISION STATEMENT

Jurupa Valley's Vision Statement is an aspirational statement of what the City wants to become through the implementation of the 2017 General Plan. The Vision Statement provides a sense of the purpose and mission of the General Plan and sets the tone for the Plan's goals, policies, and programs. The Vision Statement functions as a beacon to guide the City and ensure that growth and development occur in a manner consistent with the City's vision. Jurupa Valley's Vision Statement is:

Jurupa Valley is a special city characterized by its small-town feeling, exceptional natural beauty, and distinctive communities; whose citizens enjoy healthy active lifestyles and a prosperous economy.

The Vision Statement is further defined by detailed Community Values, as outlined below.

D. COMMUNITY VALUES

Jurupa Valley's 2017 General Plan is guided by values that reinforce the Vision Statement and describe what is most important to City residents. These values are at the core of what people enjoy most about living, working, and recreating in Jurupa Valley—the scenic views, the Santa Ana River, the small-town feel, the equestrian lifestyle, the natural environment, a vibrant economy, friendly residents, healthy and safe neighborhoods, and respect for our history and diverse cultures. These values will enhance and sustain this young City's health and prosperity for generations to come. Proclaiming our values is essential if we are to create a new General Plan that truly reflects the needs, aspirations, and values of Jurupa Valley residents.

The City Council, in adopting this General Plan for Jurupa Valley, hereby affirms that these Community Values (*Table 1.1*) are the foundation and heart of the 2017 General Plan.

Table 1.1: Community Values Statement

City of Jurupa Valley Community Values Statement
<p>Small-Town Feel. Maintain Jurupa Valley’s small-town feel, where neighbors know neighbors and merchants, the built environment reflects and is compatible with the area’s character, and residents can grow gardens, raise and keep livestock, and choose from diverse lifestyles in a semi-rural town setting.</p>
<p>Community of Communities. Jurupa Valley consists of nine distinct communities in a valley surrounded by stunning natural scenery and views. These are Belltown, Crestmore Heights, Glen Avon, Indian Hills, Jurupa Hills, Pedley, Rubidoux, Sunnyslope, and Mira Loma, as shown in <i>Figure 1-1</i>. As a “community of communities,” we will preserve and enhance those positive qualities that make our communities unique, enhance our “gateways” to welcome residents and visitors, and embrace a unifying community theme and spirit. Our ability to offer the choice of a semi-rural, equestrian lifestyle is an essential part of who we are as a community and of our quality of life.</p>
<p>Open Space and Visual Quality. We value and protect the Santa Ana River and river plain, and the ridgelines and slopes of the Jurupa Mountains and Pedley Hills for their exceptional value for recreation, watershed, wildlife habitat, environmental health, and as scenic backdrops for the City. As part of our values, we support prevention and removal of visual blight, protection of public vistas, and community awareness and beautification activities. Jurupa Valley’s special places will be protected, maintained, and promoted to preserve our unique character, instill local pride, and encourage tourism.</p>
<p>Active Outdoor Life. Many Jurupa Valley residents were drawn here because of the City’s unique outdoor setting and the recreation opportunities it offers. Our parks and recreation facilities are essential to maintain and improve our health and quality of life. We place a high value on our public parks, sports fields, and pedestrian and equestrian trails, and support facilities, golf courses, outdoor use areas, historic sites and nature centers, campgrounds, and airport and joint use school facilities.</p>
<p>Public Safety. Support for public safety, law enforcement, and emergency medical services is a value that is widely held by Jurupa Valley residents. We honor and respect the safety professionals who faithfully serve Jurupa Valley. We support strong, collaborative efforts to prevent crime and homelessness, enforce planning and building codes, and improve the safety of neighborhoods, homes, public facilities, streets, trails, and other transportation facilities. We take proactive measures to cope with and recover from emergencies and natural and manmade disasters.</p>
<p>Education, Culture and Technology. We place a high priority on maintaining and improving our educational, cultural, and technical opportunities, including programs and events at schools, libraries, museums, performing arts facilities, and other community venues. We support the establishment of new community centers as well as college-level, life-enrichment, and career training opportunities in Jurupa Valley.</p>
<p>Mobility. We support the creation and maintenance of transportation networks (e.g., multi-use equestrian, pedestrian and bicycle trails, complete streets, sidewalks, airport, rail, and public transit) that are safe, attractive, and efficient and provide connectivity to meet the diverse needs for the movement of people and goods.</p>
<p>Diversity. We value Jurupa Valley’s cultural and social diversity and celebrate our cultural richness through arts and culture, community festivals, educational programs and exhibits, seasonal and equestrian-themed events, preservation of historic landmarks, and youth and adult sports.</p>
<p>Environmental Justice. We value the health, well-being, safety, and livability of all our communities and strive to distribute public benefits and resources equitably. We endeavor to enhance underserved communities so that all residents can thrive and share in a high quality of life.</p>

City of Jurupa Valley Community Values Statement

Healthy Communities. We have a comprehensive view of health. We enhance existing opportunities for healthy living and create new opportunities by encouraging residents to make the healthy choice the easy choice. The health and well-being of all individuals, families, neighborhoods, and businesses is our shared value and concern. We take positive steps to maintain a clean, visually attractive City, to improve Jurupa Valley's physical, social, and environmental health, and to share and teach these values to achieve and sustain a healthy, clean, and safe environment for current and future generations.

Economic and Fiscal Health. We support high quality economic growth and development that are environmentally sustainable and that foster housing, living wage jobs, retail goods and services, public facilities and services, environmental benefits, destination tourism, and medical and educational facilities. We seek ways to be good stewards of our local assets, to make wise land use and fiscal decisions, to conduct open and accessible government, and to preserve and enhance the City's prosperity and quality of life.

A Community of Communities

One of the most unique and delightful aspects of Jurupa Valley is the variety and number of distinct communities located here. The City's motto, "A Community of Communities," is an apt description, because residents strongly identify with their own community among the nine communities shown in *Figure 1-1*. These communities offer a range of housing, recreational, and retail opportunities and are further described in *Appendix 18.0, Jurupa Valley's Distinct Communities*. Each community varies in size, visual character, and focus. While each community differs, residents in each community are united in their commitment to preserve their community's quality of life and to work together to create a prosperous and healthy future for the City as a whole.

E. GENERAL PLAN ELEMENTS

General Plan adoption is a major accomplishment. It reflects consensus and compromise among citizens, businesses, and property owners. All cities and counties in California must prepare and adopt general plans and, per state law, they must include seven sections, or "elements:" Land Use, Housing, Circulation (Mobility), Noise, Safety, Open Space, and Conservation. The organization of these seven elements, and any optional elements, is determined by the local jurisdiction. Jurupa Valley's 2017 General Plan includes these elements, plus additional "optional" elements: 1) Community Safety, Services, and Facilities; 2) Air Quality; 3) Environmental Justice; 4) Healthy Communities; and 5) Economic Sustainability. Due to consolidation of some topics, the 2017 General Plan includes ten elements.

ATTACHMENT NO. 2

General Plan: Santa Ana River Corridor Overlay (SAO)

(pages 2-64 to 2-66)

Policies



Figure 2-28: Stringfellow remediation site and Pyrite Canyon, looking north

The following policies apply within the Stringfellow Remediation Site and Pyrite Canyon Overlay.

LUE 5.44 Special Development Requirements. In addition to the commercial and industrial development policies within this text, development proposals within the Overlay must meet the following requirements:

1. Piped water and domestic sewer service shall be provided.
2. Clearance from the appropriate state authorities must be provided and must indicate that all significant hazards have been abated and the proposed project can occur without jeopardizing public health and safety, or that any proposed clean-up plans have been determined adequate by the state to permit development of the site.
3. In general, only commercial and industrial uses, which do not consist of a high concentration of people, shall be permitted within this area. A residence for an on-site caretaker shall not be permitted without clearance from the state.

Santa Ana River Corridor (SAO)



Figure 2-29: Santa Ana River, Jurupa Valley (photo by Osmar Duran, 2013)

The Santa Ana River is an integral part of the City's and the region's multi-purpose open space and trail systems. In 2014, the California state legislature created the Santa Ana River Conservancy Program within the Coastal Conservancy. The Program addresses the resource and recreational goals of the corridor including the Santa Ana River Trail that, upon completion, will incorporate 100 miles of trail system from San Bernardino County in the north to Orange County in the south. Beyond that, the Santa Ana River is the centerpiece of a massive 2,840-square-mile watershed that involves major portions of three counties. The river drains southwest toward Prado Dam, and serves as a prominent natural buffer between Jurupa and the cities of Riverside and Norco. Several natural and channelized drainage courses connect with the river. In addition to their fundamental water-related functions, these watercourses provide corridors through developed land and link open spaces together. Among other things, this creates biologically essential wildlife corridors that allow wildlife to move from one open space to another without crossing streets, highways, or developed land. The following policies preserve and protect this important natural and recreational feature.

Policies

The following policies apply within the Santa Ana River Corridor Overlay.

- LUE 5.45 **Development Setbacks.** Require development, where allowable, to be set back an appropriate distance from the top of bluffs, to protect the natural and recreational values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods.
- LUE 5.46 **Common Access and Views.** Encourage future development that borders the Policy Area to design for common access and views to and from the Santa Ana River.
- LUE 5.47 **Sensitive Habitat and Species.** Public and private development, operations, and maintenance shall avoid damaging sensitive habitat or species, including significant native trees, species of local significance, and threatened and endangered species.
- LUE 5.48 **Protect Flood Areas.** Preserve areas subject to erosive flooding in a natural state and encourage recreation development, such as parks and golf courses, along the riverbanks above and outside of flood areas.
- LUE 5.49 **Interconnected Trails.** Develop and maintain trails and related facilities for riding, hiking, and bicycling for the entire reach of the river connecting to the state- and nationally designated Orange County and San Bernardino Santa Ana River trails and connected with the countywide system of trails.
- LUE 5.50 **Trail Crossings.** Provide for recreational trail crossings under bridges crossing the river and along flood channels crossing under roadways, where feasible.
- LUE 5.51 **Connectivity.** Require private developments along the Santa Ana River to provide riding, hiking, and biking trails to ensure connectivity to the Riverside County-wide trails system.
- LUE 5.52 **Caltrans Coordination.** Coordinate with the California Department of Transportation (Caltrans) on future freeway expansions to ensure compatibility with the natural character of the river corridor.

- LUE 5.53 **Roads and Bridges.** Discourage the addition of local vehicular road crossings over the Santa Ana River, however, a pedestrian/equestrian crossing may be constructed in the “narrows” area of the river. If an additional vehicular crossing is allowed, careful consideration shall be given to location, design, and landscaping to take advantage of the scenic character of the river and to avoid damage to or destruction of natural systems.
- LUE 5.54 **Utilities.** Discourage utility lines within the river corridor and floodplain. If approved, lines shall be placed underground where feasible and shall be located and designed in a manner to harmonize with the natural environment and to be visually unobtrusive.



Figure 2-30: Flabob Airport – aerial view looking northeast

Flabob and Riverside Municipal Airports Overlay (FLO)

Flabob and Riverside Municipal Airports provide valuable commercial and recreational air services and play an important role in local and regional economies. Future development in Jurupa Valley is likely to create additional pressure to expand air services at these locations. To allow the continued, orderly operation and, where appropriate, expansion of airports, the City and the County have adopted land use measures that minimize the public's exposure to excessive noise and safety hazards. These land use standards apply to significant areas in Jurupa Valley.

To accomplish this, the State of California adopted the Airport Land Use Law, *California Public Utilities Code* §§21670-21679.5. This General Plan is intended to implement and be consistent with the purposes of the Airport Land Use Law. The Airport Land Use Law provides for the creation of the Riverside County Airport Land Use Commission (ALUC or Commission) and the adoption of airport land use compatibility plans by the Commission to assist the County and affected cities in land use planning in the vicinity of airports. The Commission has adopted an Airport Land Use Compatibility Plan for Western Riverside County (ALUP), which applies to all cities in Western Riverside County and includes policies and compatibility criteria for Flabob and the Riverside Municipal airports. Relevant excerpts of the ALUP are included in *Appendix 4.0*. The Plan, including the Policy Framework, Plan Implementation measures, and Compatibility Criteria are incorporated into this General Plan by reference.

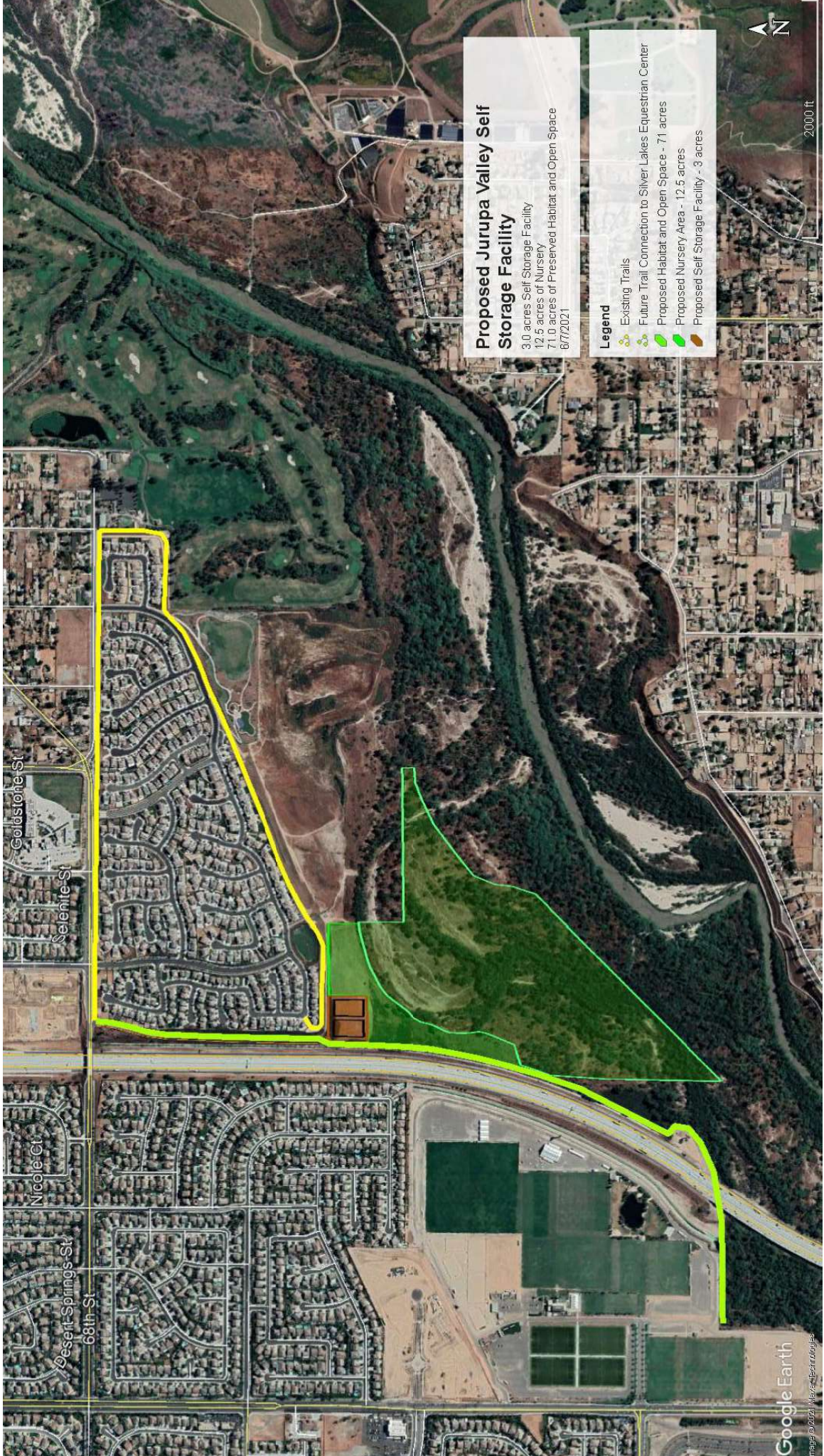
ATTACHMENT NO. 3

Exhibits / Plans



Proposed Jurupa Valley Sewer Storage Facility
775 acres of storage
6/20/21

Legend
Existing Trunk
Future First Connection to San Gabriel Expressway Center
Proposed Facility (775 acres)
Proposed Facility (12.5 acres)
Proposed Facility (12.5 acres)



Proposed Jurupa Valley Self Storage Facility
3.0 acres Self Storage Facility
12.5 acres of Nursery
71.0 acres of Preserved Habitat and Open Space
6/17/2021

- Legend**
- Existing Trails
 - Future Trail Connection to Silver Lakes Equestrian Center
 - Proposed Habitat and Open Space - 71 acres
 - Proposed Nursery Area - 12.5 acres
 - Proposed Self Storage Facility - 3 acres



Proposed Valley Self Storage Facility
3.0 acres Self Storage Facility
12.5 acres of Nursery
71.0 acres of Preserved Habitat and Open Space
6/7/2021

- Legend**
- Existing Trails
 - Future Trail Connection to Silver Lakes Equestrian Center
 - Proposed Future Habitat Parcel - 71 acres
 - Proposed Nursery Area - 12.5 acres
 - Proposed Self Storage Facility - 3 acres

200 ft

















ATTACHMENT NO. 4

Public Comments

Miguel DelRio

To: Jim Pechous
Subject: RE: Sky River Storage - 68th Steet

From: Ace Luek <jsluekemeyer@gmail.com>
Sent: Sunday, July 11, 2021 3:56 PM
To: Joe Perez <jperez@jurupavalley.org>; Michael Flad <mflad@jurupavalley.org>; Rod Butler <rbutler@jurupavalley.org>; Terri Rollings <trollings@jurupavalley.org>
Subject: Sky River Storage - 68th Steet

As member of the Riverbend community in Jurupa Valley, I am very concerned and not happy about the proposed Storage facility next to our community.

The biggest issue I have is related to the access road coming off of 68th Street and the connection to Silver Lakes. The connection to 69th is bad enough, and even worse is how the road leads down south along the 15 fwy and under it connecting to the Silver Lakes facility.

We are going have added traffic at 68th and Pat's Ranch because of the new apartments being built, then there would be this road connection just near that intersection. If Silver Lakes/Eastvale traffic can use this road, people will be using it to avoid Hamner Ave.

The people that live in the houses on the southwest end of our neighborhood do not want to see a storage area out of their backyards. It will also be a road where people will loiter as well.

This is not a good idea and ruining the nice open grassy area below is irresponsible.

Regards,
John Luekemeyer

Miguel DelRio

To: Jim Pechous
Subject: RE: Storage Unit by Riverbend

-----Original Message-----

From: Jackie Piddington <jackie.piddington@gmail.com>
Sent: Sunday, July 11, 2021 3:48 PM
To: Joe Perez <jperez@jurupavalley.org>
Subject: Storage Unit by Riverbend

Why? Why would you allow more access roads and storage units in our beautiful community? The greenery will be ruined. Not to mention the new apartment buildings will already bring more crime. Now the criminals will have another access point to all our homes and children. We paid a lot of money to live in Jurupa Valley. Had we not been lied to, we would have not bought in this community.

We don't need another industrial style building bringing in the public into our community. We pay HOA fees to keep our community beautiful! We were promised a soccer field and park area. Now we don't have soccer fields and instead are getting a storage unit!! This is crazy!!!! No on the storage unit!!

Our children's safety is being lessened by the day. We thought this was a safe community. Adding more apartments and a storage unit, research says will bring more crime and theft, you know it!!

Respectfully,
Jackie, A concerned citizen and parent

Sent from my iPhone

Miguel DelRio

To: Reynaldo Aquino
Subject: RE: Sky river storage facility

From: Jennifer Le Vasseur <jennifer29_levasseur@yahoo.com>

Sent: Sunday, July 11, 2021 4:22 PM

To: Joe Perez <jperez@jurupavalley.org>; Rod Butler <rbutler@jurupavalley.org>; Terri Rollings <trollings@jurupavalley.org>; Michael Flad <mflad@jurupavalley.org>

Subject: Sky river storage facility

Good afternoon,

I am writing you in regards to the new storage facility Sky River Storage. I disagree 100% of this facility being built in our community of Riverbend. This is a residential neighborhood and currently there is open beautiful green space that Jurupa Valley, Eastvale and Norco can see. Currently there are 16 facilities that serve the Jurupa Valley community and I have not even mentioned the facilities in Norco or Eastvale. We suggest that this be an area where family and friends can join like an equestrian center that better serves this community. We need more areas that bring this communities and surrounding communities together and keep our dwindling green space alive. Please do not allow this facility to be built and destroy this beautiful area of Jurupa Valley.

Thank you,
Jennifer Toner

[Sent from Yahoo Mail on Android](#)

Miguel DelRio

To: Jim Pechous
Subject: RE: Sky River Storage

From: Riverbend Neighborhood Watch <riverbendneighborhoodwatch@gmail.com>
Sent: Sunday, July 11, 2021 6:47 PM
To: Joe Perez <jperez@jurupavalley.org>; Rod Butler <rbutler@jurupavalley.org>; Terri Rollings <trollings@jurupavalley.org>; Michael Flad <mflad@jurupavalley.org>
Subject: Sky River Storage

I am writting in regards to a project being planned along side the 15 freeway.

This project is being planned as a self storage facility. It will be directly behind my home, with the entrance facing TOWARDS residential homes.

This project directly effects the Riverbend community in multiple ways. Homeowners along Tributary Way paid six thousand to upwards of thirty thousand dollars as a "premium" to have this open space behind us. This project means we will lose our beautiful view of greenery and trees as well as the money we paid in order to have that view.

The project developers plan to have open access for the public to drive directly behind our homes. As the founder of the Riverbend Neighborhood watch group I am well aware of the safety issues within the community. I have spoken with the individuals associated with the project about the installation of safety features for the residents safety. For example, a gate only opened via code. NOT public access. However, they have shown no interest in our concerns.

This purposed project will impact every homeowner within our community. Property values, safety and esthetic just to touch on a few points.

Would you want to open your bedroom windows to the entrance of a storage facility mere feet away?

Would you want to exit Limonite and come shop in a city when first greeted by a massive storage facility?

I am pleading with you to please stop this facility from being built. We dont need it here and we most certainly dont want it in our community.



**JURUPA VALLEY
SELF STORAGE
PROJECT**

**USE OF ONLY
3 ACRES OF A 91
ACRE PARCEL**

**DEDICATED
OPEN SPACE**

**TRAILS
CONNECTIVITY**

NEEDED SERVICES

LOW TRAFFIC

JOIN US @ 6PM

MONDAY JULY 19TH, 2021

SKYVIEW EVENT CENTER

5257 WINEVILLE AVE JURUPA VALLEY

Dear Neighbors,

Please join us as we share our ideas for a proposed self-storage facility located south of 68th Street, east of the 15 freeway. The project will utilize only 4% of the area with the majority left for open space. Our beautifully designed buildings will provide a true entry statement to the City of Jurupa Valley, celebrating the Sky Country heritage.