

City of Jurupa Valley

**IMPORTANT NOTICE:
FOR ONLINE PUBLIC PARTICIPATION SEE PAGE 4**

**MEETING AGENDA
OF THE PLANNING COMMISSION
Wednesday September 23, 2020
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. The Commission Rules of Order require permission of the Chair to speak with anyone at the staff table or to approach the dais.
- B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the City Staff BEFORE the Chairman 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. If you wish to address the Planning Commission on a specific agenda item or during public comment, please fill out a speaker card and hand it to the Clerk with your name and address before the item is called so that we can call you to come to the podium for your comments. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. Exhibits must be handed to the staff for distribution to the Commission.
- 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 5 minutes.

REGULAR SESSION

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

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Mariana Lopez
- Corey Moore
- Penny Newman

2. Pledge of Allegiance

3. Public Appearance/Comments (30 minutes)

4. Approval of Agenda

5. Approval of Minutes

5.1 September 9, 2020 Regular Meeting

6. Public Hearings

6.1 A. CHANGE OF ZONE 20005 (CZ20005) OF APPROXIMATELY 35.5 COMBINED GROSS ACRES OF REAL PROPERTY FROM (1) N-A (NATURAL ASSETS) ZONE TO R-2 (MULTIPLE FAMILY DWELLINGS) ZONE FOR LUA 6, (2) N-A (NATURAL ASSETS) ZONE TO R-2 (MULTIPLE FAMILY DWELLINGS) ZONE FOR LUA 7, (3) N-A (NATURAL ASSETS) ZONE TO C-T (TOURIST COMMERCIAL) ZONE FOR LUA 8, AND (4) M-SC (MANUFACTURING-SERVICE COMMERCIAL) ZONE TO C-P-S (SCENIC HIGHWAY COMMERCIAL) ZONE FOR LUA 15-B. LOCATIONS: 5301 EL RIO AVENUE (APN: 178-290-012) (ALSO REFERRED TO AS LAND USE AMENDMENT NO. 6 OR LUA 6); 5288 BELL AVENUE (APN: 178-182-020) (LUA 7); 5286 BELL AVENUE (APN: 178-290-001) (LUA 8); AND VARIOUS PARCELS LOCATED SOUTH OF INTERSTATE 60 BETWEEN JURUPA ROAD AND OPAL STREET, NORTH OF MISSION BOULEVARD (APNS: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, AND -031, AND 177-150-001, -002, -003, -004, -005, -006, -007, AND -011) (LUA 15-B).

6.1 B. ZONING CODE AMENDMENT (ZCA) NO. 20003 TO AMEND SECTION 9.120.010 (A) BY ADDING “MOTOR SPORTS RACEWAYS” TO THE LIST OF PERMITTED USES.

RECOMMENDATION

Adopt Resolution No. 2020-09-23-01 recommending approval of Change of Zone No. 20005 (CZ20005) and Zoning Code Amendment No. 20003 (ZCA 20003).

7. Commission Business - NONE

8. Public Appearance/Comments

9. Planning Commissioner’s Reports and Comments

10. Planning Department Report

- **Holiday Schedule**

11. Adjournment to the October 7, 2020 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.

RETURN TO AGENDA



IMPORTANT NOTICE:

In response to the COVID-19 pandemic, the City of Jurupa Valley is urging those wishing to attend a Planning Commission meeting, to avoid attending the meeting and watch the live webcast, which can be accessed at this link: <https://www.jurupavalley.org/422/Meeting-Videos>. The Planning Commission Agenda can be accessed at this link: <https://www.jurupavalley.org/agendacenter>.

For those wishing to make public comments at Wednesday night's Planning Commission meeting, you are being asked to submit your comments by email to be read aloud at the meeting by the Planning Commission's Recording Secretary.

Public comments may be submitted to the Planning Commission's Recording Secretary at greed@jurupavalley.org. Email comments on matters that are not on the Agenda and email comments for matters on the Consent Calendar must be submitted prior to the time the Chair calls the item for Public Comments. Members of the public are encouraged to submit comments prior to 6:00 p.m. Wednesday.

Email comments on other agenda items must be submitted prior to the time the Chair closes public comments on the agenda item or closes the public hearing on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker's comments at the Planning Commission Meeting.

The Planning Commission's Recording Secretary shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, because this is the time limit for speakers at a Planning Commission Meeting. The email comments submitted shall become part of the record of the Planning Commission Meeting.

Comments on Agenda items during the Planning Commission Meeting can only be submitted to the Planning Commission's Recording Secretary by email. The City cannot accept comments on Agenda items during the Planning Commission Meeting on Facebook, social media or by text.

This is a proactive precaution taken by the City of Jurupa Valley out of an abundance of caution. Any questions should be directed to the Planning Commission's Recording Secretary, Grizelda Reed, at (951) 332-6464.



AVISO IMPORTANTE:

En respuesta a la pandemia de COVID-19, la ciudad de Jurupa Valley le urge a aquellos que desean atender una junta de la Comisión de Planificación, que eviten atender la junta y el lugar ver la junta en el webcast en vivo que puede ser accedido en este vínculo: <https://www.jurupavalley.org/422/Meeting-Videos>. La agenda de la Comisión de Planificación puede ser accedido en este vínculo: <https://www.jurupavalley.org/agendacenter>.

Para ellos que quieran hacer comentarios públicos en la junta del miércoles, se les pide que sometan sus comentarios por correo electrónico para que sean leídos en voz alta en la junta por la Secretaria de Grabación de la Comisión de Planificación.

Comentarios públicos pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación a greed@jurupavalley.org. Correos electrónicos sobre asuntos que no están en la agenda y correos electrónicos sobre asuntos que aparecen en el calendario de consentimiento deben ser sometidos antes del tiempo en cuando el presidente de la Comisión de Planificación llame el artículo para comentarios públicos. Miembros del público deberían someter comentarios antes de las 6:00 p.m. el miércoles.

Correos electrónicos sobre otros artículos de la agenda tienen que ser sometidos antes del tiempo en que se cierran los comentarios públicos en ese artículo de la agenda o cuando se cierre la audiencia pública sobre ese artículo de la agenda. Todos los comentarios por correo electrónico serán tratados por las mismas reglas que han sido establecidas para juntas de Comisión de Planificación.

La Secretaria de Grabación de la Comisión de Planificación leerá todos los comentarios recibidos por correo electrónico siempre y cuando la lectura del comentario no exceda tres (3) minutos o cualquier otro periodo de tiempo que la Comisión de Planificación indique. Este periodo de tiempo es el mismo que se permite en juntas de la Comisión de Planificación. Los comentarios leídos en la junta serán grabados como parte de la junta de Comisión de Planificación.

Durante la junta de la Comisión de Planificación, comentarios sobre artículos de la agenda solo pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación por correo electrónico. La ciudad no puede aceptar comentarios sobre artículos de la agenda durante la junta de Comisión de Planificación por Facebook, redes sociales, o por mensajes de texto.

Esto es una precaución proactiva que se tomó acabo por la ciudad de Jurupa Valley por precaución. Preguntas pueden ser dirigidas a la Secretaria de Grabación de la Comisión de Planificación, Grizelda Reed, al (951) 332-6464.

City of Jurupa Valley

DRAFT MINUTES PLANNING COMMISSION September 9, 2020

1. Call to Order and Roll Call

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on September 9, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair
- Chair Pro Tem Guillermo Silva, Chair Pro Tem
- Mariana Lopez, Commission Member – via conference call
- Penny Newman, Commission Member
- Corey Moore, Commission Member

Members absent: All Present

2. Pledge of Allegiance – Commissioner Newman let the Pledge of Allegiance

3. Public Appearance/Comments - None

4. Approval of Agenda

Chair Pruitt moved, Commissioner Newman seconded a motion to approve the September 9, 2020 agenda. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

5. Approval of Minutes

Chair Pruitt moved, and Commissioner Lopez seconded, a motion to approve the August 12, 2020 Planning Commission Minutes. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

Chair Pruitt moved and Chair Pro Tem Silva seconded, a motion to approve the August 26, 2020 Planning Commission Minutes. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

6. PUBLIC HEARING

6.1 ZONING CODE AMENDMENT NO. 2002 (ZCA20002): AMENDMENT TO SECTIONS 9.240.290 AND 9.10.464 AND DELETING SECTION 9.10.555 OF THE CITY OF JURUPA VALLEY MUNICIPAL CODE TO ALLOW ACCESSORY DWELLING UNITS (ADU's) AND JUNIOR ACCESSORY DWELLING UNITS (JADU's) IN COMPLIANCE WITH STATE LAW AND INTENDED RESPONSES TO ANY NEW LEGISLATION THAT MUST BE ADDRESSED PRIOR TO 2021

Ms. Jean Ward, Senior Planning Consultant, provided a PowerPoint presentation. She briefed the Commissioners of the Council's 2018 adopted ordinance pertaining to accessory dwelling units (ADU's) to bring the City's code into compliance and, as of January 1, 2020, several new bills came into effect that impact local regulations of ADUs and JADUs. As a result of the legislation, multiple amendments are necessary to the Jurupa Valley Municipal Code to ensure compliance with state law. Ms. Ward provided a summary of the prior ADU Ordinance and presented the currently activity as of January 1, 2020 and highlighted the most critical changes in mandated requirements.

COMMISSIONER DISCUSSION

- Clarification of current permit process
- Confirmation of maximum square foot
- Clarification of parking standards

Chair Pruitt moved, Commissioner Lopez seconded a motion to approve the recommendation to the City Council to adopt an amendment to Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code concerning Accessory Dwelling Units. The motion was approved 5-0.

7. Commission Business

7.1 STUDY SESSION: REVIEW GENERAL PLAN CONSISTENCY ZONING FOR PHASE 1, GROUP 2, AS SET FORTH BY CITY COUNCIL DIRECTION WHEN ADOPTING THE 2017 GENERAL PLAN

Ms. Tamara Campbell, Principal Planner, provided a detailed PowerPoint presentation. She provided a briefing of the General Plan Phase 1, Group 2 Rezoning sites for discussion and feedback from the Commissioners. Ms. Campbell provided a summary of LUA Nos. 3,4 5, 17 and 20 and provided discussion points.

- LUA 3 Pyrite – Granite Hill Commercial –Tourist Area
- LUA 4 Pyrite Granite Hill Commercial – Tourist Area
- LUA 5-3760 Pyrite St. – Hillside Portion of Heavy/Light Industrial Site
- LUA 17 – Bellegrave Low Density Residential Infill
- LUA 20 –Country Village

COMMISSIONER DISCUSSION

- Open Space clarification for LUA 3
- Clarification for LUA 20 Infill at County Village

Ms. Campbell noted the following steps after the Commissioners reviewed and discussed the proposed zone changes: public outreach will be conducted, additional research/analysis will be prepared, and public hearings will be scheduled.

7.2 STUDY SESSION: APPALOOSA SPRINGS – RESIDENTIAL SUBDIVISION OF A 67.7 COMBINED ACRES INTO 254 SINGLE FAMILY RESIDENTIAL LOTS- LOCATION: 6501 CLAY STREET: APPLICANT I.H.C. JURUPA, LLC

Ms. Rocio Lopez, Senior Planner, provided a PowerPoint presentation for a proposed residential subdivision located at 6501 Clay Street. Ms. Lopez presented a summary of the proposal that includes an application for Change of Zone, Tentative Tract Map and Site Development Permit for the project Appaloosa Springs. The residential subdivision consists of 254 single family residential lots on 25.73 acres, 14.10 acres of park space, 10.78 of preserved open space, 1.83 acres of open space/landscaping 1.83 of a water quality basin and 13.07 acres of public roads. Ms. Lopez provided several exhibits summarizing the following topics:

- Proposed Development Standards
- Landscaping plan, conceptual architecture elevations
- Proposed Right-of-Way improvements
- Internal streetscape design, trails, sidewalks,
- Proposed Parks open space and amenities
- Fences and walls
- Discussion of Gas Easement

Mr. Tom Dallape, Applicant, provided a PowerPoint presentation and summarized details of the project proposal noting that he had met with various agencies and has had a positive outreach program for this proposal.

COMMISSIONER DISCUSSION

- Requested clarification and soil test results
- Sale price of homes
- Clarification of ALUC radius
- Clarification of Clay Street widening
- Request preservation of existing trees
- Expressed concern for street lighting on rear walls

8. Public Appearance / Comments – NONE

9. Planning Commissioner's Reports and Comments

Commissioner Lopez thanked the City of Jurupa Valley for their participation on the 2020 Census. Chair Pro Tem Silva inspected a complaint at Pilot Flying J regarding idling trucks longer than allowed and reported that a new supervisor had been hired and would be adhering to conditions of approval for this project. Chair Pruitt stated the voting ballot boxes would be available beginning October 5 and additional information is posted on the City's website.

10. Planning Department Report

Mr. Tom Merrell, Planning Director, did not have a report for this meeting.

Respectfully submitted,

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: SEPTEMBER 23, 2020
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
BY: TAMARA CAMPBELL, PRINCIPAL PLANNER
SUBJECT: AGENDA ITEM NO. 6.1

- A. CHANGE OF ZONE 20005 (CZ20005) OF APPROXIMATELY 35.5 COMBINED GROSS ACRES OF REAL PROPERTY FROM (1) N-A (NATURAL ASSETS) ZONE TO R-2 (MULTIPLE FAMILY DWELLINGS) ZONE FOR LUA 6, (2) A-1 (LIGHT AGRICULTURE) ZONE TO R-2 (MULTIPLE FAMILY DWELLINGS) ZONE FOR LUA 7, (3) N-A (NATURAL ASSETS) ZONE TO C-T (TOURIST COMMERCIAL) ZONE FOR LUA 8, AND (4) M-SC (MANUFACTURING-SERVICE COMMERCIAL) ZONE TO C-P-S (SCENIC HIGHWAY COMMERCIAL) ZONE FOR LUA 15-B. LOCATIONS: 5301 EL RIO AVENUE (APN: 178-290-012) (ALSO REFERRED TO AS LAND USE AMENDMENT NO. 6 OR LUA 6); 5288 BELL AVENUE (APN: 178-182-020) (LUA 7); 5286 BELL AVENUE (APN: 178-290-001) (LUA 8); AND VARIOUS PARCELS LOCATED SOUTH OF INTERSTATE 60 BETWEEN JURUPA ROAD AND OPAL STREET, NORTH OF MISSION BOULEVARD (APNS: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, AND -031, AND 177-150-001, -002, -003, -004, -005, -006, -007, AND -011) (LUA 15-B).**
- B. ZONING CODE AMENDMENT (ZCA) NO. 20003 TO AMEND SECTION 9.120.010 (A) BY ADDING "MOTOR SPORTS RACEWAYS" TO THE LIST OF PERMITTED USES**

RECOMMENDATION

Adopt Resolution No. 2020-09-23-01 recommending approval of Change of Zone No. 20005 (CZ20005) and Zoning Code Amendment No. 20003 (ZCA 20003).

BACKGROUND

On September 7, 2017, the City Council adopted the 2017 General Plan as well as limited changes to the Zoning Map and Ordinance. The adoption included 21 amendments to the General Plan Land Use Map that addressed land use issues, including providing additional commercial and residential uses and buffering residential development from industrial uses. By law, a city's zoning must be consistent with its General Plan. Many of the 21 Land Use Map changes resulted in making the existing zoning on the affected properties inconsistent with the General Plan.

Upon General Plan adoption, the Council acknowledged that a zoning implementation program would be needed to evaluate the appropriate zoning of the Land Use Amendments (LUA's). On November 15, 2018, the City Council initiated Phase 1 of a Zoning Implementation Program and directed staff to pursue Planning Commission evaluation of appropriate zoning for the LUA areas. The end goal is to forward Zoning Map amendments to the City Council that are consistent with the General Plan Land Use Map. As directed, the Commission will be conducting public hearings and evaluating staff's proposal for new zoning for each area and forwarding recommendations to the Council.

On June 10, 2020, the Planning Commission conducted a study session to review staff's proposed zoning. The Commission agreed that staff should implement public outreach efforts and agendize the changes of zone for a future public hearing.

Staff sent letters to each property owner inviting them to meet with staff or to call and discuss any concerns or issues the zone changes presented. Staff received inquiries from 2 property owners and one of them requested to meet in person. Mr. Steven Ansley, owner of property in LUA 15-B met with staff on Monday, August 17, 2020 and indicated his support of the proposed change. The second property owner did not identify himself and only requested clarification of the process.

The following provides a summary of the LUA's under consideration and the previous land use designations.

Summary of Group 1 - Land Use Designations and Zoning

| LUA No. | Completed w/ 2017 GP | | Phase 1 GP Implementation | | Rezone Group Number |
|----------------|-----------------------------|--------------------|----------------------------------|----------------------|----------------------------|
| | From GP L/U | To GP L/U | From Zone | Proposed Zone | |
| 6 | Heavy Indust (HI) | Med Dens Res (MDR) | N-A | R-2 | 1 |
| 7 | Heavy Indust (HI) | Med Dens Res (MDR) | A-1 | R-2 | 1 |
| 8 | Heavy Indust (HI) | Com Tourist (CT) | N-A | C-T | 1 |
| 15-B | Lt Indust (LI) | Retail Commercial | M-SC | C-P-S | 1 |

ANALYSIS

As explained in the June 10, 2020 staff report, Phase 1, Group 1, includes 4 geographic areas. Three of the sites are located in the Belltown community of Jurupa Valley while one other site is closer to Armstrong. The first three areas are outlined in the exhibits below.

LUA 6: 5302 El Rio Avenue

This 1.85-acre area was originally designated by the previous General Plan as "Heavy Industrial" With adoption of the 2017 General Plan, the designation was changed to "Medium Density Residential." The site is currently zoned N-A but is developed with a residential use and trucking operation or contractor's storage yard that uses El Rio Avenue as its only access. The aerial photo (Attachment 2) illustrates that the site is accessed through a residential neighborhood.

The General Plan Advisory Committee (GPAC) and the City Council recognized the need to protect the existing residential uses and neighborhood from industrial encroachments. The parcel is bordered on three sides by residential uses with a large, vacant site designated as PF (Public Facility) and planned for a solar energy generation facility on the southeast border. Given that

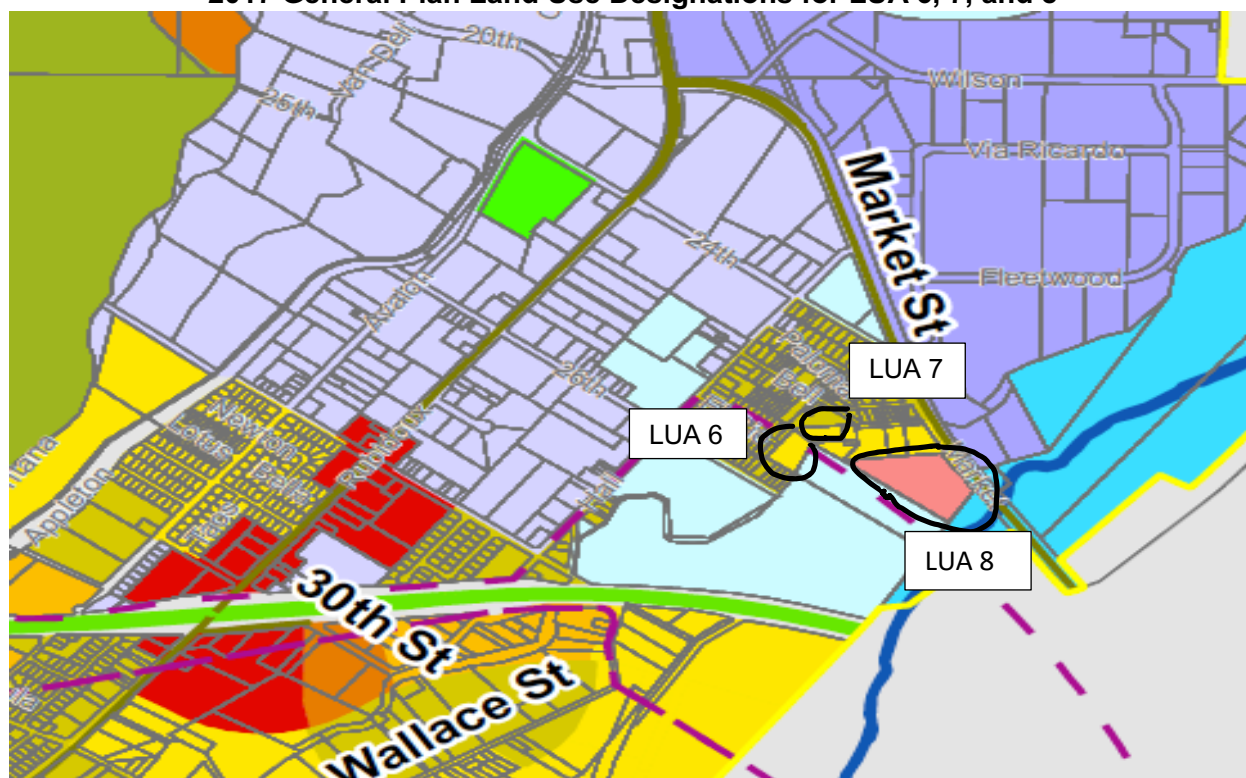
the adjacent residential neighborhood has a Medium Density Residential (MDR) land use designation (allowing 2-5 dwellings per acre), the site was changed from Heavy Industrial to MDR.

The equivalent zoning category that best matches the GP land use designation is R-2. R-2 zoning occurs on all 3 sides of the site so it would be a logical extension for the land at the end of the existing neighborhood

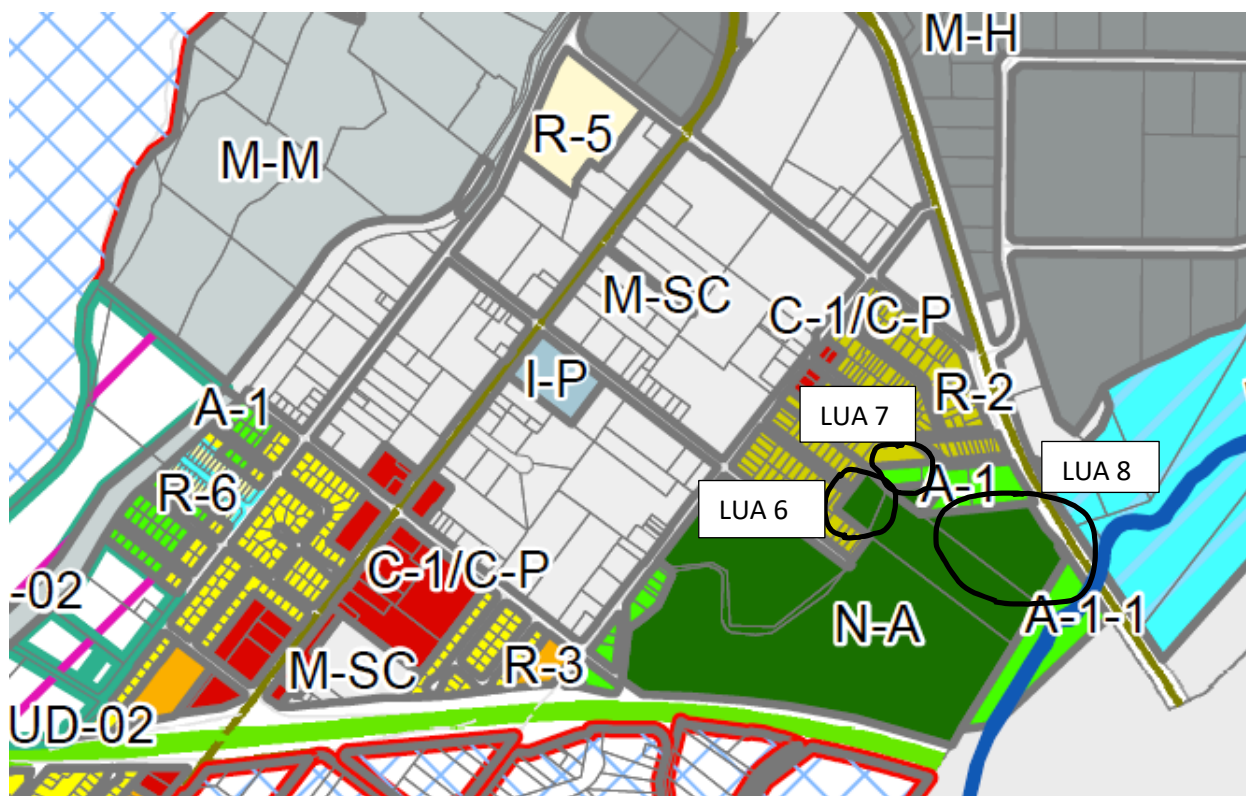
Arial Photo LUA 6, 7 and 8



2017 General Plan Land Use Designations for LUA 6, 7, and 8



Existing Zoning LUA 6, 7, and 8



It is important to note that the existing zoning for the site is “N-A” which stands for Natural Assets. The uses that are permitted in this zone are a mixed bag and include single-family homes, churches, resort hotels, farm animal grazing, museums, airplane landing strips, rock crushing plants, riding academies and surface mining operations.

At the Planning Commission Study Session on June 10, 2020, planning staff recommended that since the adjacent properties are zoned R-2, and to promote land use compatibility, the zoning should be changed to R-2. The Planning Commission recommended the same.

LUA 7: 5288 Bell Avenue

This vacant, 30,000 sq. ft. parcel is adjacent to LUA 6 and is used for vehicle parking in connection with an existing home. The property is located in a neighborhood which is substantially committed to residential uses, with mostly single-family houses on relatively small parcels (10,000 sq. ft. or less). The surrounding land use pattern includes Medium High Density Residential (MHDR) and Medium Density Residential (MDR) on two sides. The aforementioned solar plant is pending construction to the southwest.

The existing zoning for the site is A-1 which is intended for light agricultural uses. However, the GPAC and City Council recommended that the property be changed to allow for residential development that would be compatible with the established residential neighborhood. The Planning Commission considered this zoning at its study session on June 10, 2020 and concurred with planning staff.

Interface with Solar Plant

During the June 10, 2020 study session, one of the Planning Commissioners requested information on the setbacks between LUA 6 and 7 and the future adjacent Solar Plant to the southeast. Staff conferred with the City’s landscape consultant and determined that there will be a 32-foot setback from existing residences on 26th Street to a block wall on the solar plant property. There is also a 32-foot setback from the side yard of the last lot on 26th Street. A 16-foot separation occurs between the property within LUA 6 and the solar plant. The edge of construction for the solar plant ends just north of 26th Street. The separation between solar plant equipment and the newly rezoned residential lots will be in excess of 50 feet.

LUA 8: 5286 Bell Avenue - Adam’s Motorsports Park

This 8-acre site is adjacent to LUA 7, residential uses, open space, and heavy industrial uses across Market Street. It has been improved with small commercial buildings, a race track, parking lot and related facilities.

Importantly, the site is home to the long-standing Adam’s Motorsports Park. It was previously designated for Heavy Industrial uses but the City Council determined that the City had an excess of Heavy Industrial zoned land and that this site should be preserved as a community recreation resource and regional attraction. In addition, the Council wanted to provide a transitional use or buffer between industrial and residential uses. By changing the land use designation to Commercial Tourism, the City promotes continuance of the motorsports park. Such action also allows other types of commercial recreation uses that meet the needs of residents, visitors and travelers near the Santa Ana River. As the area develops, it could become a City Gateway, and include such uses as hotels, motels, restaurants, conference facilities, meeting halls, theaters, miniature golf and other outdoor recreation activities.

Like LUA 6 and LUA 7, the property is currently zoned N-A which allows an array of uses. Although there are several commercial zoning categories that promote the City's vision for recreational and commercial development, the zoning category that best fits the intent and purpose of the Commercial Tourist Land Use Designation is the C-T zone.

It was noted at the PC Study Session that if the City were to go forward with rezoning the Adams Motor Sports property to C-T, that an amendment to the zoning code should also be approved. Currently, the list of uses permitted in the C-T section of the Municipal Code (Section 9.121.010 (A)) does not permit motor sports raceways. Staff is proposing that the Planning Commission recommend approval of Zoning Code Amendment (ZCA) No. 20003 to amend Section 9.120.00 by adding "Motor Sports Raceways" to a list of "Uses Subject to a Conditional Use Permit."

LUA 15-B: Industrial to Commercial on 25 Acres

LUA 15-B consists of 25 acres that are currently zoned for light industrial uses (Manufacturing-Service Commercial). LUA 15-B is located south of the Freeway, between Jurupa Road and Opal Street on the north side of Mission Boulevard. It consists of multiple parcels, all of which have a GP Land Use designation of Commercial Retail. Portions of the area are vacant and often used as homeless encampments and/or illegal dumping. The zoning is currently M-SC and is therefore inconsistent with the General Plan designation of Retail Commercial.

The area is developed with various service-commercial uses such as construction materials storage and sales, a recycling yard and an auto sales business. In an effort to provide adequate buffering to residential uses to the south and east in the future, staff is recommending that the Planning Commission apply a zone that is less intense than M-SC, but still consistent with uses to the east and west. Properties to the west are zoned C-P-S (Scenic Highway Commercial) and properties to the east are C-1/C-P (General Commercial).

C-1/C-P Versus C-S-P

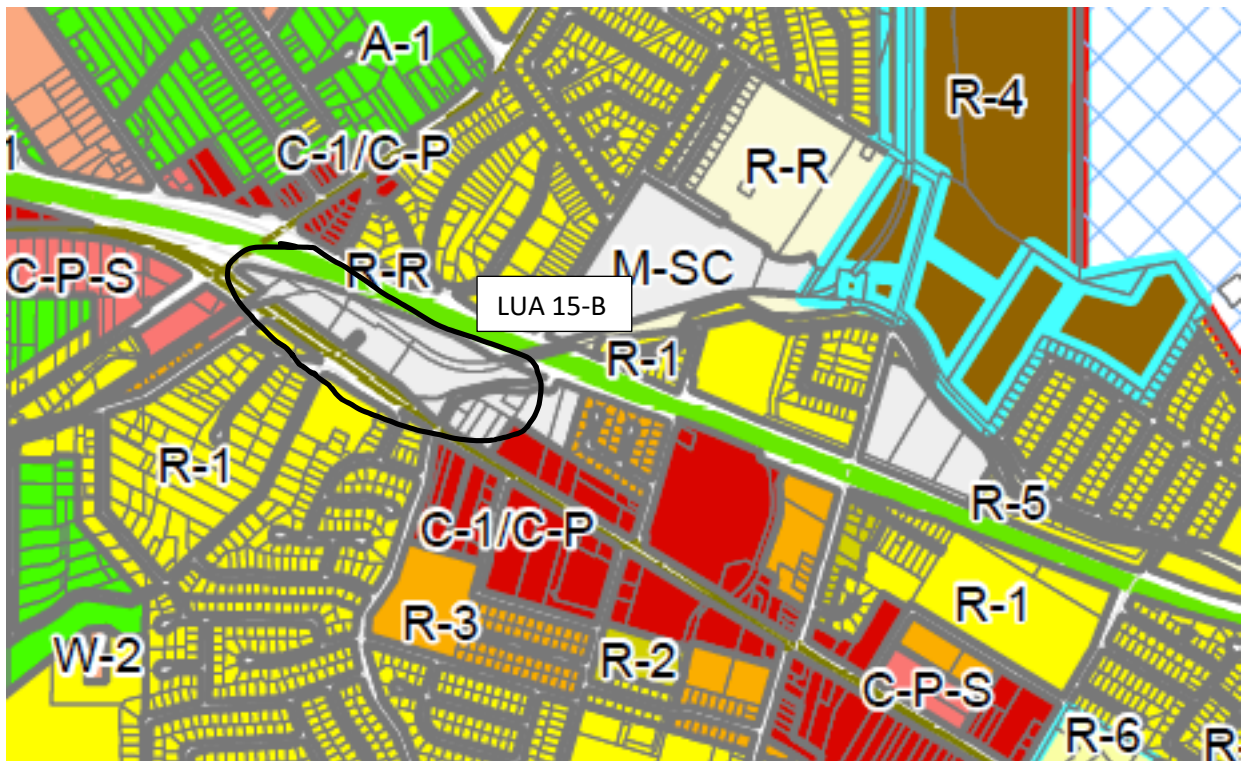
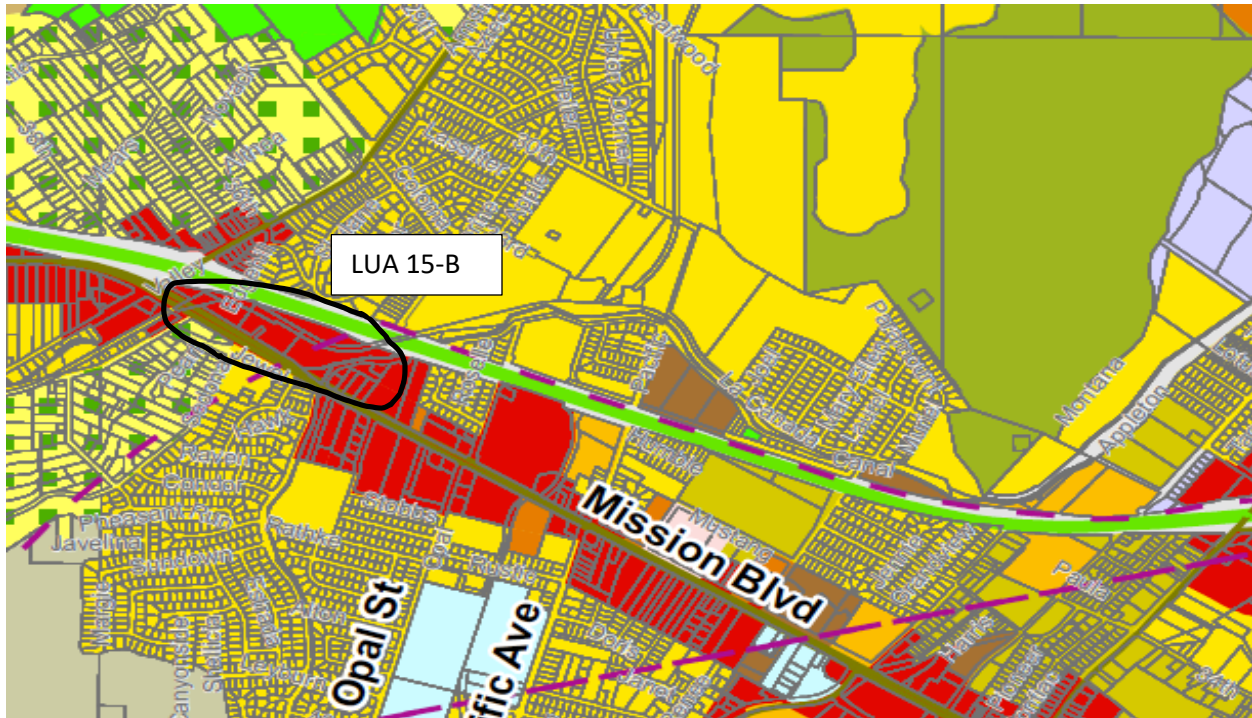
At the June 10, 2020 Planning Commission Study Session, one of the Commissioner's requested a comparison of the C-1/C-P zone and the C-P-S zone. A table demonstrating the differences is provided below. C-1/C-P includes a list of uses subject to a Site Development Permit that allow the outdoor storage of materials in excess of 200 square feet. The Scenic Highway Commercial zone, however, does not include such a section. However, the C-P-S Zone identifies more uses subject to the provisions of a conditional use permit. Uses that would do well adjacent to a highway, such as hotels, motels, restaurants, etc. are allowed in the C-P-S zone but not allowed in the C-1/C-P Zone. The intent of applying the C-P-S zone to Land Use Area 15 B is to promote a greater level of site design and aesthetic quality to new development in a highly visible locations.

Given its close proximity to the Freeway, staff believes the most appropriate zoning is C-P-S. C-P-S would reduce future impacts between industrial and residential uses as well as protect neighborhoods by “buffering” them from the intensity of industrial uses and require a certain level of architectural detail by including uses that would be subject to a conditional use permit. In addition, it would promote economic development of under-utilized land.

Arial Photo of LUA 15-B



Existing General Plan Land Use Map: LUA 15-B



ENVIRONMENTAL REVIEW

Environmental Review - Change of Zone No. 20005

The City of Jurupa Valley has previously certified a Final Programmatic Environmental Impact Report (FEIR) for the “2017 General Plan of the City of Jurupa Valley” project. The City has prepared a Previous Environmental Document Review Determination in accordance with CEQA, including all criteria, standards, and procedures of CEQA (Cal. Pub. Resources Code, § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

The document has been prepared to determine if the proposed Project is within the scope of the analysis contained in the FEIR certified by the City of Jurupa Valley City Council by Resolution No. 2017-14 on September 7, 2017, and to ensure the proposed Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

On the basis of the evaluation in the Previous Environmental Document Review Determination, all potentially significant effects (a) have been analyzed adequately in an earlier FEIR, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier FEIR, including revisions or mitigation measures are imposed upon the Proposed Project. Nothing further is required.

Copies of the proposed Previous Environmental Document Review Determination are available for public review and inspection during the City’s normal working hours (Monday – Friday, 8:00 a.m. to 5:00 p.m., excluding City holidays) at the Planning Department located in City Hall at 8930 Limonite Avenue, Jurupa Valley, California 92509. The document is available in electronic format on the City’s website.

Zoning Code Amendment (ZCA) No. 20003

The textual change to Section 9.120.010 (A) to add “Motor Sports Raceways” is an activity that 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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In this case, the addition to the list of uses permitted subject to a conditional use permit will not result in an immediate or indirect change to the physical environment.

CONCLUSION

To ensure consistency between the General Plan Land Use Map and the Jurupa Valley Zoning Map and to promote compatibility between land uses, it is recommended that the Planning Commission propose that the City Council adopt Change of Zone 20005.

In addition, to ensure that the vision of the General Plan Advisory Committee and City Council promotes recreational and visitor-serving businesses at the property currently occupied by Adam’s Motor Sports, it is recommended that Section 9.120.010 (A) of the Jurupa Valley Municipal Code be amended to add “Motor Sports Raceways” to the list of permitted uses.

The Planning Commission is requested to adopt Resolution Number 2020-09-23-01 referring the matter to the City Council for the rezoning of Phase 1, Group 1 Land Use

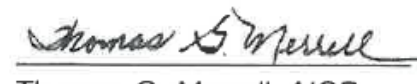
Areas and approval of the Zoning Code Amendment.

Prepared by:



Tamara Campbell
Principal Planner

Submitted by:



Thomas G. Merrell, AICP
Planning Director

Attachments:

1. Resolution 2020-09-23-01
2. Proposed City Council Ordinance
3. Previous Environmental Document Review Determination
4. Summary of C-1/C-P (General Commercial) and C-P-S (Scenic Highway Commercial)
Municipal Code Sections and Code Sections

ATTACHMENT 1

RESOLUTION NO. 2020-09-23-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY (1) APPROVE ZONING CODE AMENDMENT NO. 20003, ALLOWING MOTOR SPORTS RACEWAYS AS PERMITTED USES IN THE TOURIST COMMERCIAL (C-T) ZONE SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT, (2) APPROVE CHANGE OF ZONE NO. 20005 TO CHANGE THE ZONING CLASSIFICATION OF APPROXIMATELY (A) 1.85 GROSS ACRES OF REAL PROPERTY LOCATED AT 5302 EL RIO AVENUE (APN: 178-290-012) FROM NATURAL ASSETS (N-A) ZONE TO MULTIPLE FAMILY DWELLINGS (R-2) ZONE, (B) 30,000 SQUARE FEET OF REAL PROPERTY LOCATED AT 5288 BELL AVENUE (APN: 178-182-020) FROM LIGHT AGRICULTURE (A-1) ZONE TO MULTIPLE FAMILY DWELLINGS (R-2) ZONE, (C) 7.7 GROSS ACRES OF REAL PROPERTY LOCATED AT 5286 BELL AVENUE (APN: 178-290-001) FROM NATURAL ASSETS (N-A) ZONE TO TOURIST COMMERCIAL (C-T) ZONE, AND (D) 13.57 GROSS ACRES OF REAL PROPERTY LOCATED SOUTH OF INTERSTATE 60, EAST OF JURUPA ROAD, NORTH OF MISSION BOULEVARD, AND WEST OF OPAL STREET (APNS: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, AND -031, AND 177-150-001, -002, -003, -004, -005, -006, -007, AND -011) FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE TO SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND (3) MAKE FINDINGS PURSUANT TO CEQA AND DETERMINATIONS THAT NO FURTHER CEQA REVIEW IS REQUIRED

THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. Zoning Code Amendment.

(a) At the September 7, 2017 regular City Council meeting, the City Council initiated an amendment to Section 9.120.010.A. of Chapter 9.120 ("C-T Zone (Tourist Commercial)") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, to add "motor sports raceways" as a permitted use in the Tourist Commercial (C-T) Zone subject to approval of a Conditional Use Permit (ZCA No. 20003) (the "Code Amendment"), and requested that the Planning Commission study and report on the proposed Code Amendment, attached hereto as Exhibit "A".

(b) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 may be initiated by either the Planning Commission or the City Council.

(c) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 shall be made in accordance with the procedure set forth in Government Code Section 65800 *et seq.*, as now enacted and hereafter amended, and the requirements of Chapter 9.285.

(d) Section 9.285.030 of the Jurupa Valley Municipal Code provides that amendments to Title 9 that propose to regulate the use of buildings, structures, and land as between industry, business, residents, open space, and other purposes, and that propose to regulate the use of lots, yards, courts, and other open spaces, shall be adopted in the manner set forth in Section 9.285.040. Further, Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment proposes to impose any regulations listed in Government Code Section 65850 not theretofore imposed, must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive.

(e) Section 9.285.040 of the Jurupa Valley Municipal Code provides that the Planning Commission must hold a public hearing on the proposed amendment. After closing the public hearing the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which must contain the reasons for the recommendation. If the Planning Commission does not reach a decision due to a tie vote, that fact must be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(f) Government Code Section 65853 provides that when the legislative body has requested the planning commission to study and report upon an amendment to the zoning ordinance and the planning commission fails to act upon such request within a reasonable time, the legislative body may, by written notice, require the planning commission to render its report within 40 days. Upon receipt of the written notice, the planning commission, if it has not done so, shall conduct the public hearing as required by Section 65854. Failure to so report to the legislative body within the above time period shall be deemed to be approval of the proposed amendment to the zoning ordinance.

(g) Government Code Section 65854 provides that the planning commission shall hold a public hearing on the proposed amendment to a zoning ordinance. Notice of the hearing shall be given pursuant to Government Code Section 65090.

(h) Government Code Section 65855 provides that after the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body. Such recommendation shall include the reasons for the recommendation, the relationship of the proposed amendment to the general plan, and shall be transmitted to the legislative body in such form and manner as may be specified by the legislative body.

Section 2. **Change of Zone.**

(a) At the November 15, 2018 regular City Council meeting, the City Council initiated Change of Zone No. 20005 (CZ No. 20005) to change the classification of approximately

(1) 1.85 gross acres of real property located at 5302 El Rio Avenue (APN: 178-290-012) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (2) 30,000 square feet of real property located at 5288 Bell Avenue (APN: 178-182-020) from Light Agriculture (A-1) Zone to Multiple Family Dwellings (R-2) Zone, (3) 7.7 gross acres of real property located at 5286 Bell Avenue (APN: 178-290-001) from Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone, and (4) 13.57 gross acres of real property located south of Interstate 60, east of Jurupa Road, north of Mission Boulevard, and west of Opal Street (APNs: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, and -031, and 177-150-001, -002, -003, -004, -005, -006, -007, and -011) from Manufacturing-Service Commercial (M-SC) Zone to Scenic Highway Commercial (C-P-S) Zone, as depicted in Exhibit "B" attached hereto.

(b) Section 9.285.010. of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter amended, and with the requirements of Title 9. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.

(c) Government Code Section 65854 provides that the planning commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040.(1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission must hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(d) Government Code Section 65855 provides that after the hearing, the planning commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, after closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and the relationship of the proposed amendment to 2017 General Plan. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does not reach a decision due to a tie vote, that fact must be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed change of zone.

(e) Government Code Section 65856(a) provides that upon receipt of the recommendation of the planning commission, the legislative body must hold a public hearing. Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time

and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

Section 3. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) ZCA No. 20003 and CZ No. 20005 (the "Project") were processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On September 23, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on ZCA No. 20003 and CZ No. 20005, at which time all persons interested in the Project 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.

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

Section 4. California Environmental Quality Act Findings.

(a) The Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of ZCA No. 20003:

1) The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, permitting motor sports raceways in the Tourist Commercial (C-T) Zone subject to approval of a Site Development Permit, will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment because further environmental review, if required under CEQA, will be performed as applications for motor sports raceways are submitted to the City. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

(b) Further, the Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of CZ No. 20005:

1) Pursuant to CEQA and the City's local CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. City staff has also reviewed the Final Programmatic Environmental Impact Report (FEIR) for the "2017 General Plan of the City of Jurupa Valley" project certified by the City Council on September 7, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental

Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts associated with the "2017 General Plan of the City of Jurupa Valley" project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

2) The City Council has independently reviewed the Previous Environmental Document Review Determination, and based upon the whole record before it, the Previous Environmental Document Review Determination, and its independent review and judgment, finds that that the Project, as modified, is not subject to further environmental review pursuant to the Guidelines because:

a) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR; and

b) All potential environmental impacts associated with the "2017 General Plan of the City of Jurupa Valley" project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

3) The custodian of records for the prior FEIR, and all other materials that constitute the record of proceedings upon which the Planning Commission determination is based, is the Planning Department of the City of Jurupa Valley. Those documents are available for public review in the Planning Department located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 5. Findings for Recommendation of Approval of Code Amendment. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that the proposed Code Amendment (ZCA No. 20003) should be adopted because:

(a) The proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that Economic Sustainability Element Policy ES-4 reads: Provide a wide range of visitor -serving uses such as hotels, motels, restaurants, RV parking, commercial recreational and other uses that appeal to tourists as well as residents.

Section 6. Findings for Recommendation of Approval of Change of Zone. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that CZ No. 20005 should be adopted because the proposed change of zoning classification from:

(a) Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone for approximately 1.85 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Medium Density Residential (MDR) in that Policy LUE 1 of the General Plan Land Use Element “encourages attractive, safe, and well-maintained residential neighborhoods that offer a range of high quality housing opportunities that ‘fit’ the community in which they are to be located,” and Policy LUE 2.6 indicates that the City should “accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.”

(b) Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone for approximately 30,000 square feet is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designations of Medium Density Residential (MDR) in that Policy LUE 1 of the General Plan Land Use Element “encourages attractive, safe, and well-maintained residential neighborhoods that offer a range of high quality housing opportunities that ‘fit’ the community in which they are to be located” and Policy LUE 2.6 indicates that the City should “accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.”

(c) Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone for approximately 7.7 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Commercial Tourist (CT) in that Policy LUE 3.1 indicates that the City should “accommodate the development of commercial uses in areas designated by the General Plan, specific plans, and community and town center plans.”

(d) Manufacturing-Service Commercial M-SC Zone to Scenic Highway Commercial (C-P-S) Zone for approximately 13.57 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Retail Commercial in that Land Use Element Policy 8-1 of the General Plan indicates that the City should “require land to be developed and used in accordance with the General Plan, specific plans, and community and town center plans to ensure compatibility and minimize impacts.”

Section 7. Recommendation of Approval of Code Amendment. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley adopt the proposed Code Amendment attached hereto as Exhibit “A”.

Section 8. Recommendation of Approval of Change of Zone No. 20005. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley approve (1) and (2) CZ No. 20005 to rezone (1) 1.85 gross acres located at 5302 El Rio Avenue (APN: 178-290-012) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (2) 30,000 square feet located at 5288 Bell Avenue (APN: 178-182-020) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (3) 7.7 gross acres located at 5286 Bell Avenue from Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone, and (4) 13.57 gross acres located south of Interstate 60, east of Jurupa Road, north of Mission Boulevard, and west of Opal Street (APNs: 177-100-001, -003, -006, -011,

-016, -021, -022, -024, -025, -028, and -031, and 177-150-001, -002, -003, -004, -005, -006, -007, and -011) from Manufacturing-Service Commercial (M-SC) Zone to Scenic Highway Commercial (C-P-S) Zone, all as depicted in Exhibit "B" attached hereto.

Section 9. Certification. The Planning Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 23rd day of September, 2020.

Arleen Fruit
Chair of Jurupa Valley Planning Commission

ATTEST:

Thomas G. Merrell, AICP
Planning Director/Secretary to the Planning Commission

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-09-23-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 23rd day of September, 2020, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

THOMAS G. MERRELL, AICP
PLANNING DIRECTOR

EXHIBIT A
Proposed City Council Ordinance

ORDINANCE NO. 2020-__

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY
AMENDING SUBSECTION A OF SECTION 9.120.010
("PERMITTED USES") OF CHAPTER 9.120 (TOURIST
COMMERCIAL) OF TITLE 9 ("PLANNING AND ZONING")
OF THE JURUPA VALLEY MUNICIPAL CODE TO
ALLOW MOTOR SPORTS RACEWAYS AS PERMITTED
USES IN THE TOURIST COMMERCIAL (C-T) ZONE
SUBJECT TO APPROVAL OF A CONDITIONAL USE
PERMIT, AND FINDING AN 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. Project Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) At the September 7, 2017 regular City Council meeting, the City Council initiated an amendment to Section 9.120.010. A. of Chapter 9.120 ("C-T Zone (Tourist Commercial)") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, to add "motor sports raceways" as a permitted use in the Tourist Commercial (C-T) Zone subject to approval of a Conditional Use Permit (ZCA No. 20003) (the "Code Amendment"), and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in this Ordinance.

(b) On September 23, 2020, 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. 2020-09-23-01 recommending that the City Council approve the proposed Code Amendment.

(c) On XXXXXX, 2020, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Code Amendment, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council closed the public hearing and duly considered the written and oral testimony received.

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

Section 2. California Environmental Quality Act Findings. The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code

Amendment, permitting motor sports raceways in the Tourist Commercial (C-T) Zone subject to approval of a Conditional Use Permit, will not have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment because further environmental review, if required under CEQA, will be performed as applications for motor sports raceways are submitted to the City. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

Section 3. Project Findings. The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that the City Council desires to promote tourist commercial uses that serve as destination attractions as indicated in Economic Sustainability Element Policy ES- 4 reads: "Provide a wide range of visitor-serving uses such as hotels, motels, restaurants, RV parking, commercial recreational and other uses that appeal to tourists as well as residents."

Section 4. Amendment to Section 9.120.010.A. A new Subsection is hereby added to Section 9.120.10 E. Uses Permitted Subject to a Conditional Use Permit of Chapter 9.120, C-T Zone (Tourist Commercial), of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code to read as follows:

"Sec. 9.120.010. - Uses Permitted Subject to a Conditional Use Permit

E. The following uses are permitted, provided approval of a site development permit shall first have been obtained pursuant to the provisions of Section 9.240.280:

- (1) "Motor sports raceways."

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

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

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

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this ____ day of _____, 2020.

Anthony Kelly, Jr.
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. 2020-__ was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the ____ day of _____, 2020, and thereafter at a regular meeting held on the ____ day of _____, 2020, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this ____ day of _____, 2020.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT B
Land Use Area Parcel Maps

LUA6 - APN: 178-290-012



LUA7 -APN: 178-182-020



LUA8 - APN: 178290001



LUA15B – APN: 177-100-001



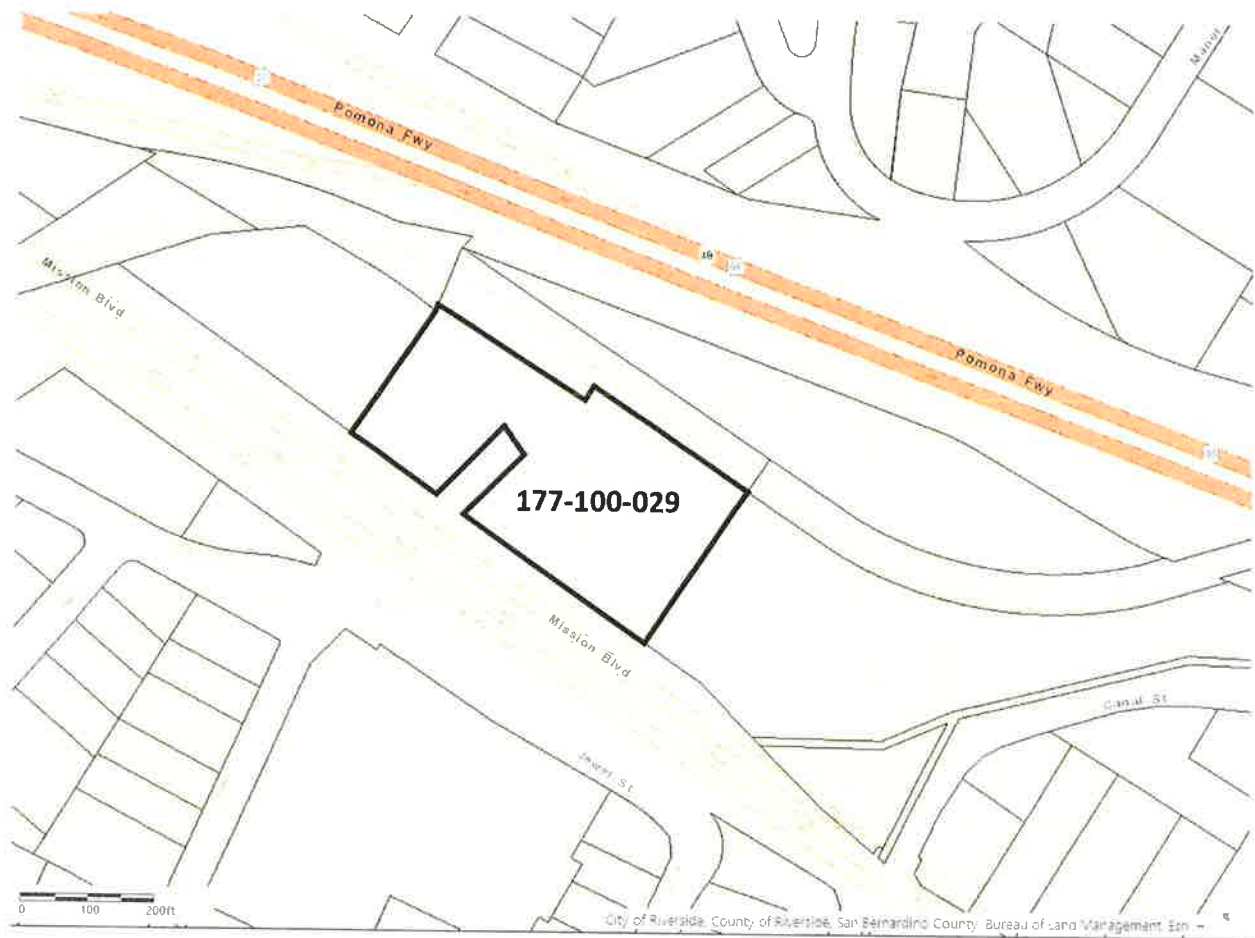
LUA15B – APN: 177-100-011



LUA15B – APN: 177100003



LUA15B-APN: 177-100-029



LUA15B – APN: 177-100-031



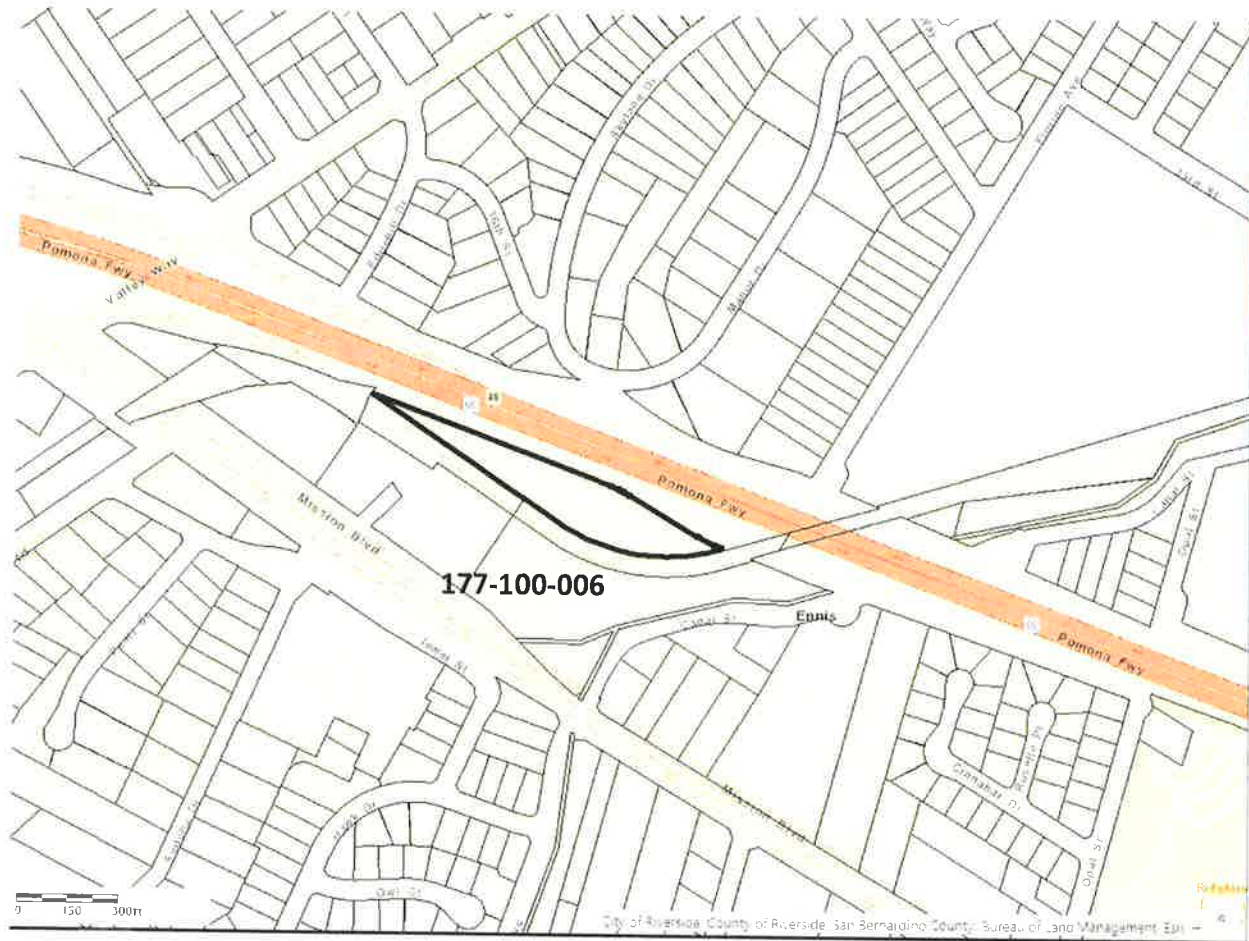
LUA15B – APN: 177-100-028



LUA15B – APN: 177-100-025



LUA15B – APN: 177-100-006



LUA15B – APN: 177-150-002



LUA15B-APN: 177-150-003



LUA15B - APN: 177-150-004



LUA15B -APN: 177-150-007



LUA15B – APN: 177-150-006



LUA15B – APN: 177-150-005



LUA15B – APN: 177-150-011



ATTACHMENT 2

ORDINANCE NO. 2020-__

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY (1) 1.85 GROSS ACRES OF REAL PROPERTY LOCATED AT 5302 EL RIO AVENUE (APN: 178-290-012) FROM NATURAL ASSETS (N-A) ZONE TO MULTIPLE FAMILY DWELLINGS (R-2) ZONE, (2) 30,000 SQ. FT. OF REAL PROPERTY LOCATED AT 5288 BELL AVENUE (APN: 178-182-020) FROM LIGHT AGRICULTURE A-1) ZONE TO MULTIPLE FAMILY DWELLINGS (R-2) ZONE, (3) 7.7 GROSS ACRES OF REAL PROPERTY LOCATED AT 5286 BELL AVENUE (APN: 178-290-001) FROM NATURAL ASSETS (N-A) ZONE TO TOURIST COMMERCIAL (C-T) ZONE, AND (4) 13.57 GROSS ACRES OF REAL PROPERTY LOCATED SOUTH OF INTERSTATE 60, EAST OF JURUPA ROAD, NORTH OF MISSION BOULEVARD, AND WEST OF OPAL STREET (APNS: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, AND -031, AND 177-150-001, -002, -003, -004, -005, -006, -007, AND -011) FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE TO SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA

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

Section 1. **Project.** At the November 15, 2018 regular City Council meeting, the City Council initiated Change of Zone No. 20005 (CZ No. 20005) to change the classification of approximately (1) 1.85 gross acres of real property located at 5302 El Rio Avenue (APN: 178-290-012) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (2) 1.08 gross acres of real property located at 5288 Bell Avenue (APN: 178-182-020) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (3) 7.7 gross acres of real property located at 5286 Bell Avenue (APN: 178-290-001) from Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone, and (4) 13.57 gross acres of real property located south of Interstate 60, east of Jurupa Road, north of Mission Boulevard, and west of Opal Street (APNs: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, and -031, and 177-150-001, -002, -003, -004, -005, -006, -007, and -011) from Manufacturing-Service Commercial (M-SC) Zone to Scenic Highway Commercial (C-P-S) Zone, as depicted in Exhibit "A" attached hereto.

Section 2. **Change of Zone.**

(a) Section 9.285.010. of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter

amended, and with the requirements of Title 9. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.

(b) Government Code Section 65854 provides that the planning commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040.(1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(c) Government Code Section 65855 provides that after the hearing, the planning commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, after closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and the relationship of the proposed amendment to 2017 General Plan. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council.

(d) Government Code Section 65856(a) provides that upon receipt of the recommendation of the planning commission, the legislative body must hold a public hearing. Additionally, Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(e) Government Code Section 65857 provides that the legislative body may approve, modify, or disapprove the recommendation of the planning commission; provided that any modification of the proposed ordinance or amendment by the legislative body not previously considered by the planning commission during its hearing, must first be referred to the planning commission for report and recommendation, but the planning commission shall not be required to hold a public hearing thereon. Additionally, Section 9.285.040.(5) of the Jurupa Valley Municipal Code provides that after closing the public hearing the City Council must render its decision within a reasonable time and may approve, modify, or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission must first be referred back to the Planning Commission for a report and recommendation.

Section 3. Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine, and declare that:

(a) CZ No. 20005 (the “Project”) was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On September 23, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on CZ No. 20005 at which time all persons interested in the Project 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. Following a discussion of the Project the Planning Commission voted to recommend approval of CZ No. 20005 by adopting Planning Commission Resolution No. 2020-09-23-01, a Resolution of the Planning Commission of the City of Jurupa Valley Recommending that the City Council of the City of Jurupa Valley (1) Approve Zoning Code Amendment No. 20003, Allowing Motor Sports Raceways as Permitted Uses in the Tourist Commercial (C-T) Zone Subject to Approval of a Site Development Permit, (2) Approve Change of Zone No. 20005 to Change the Zoning Classification of Approximately (A) 1.85 Gross Acres of Real Property Located at 5302 El Rio Avenue (APN: 178-290-012) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (B) 30,000 square feet of Real Property Located at 5288 Bell Avenue (APN: 178-182-020) from Light Agriculture) A-1 Zone to Multiple Family Dwellings (R-2) Zone, (C) 7.7 Gross Acres of Real Property Located at 5286 Bell Avenue (APN: 178-290-001) from Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone, and (D) 13.57 Gross Acres of Real Property Located South of Interstate 60, East of Jurupa Road, North of Mission Boulevard, and West of Opal Street (APNS: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, And -031, And 177-150-001, -002, -003, -004, -005, -006, -007, And -011) from Manufacturing-Service Commercial (M-SC) Zone to Scenic Highway Commercial (C-P-S) Zone, and (3) Make Findings Pursuant to CEQA and Determinations that no Further CEQA Review is Required.

(c) On XXXXXX, 2020, the City Council held a public hearing on CZ No. 20005, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council closed the public hearing.

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

Section 4. California Environmental Quality Act Findings. The City Council hereby makes the following environmental findings and determinations in connection with the approval of proposed Change of Zone No. 20005:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. City staff has also reviewed the Final Programmatic Environmental Impact Report (FEIR) for the “2017 General Plan of the City of Jurupa Valley” project certified by the City Council on September 7, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts

associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

(b) The City Council has independently reviewed the Previous Environmental Document Review Determination, and based upon the whole record before it, the Previous Environmental Document Review Determination, and its independent review and judgment, finds that that the Project, as modified, is not subject to further environmental review pursuant to the Guidelines because:

1) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR; and

2) All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

(c) The custodian of records for the prior FEIR, and all other materials that constitute the record of proceedings upon which the Planning Commission determination is based, is the Planning Department of the City of Jurupa Valley. Those documents are available for public review in the Planning Department located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 5. Findings for Approval of Change of Zone. The City Council of the City of Jurupa Valley hereby finds and determines that CZ No. 20005 should be adopted because the proposed change of zoning classification from:

(a) Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone for approximately 1.85 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Medium Density Residential (MDR) in that Policy LUE 1 of the General Plan Land Use Element “encourages attractive, safe, and well-maintained residential neighborhoods that offer a range of high quality housing opportunities that ‘fit’ the community in which they are to be located,” and Policy LUE 2.6 indicates that the City should “accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.”

(b) Light Agriculture (A-1) Zone to Multiple Family Dwellings (R-2) Zone for approximately 30,000 square feet is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designations of Medium Density Residential (MDR) in that Policy LUE 1 of the General Plan Land Use Element “encourages attractive, safe, and well-maintained residential neighborhoods that offer a range of high quality housing opportunities that ‘fit’ the community in which they are to be located” and Policy LUE 2.6 indicates that the City should “accommodate the development of single-family and multi-family residential units in areas

appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.”

(c) Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone for approximately 7.7 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Commercial Tourist (CT) in that Policy LUE 3.1 indicates that the City should “accommodate the development of commercial uses in areas designated by the General Plan, specific plans, and community and town center plans.”

(d) Manufacturing-Service Commercial M-SC Zone to Scenic Highway Commercial (C-P-S) Zone for approximately 13.57 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Retail Commercial in that Land Use Element Policy 8-1 of the General Plan indicates that the City should “require land to be developed and used in accordance with the General Plan, specific plans, and community and town center plans to ensure compatibility and minimize impacts.”

Section 6. Approval of Change of Zone. Based on the foregoing, the City Council of the City of Jurupa Valley hereby rezones approximately (1) 1.85 gross acres of real property located at 5302 El Rio Avenue (APN: 178-290-012) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (2) 30,000 square feet of real property located at 5288 Bell Avenue (APN: 178-182-020) from Light Agriculture (A-1) Zone to Multiple Family Dwellings (R-2) Zone, (3) 7.7 gross acres of real property located at 5286 Bell Avenue (APN: 178-290-001) from Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone, and (4) 13.57 gross acres of real property located south of Interstate 60, east of Jurupa Road, north of Mission Boulevard, and west of Opal Street (APNs: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, and -031, and 177-150-001, -002, -003, -004, -005, -006, -007, and -011) from Manufacturing-Service Commercial (M-SC) Zone to Scenic Highway Commercial (C-P-S) Zone, all as depicted in Exhibit “A” attached hereto, and directs the City Manager to revise the official City of Jurupa Valley Zoning Map to designate the property as being in this new zone.

Section 7. 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 8. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside incorporated by the City of Jurupa Valley that may in conflict with the terms of this Ordinance.

Section 9. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 10. **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 ____ day of _____, 2020.

Anthony Kelly, Jr.
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. 2020-__ was introduced at a meeting of the City Council of the City of Jurupa Valley on the ____ day of _____, 2020, and thereafter at a regular meeting held on the ____ day of _____, 2020, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this ____ day of _____, 2020.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A
Land Use Area Parcel Maps

[illegible]

The map displays the following lot numbers and areas:

- Top Left:** 178-172-026, 178-172-025, 178-172-018, 178-172-020, 178-172-021
- Top Center:** 178-172-022, 178-172-023
- Top Right:** 041, 178-182-012, 178-182-011, 178-182-010, 178-182-009
- Right Side:** 178-182-019, 178-182-017, 178-182-016
- Bottom Right:** 178-290-018, 178-290-013
- Bottom Center:** 178-241-013, 178-241-012, 178-241-011, 178-241-009
- Bottom Left:** 178-242-006, 178-242-004, 178-242-003
- Central Area:** City of Junupa Village, 178-182-020
- Other Labels:** 8-1-10, 178-172-021, 178-172-022, 178-172-023, 178-172-024, 178-172-025, 178-172-026, 178-172-027, 178-172-028, 178-172-029, 178-172-030, 178-172-031, 178-172-032, 178-172-033, 178-172-034, 178-172-035, 178-172-036, 178-172-037, 178-172-038, 178-172-039, 178-172-040, 178-172-041, 178-172-042, 178-172-043, 178-172-044, 178-172-045, 178-172-046, 178-172-047, 178-172-048, 178-172-049, 178-172-050, 178-172-051, 178-172-052, 178-172-053, 178-172-054, 178-172-055, 178-172-056, 178-172-057, 178-172-058, 178-172-059, 178-172-060, 178-172-061, 178-172-062, 178-172-063, 178-172-064, 178-172-065, 178-172-066, 178-172-067, 178-172-068, 178-172-069, 178-172-070, 178-172-071, 178-172-072, 178-172-073, 178-172-074, 178-172-075, 178-172-076, 178-172-077, 178-172-078, 178-172-079, 178-172-080, 178-172-081, 178-172-082, 178-172-083, 178-172-084, 178-172-085, 178-172-086, 178-172-087, 178-172-088, 178-172-089, 178-172-090, 178-172-091, 178-172-092, 178-172-093, 178-172-094, 178-172-095, 178-172-096, 178-172-097, 178-172-098, 178-172-099, 178-172-100

LUA8 - APN: 178290001



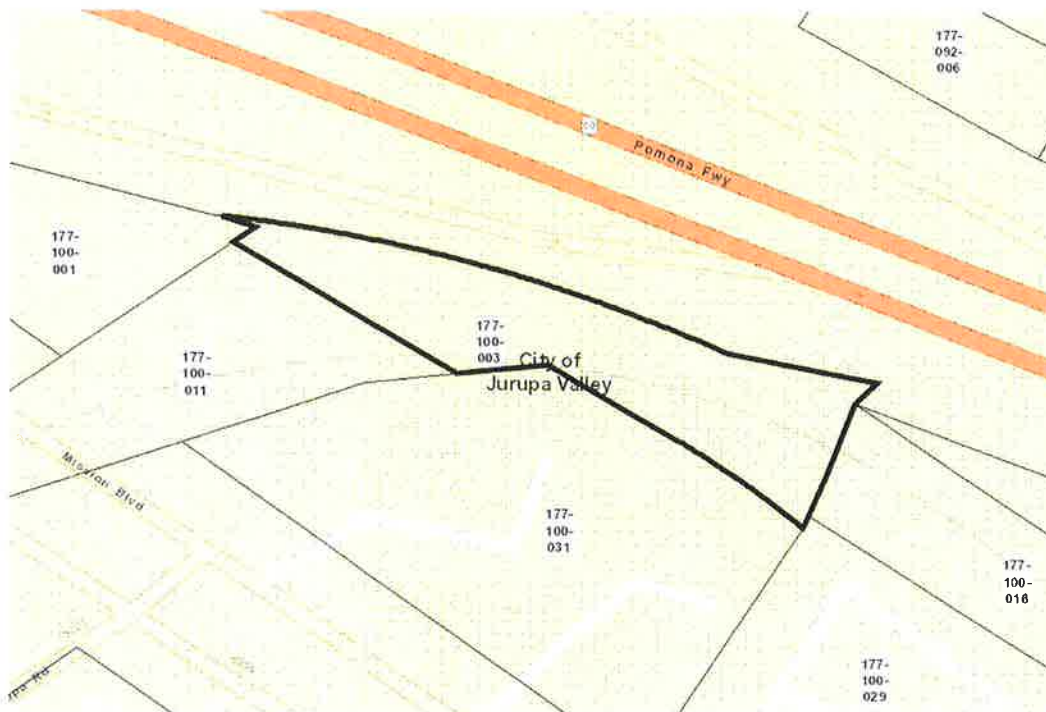
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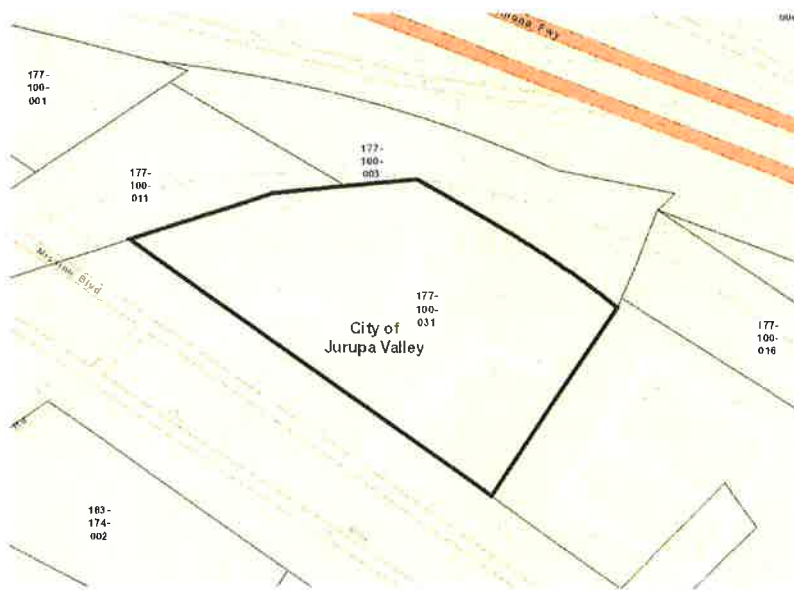
LUA15B – APN: 177100011



LUA15B – APN: 177100003



LUA15B – APN: 177100031



LUA15B – APN: 177100028



[illegible]

LUA15B – APN: 177150002



LUA15B-APN: 177150003



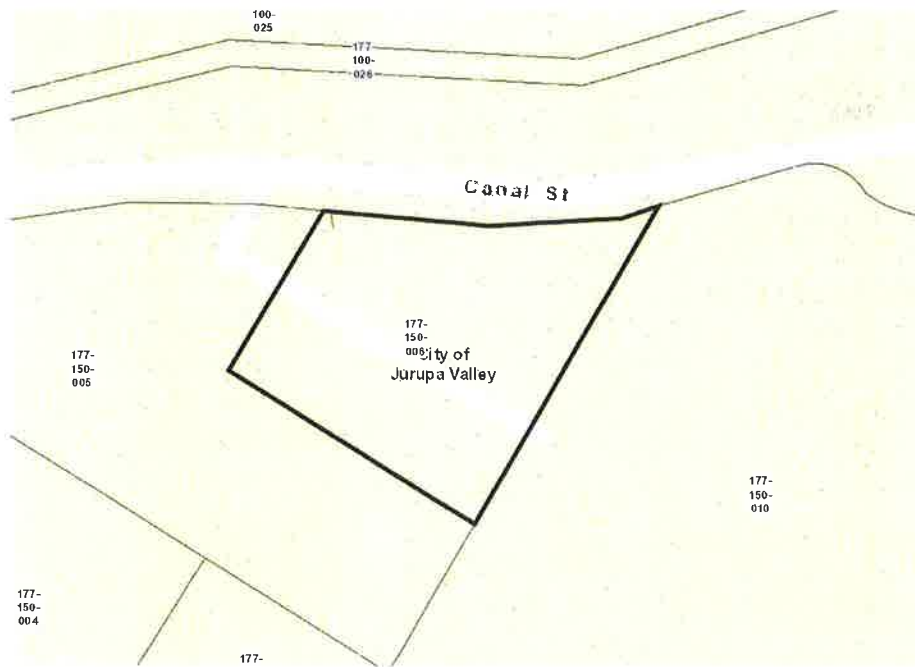
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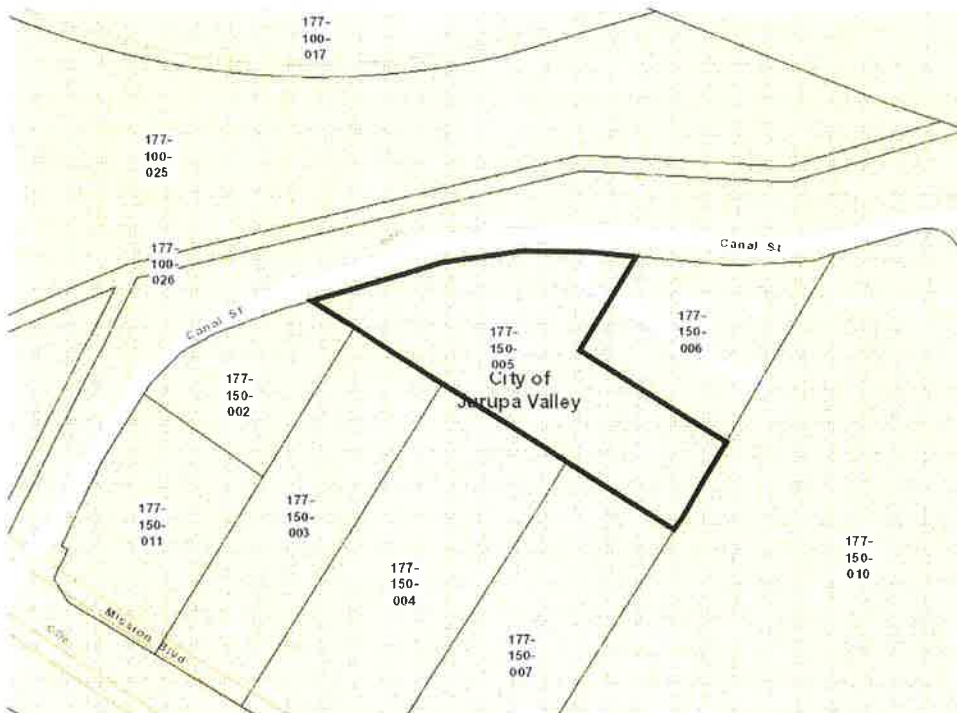
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LUA15B – APN: 177150006



LUA15B – APN: 177150005



LUA15B – APN: 177150011



LUA6 - APN: 178-290-012



LUA7 -APN: 178-182-020



LUA8 - APN: 178290001



LUA15B – APN: 177-100-001



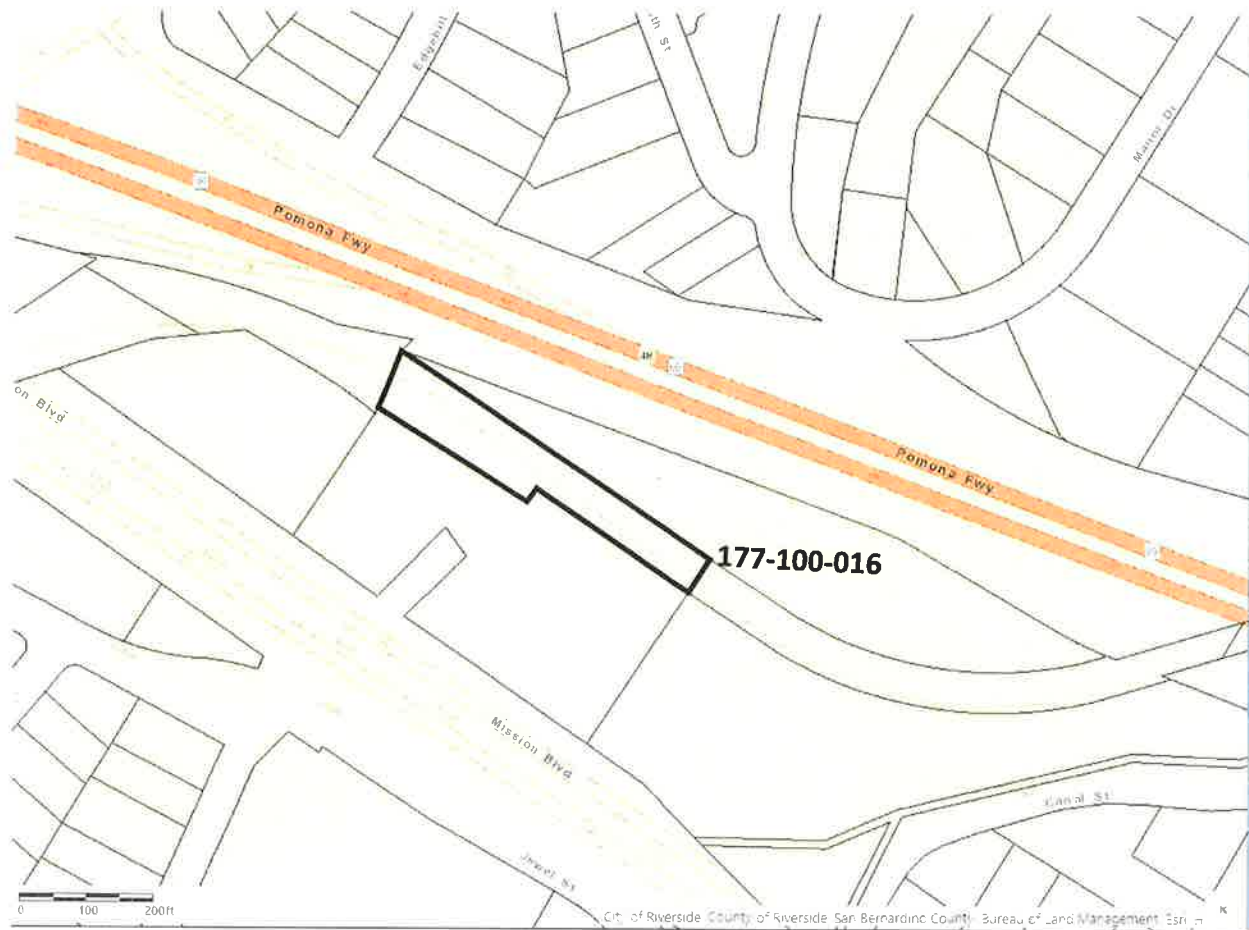
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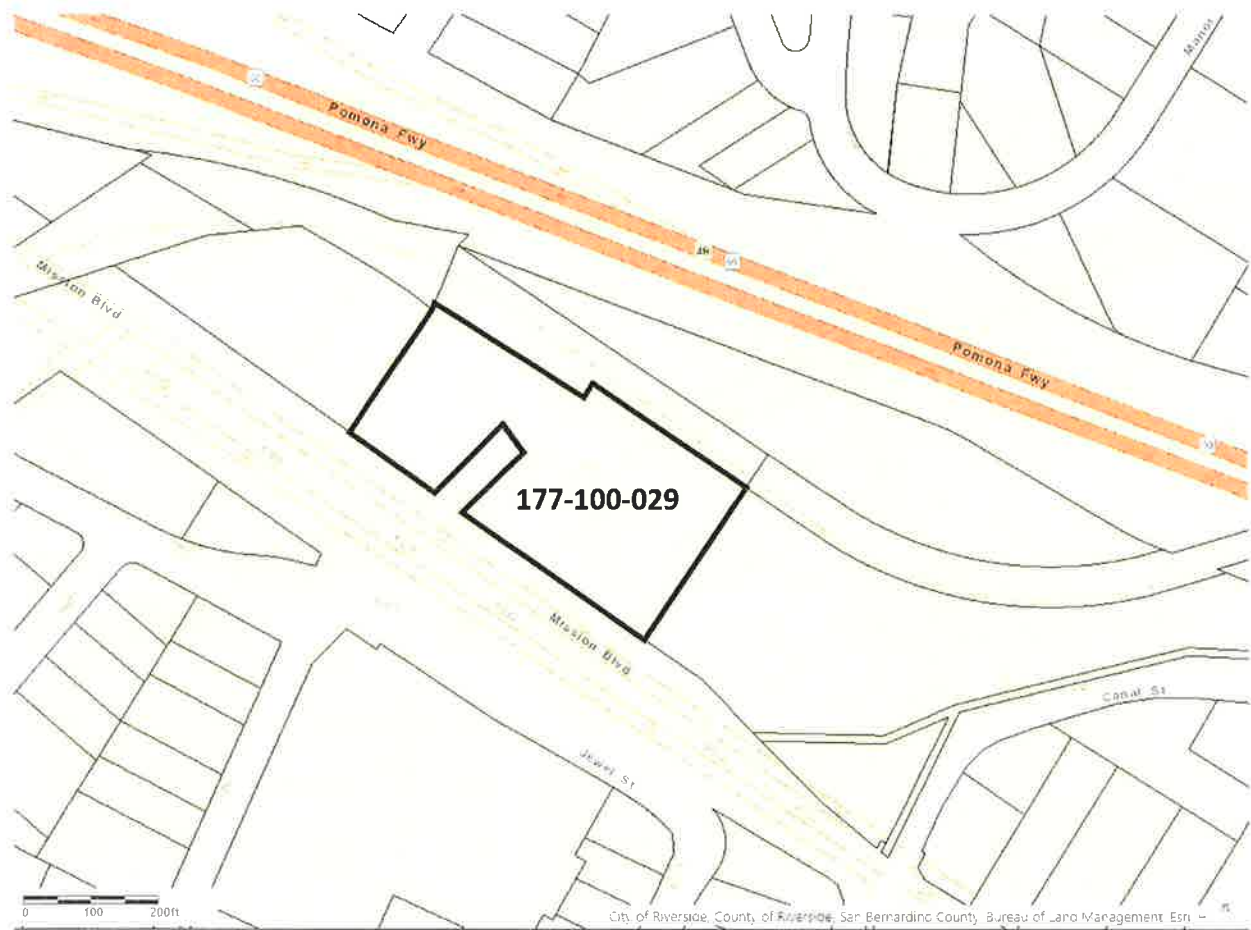
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LUA15B – APN: 177-100-016



LUA15B-APN: 177-100-029



LUA15B – APN: 177-100-031



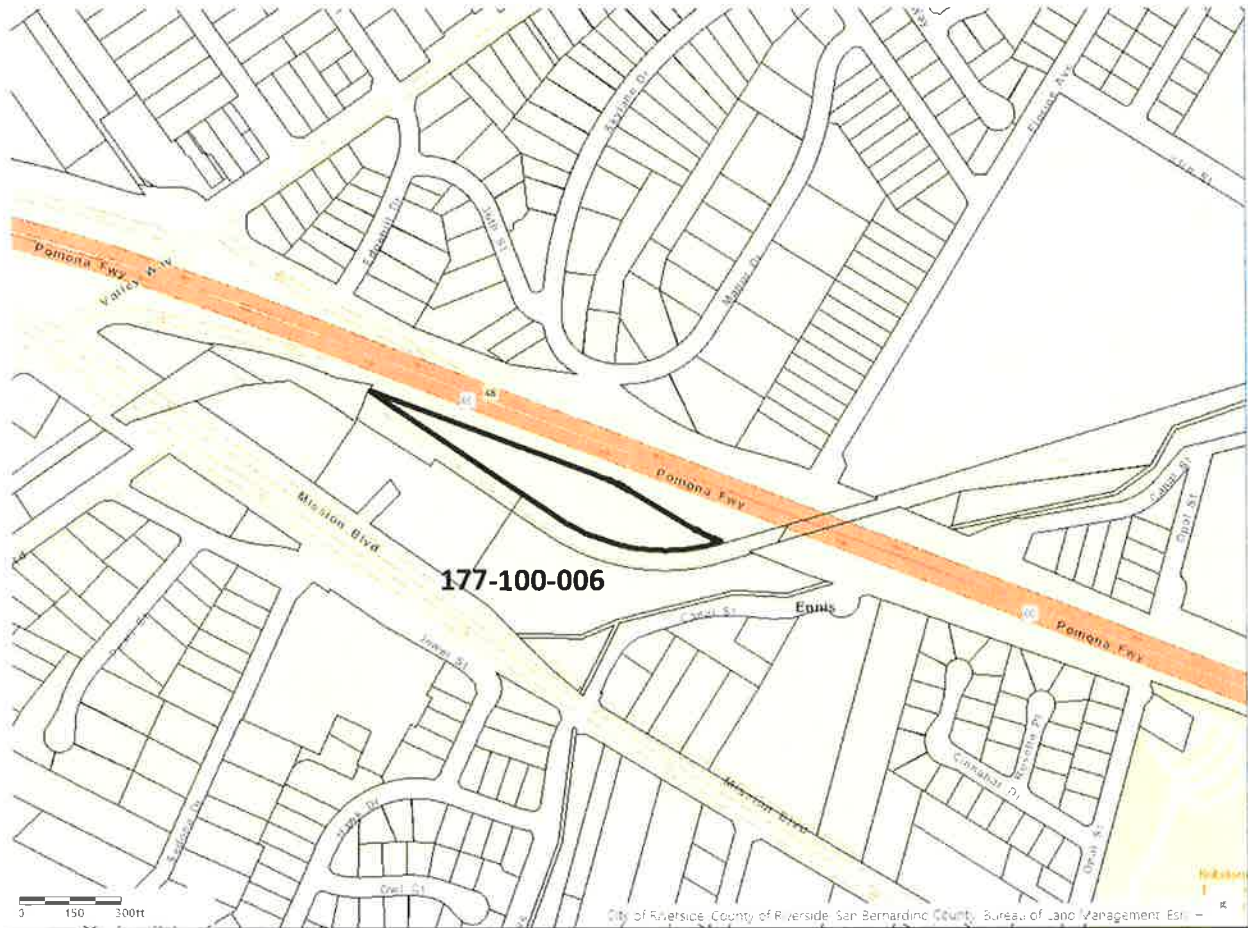
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LUA15B – APN: 177-100-025



LUA15B – APN: 177-100-006



LUA15B – APN: 177-150-002



LUA15B-APN: 177-150-003



LUA15B - APN: 177-150-004



LUA15B –APN: 177-150-007



LUA15B – APN: 177-150-006



LUA15B – APN: 177-150-005



LUA15B – APN: 177-150-011



ATTACHMENT 3
CEQA Documentation

Previous Environmental Document Review Determination

**General Plan Phase 1, Group 1, Zoning Implementation Program to Rezone
Properties Redesignated by the 2017 General Plan**



Lead Agency

City of Jurupa Valley
8390 Limonite Avenue Jurupa Valley, CA 92509
Contact: Tamara Campbell, Principal Planner
(951) 332-6464
tcampbell@jurupavalley.org

September 1, 2020

1.0 DETERMINATION

On the basis of the evaluation in Section 3.0 this document, I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in the *City of Jurupa Valley, 2017 General Plan Final Environmental Impact Report State Clearinghouse No. 2016021025* (EIR), pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, nothing further is required.



Signature

Thomas G. Merrell, AICP, Planning Director

Printed Name/Title

City of Jurupa Valley

Agency

September 1, 2020

Date

2.0 INTRODUCTION

2.1 Document Purpose

This document is a Previous Environmental Document Review Determination (PERD) prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

This document has been prepared to determine if the General Plan Phase 1, Group 1, Zoning Implementation Program (Project) is within the scope of the analysis contained in *City of Jurupa Valley, 2017 General Plan Final Environmental Impact Report State Clearinghouse No. 2016021025* certified by the City Council on September 17, 2017, and to ensure that the Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

2.2 Project Description

On September 7, 2017, the City Council adopted the 2017 General Plan as well as limited changes to the Zoning Map and Ordinance. The adoption included amendments to the General Plan Land Use Map that addressed land use issues, including providing additional commercial and residential uses and buffering residential development from industrial uses. By law, a city's zoning must be consistent with its General Plan. Many of the Land Use Map changes resulted in making the existing zoning on the affected properties inconsistent with the General Plan.

The Phase 1, Group 1 Zoning Implementation Program includes 4 geographic Land Use Areas identified as LUA-6, LUA-7, LUA-8, and LUA-15B. Each of these areas are described on pps. 3 through 6 below.

Land Use Area-6



Avenue (APN: 178-290-012)

5301 El
Rio

The site is currently zoned N-A (Natural Assets) but is developed with a trucking operation or contractor's storage yard that uses El Rio Avenue as its only access through a residential neighborhood. The equivalent zoning category that best matches the General Plan land use designation is R-2 (Multiple Family Dwellings). R-2 zoning occurs on all 3 sides of the site so it would be a logical extension for the land at the end of the existing neighborhood. The R-2 Development Standards require 7,200 sq. ft. per lot which could yield approximately 6 parcels per acre.

| General Plan Land Use | Existing Zoning | Recommended Zoning |
|----------------------------------|----------------------|---------------------------------|
| Medium Density Residential (MDR) | N-A (Natural Assets) | R-2 (Multiple Family Dwellings) |

Land Use Area- 7



5288 Bell Avenue (APN: 178-182-020)

This vacant, 30,000 sq. ft. landlocked parcel is adjacent to LUA-6. The property is located in a neighborhood which is substantially committed to residential uses, with mostly single-family houses on relatively small parcels (10,000 sq. ft. or less). The surrounding land use pattern includes Medium High Density Residential (MHDR) and MDR on three sides

This parcel is too small for most industrial uses and its location adjacent to a future solar plant ensures long-term buffering from industrial or manufacturing uses. It is used for vehicle parking in connection with an adjacent house.

| General Plan Land Use | Existing Zoning | Recommended Zoning |
|----------------------------------|----------------------|---------------------------------|
| Medium Density Residential (MDR) | N-A (Natural Assets) | R-2 (Multiple Family Dwellings) |

Land Use Area - 8



5286 Bell Avenue (APN: 178-290-001)

This 8-acre site is adjacent to LUA-7, residential uses, open space, and heavy industrial uses across Market Street. It has been improved with small commercial buildings, the Adam’s Motor park racetrack, parking lot and related facilities. Although there are several commercial zoning categories that promote the City’s vision for recreational and commercial development, the zoning category that best fits the intent and purpose of the Commercial Tourism Land Use Designation is the C-T zone.

| General Plan Land Use | Existing Zoning | Recommended Zoning |
|----------------------------------|----------------------|--------------------------|
| Medium Density Residential (MDR) | N-A (Natural Assets) | C-T (Tourist Commercial) |

Land Use Area-15B



North side of Mission Boulevard, south side of SR-60, between Opal Street and Valley Way

LUA15B is located south of the SR-60 Freeway, between Jurupa Road and Opal Street on the north side of Mission Boulevard. It consists of multiple parcels, all of which have a General Plan Land Use designation of Commercial Retail. The zoning is currently M-SC (Manufacturing-Service Commercial) and therefore the area is inconsistent with the General Plan.

The area is developed with various service-commercial uses such as construction materials storage and sales, recycling yard and auto sales. Properties to the west are zoned C-P-S (Scenic Highway Commercial) and properties to the east are C-1/C-P (General Commercial). Either of these two zoning designations would reduce future impacts between industrial and residential uses as well as protect neighborhoods by "buffering" incompatible uses.

| General Plan Land Use | Existing Zoning | Recommended Zoning |
|-------------------------|----------------------|--|
| Commercial Tourist (CT) | N-A (Natural Assets) | C-P-S (Scenic Highway Commercial) or C-1/C-P (General Commercial) |

3.0 ANALYSIS

3.1 Significant and Unavoidable Impacts

The Final EIR determined that the following impacts were significant and unavoidable for:

Agriculture

Conversion of Agricultural Land. Development in the City will eventually convert 2,500 acres of land currently used for agriculture to suburban land uses.

Loss of Prime Farmland. Development in the City will eventually cover over 612 acres of prime farmland and 2,077 acres of locally important farmland.

Cumulative Loss of Agriculture. Buildout of the City to rural and suburban uses will contribute to an overall decline and eventual loss of agricultural activities and resources from western Riverside County.

Air Quality

Violate Air Quality Standards. Long-term emissions from the operation of developed land uses in the future will exceed SCAQMD regional thresholds for ROC, NO_x, CO, PM₁₀, and PM_{2.5} even with implementation of the goals, policies, and programs of the General Plan and compliance with existing air pollution regulations.

Noise

Long-term Levels Exceedance of City Noise Standards. Future development in the City will contribute additional traffic which will cause noise levels along several major roadways to exceed City standards.

Cumulative Noise Impacts. Noise from traffic increases on local streets will contribute to cumulative noise impacts in the region as development occurs in the future.

3.2 Findings

The following evaluates the Project against each of the criteria to determine if XX

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect.

Finding: The General Plan only dealt with establishing land use designations, and not the zoning classifications that would be used to implement the General Plan/ Therefore, the Project is not making any changes to the General Plan land use designations that were not previously analyzed in the EIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

Finding: All of the areas have been disturbed and contain some level of existing development. The Project does not propose any new development to occur on any of the areas. Therefore, new

significant environmental effects or a substantial increase in the severity of previously identified significant effects will not occur. There is no development proposed. As such. The Project are

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.

Finding: None of the areas are being used for agriculture. As such. The Project will not result in the loss of agricultural land. No development is proposed. Therefore, the Project will not create any new impacts that were not previously addressed in the EIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

Finding: None of the areas are being used for agriculture. As such. The Project will not result in the loss of agricultural land. No development is proposed. Therefore, the Project will not result in impacts that are substantially more severe than were analyzed in the EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

Finding: Certain impacts to the environmental categories analyzed in the EIR, including cultural resources, geological resources, greenhouse gas emissions, and hydrology and water quality were found to be potentially significant, but could be mitigated to a less-than-significant level with implementation of policies contained in the General Plan. Future development on any of the areas will be subject to the existing applicable General Plan policies. Therefore, there are no additional mitigation measures required than those contained in the EIR.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Finding: Certain impacts to the environmental categories analyzed in the EIR, including cultural resources, geological resources, greenhouse gas emissions, and hydrology and water quality were found to be potentially significant, but could be mitigated to a less-than-significant level with implementation of policies contained in the General Plan. Future development on any of the areas will be subject to the existing applicable General Plan policies. Therefore, there are no additional mitigation measures required than are considerably different than those contained in the EIR.

CHASER

CHASER

ATTACHMENT 4

SUMMARY OF C-1/C-P ZONE AND C-P-S ZONE USES AND DEVELOPMENT STANDARDS

| Uses/Provision/Standards | C-1 /C-P (General Commercial) | C-P-S (Scenic Highway Comm) |
|---|--|---|
| <p>Uses Permitted with max of 200 sq. ft. of outdoor storage subject to a Site Development Permit</p> | <p>The lists are the same with the following exceptions:</p> <p>C-1/C-P does not allow mobilehomes, parking lots, wedding chapels, hotels, motels churches and temples with storage of less than 200 square feet.</p> <p>Allows mortuaries</p> | <p>The lists are the same with the following exceptions:</p> <p>Mortuaries, tire sales/service, car washes, fortune telling, not included in list.</p> <p>C-P-S allows garden supplies/nurseries, mobilehomes, parking lots/structures, golf cart sales, wedding chapels, hotels, motels, gas stations, churches and temples with 200 square feet of outdoor storage subject to a Site Development Permit. (These are listed on</p> |
| <p>Uses Permitted with SDP with outside storage in excess of 200 sq. ft.</p> | <p>See Attachment 4</p> <p>Bicycle sales and rentals.</p> <p>Boat and other marine sales.</p> <p>Ceramic sales and manufacturing for on-site sales.</p> <p>Electrical substations.</p> <p>Equipment rental services.</p> <p>Fishing and casting pools.</p> <p>Golf cart sales and service.</p> <p>Hardware stores (no more than 1,000 sq ft of outside storage lumber).</p> <p>Liquid petroleum service stations,(no concurrent sale of beer and wine, no tanks exceeding 10,000) gallons)</p> <p>Mobilehomes, must be kept mobile and licensed pursuant to state law</p> <p>Mobilehome sales and storage, trailer sales and rentals</p> <p>Nurseries and garden supply stores.</p> <p>Parking lots and parking structures.</p> <p>Liquor stores</p> | <p>The C-P-S Zone does not include a similar section.</p> |

| | | |
|---------------------------------|--|---|
| | Automobile sales and rental agencies. Accessory uses. | |
| Uses permitted subject to a CUP | <p>In addition to the same uses identified in the C-P-S zone, the C-1/C-P Zone also allows the following subject to a CUP:</p> <p>Body and Fender shops and spray painting</p> <p>Swap Meets</p> <p>Mini Warehouses</p> <p>Lumberyards</p> <p>Building materials sales yards</p> <p>Congregate care facilities</p> | <p>In addition to the same uses allowed in the C-1/C-P zone, the C-P-S Zone also allows the following subject to a CUP:</p> <p>Auto Repair</p> <p>Auto Sales and rental</p> <p>Boat sales, rentals and service</p> <p>Car Washes</p> <p>Equipment Rental</p> <p>Mortuaries</p> <p>Sports and recreational facilities</p> <p>Trailer and Boat Storage</p> <p>Travel Trailer mobilehomes, RV sales and service</p> <p>Truck sales and service</p> <p>Truck and trailers, the rental of trucks not over 19,500 pounds and not more than 22 ft in length etc.</p> |
| Development Standards | Same | Same |

C-1/C-P ZONE

CHAPTER 9.115. - C-1 ZONE/C-P ZONE (GENERAL COMMERCIAL)**Sec. 9.115.010. - Scope.**

The provisions of this chapter shall apply in all C-1 Zones and C-P Zones.

Sec. 9.115.020. - Uses permitted.

- 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) Auction houses.
 - (6) Auditoriums and conference rooms.
 - (7) Automobile repair garages, not including body and fender shops or spray painting.
 - (8) Automobile parts and supply stores.
 - (9) Bakery goods distributors.
 - (10) Bakery shops, including baking only when incidental to retail sales on the premises.
 - (11) Banks and financial institutions.
 - (12) Barber and beauty shops.
 - (13) Bars and cocktail lounges.
 - (14) Billiard and pool halls.
 - (15) Blueprint and duplicating services.
 - (16) Book stores and binders.
 - (17) Bowling alleys.
 - (18) Catering services.
 - (19) Cleaning and dyeing shops.
 - (20) Clothing stores.
 - (21) Confectionery or candy stores.
 - (22) Costume design studios.
 - (23) Dance halls.

- (24) Delicatessens.
- (25) Department stores.
- (26) Drug stores.
- (27) Dry goods stores.
- (28) Employment agencies.
- (29) Escort bureaus.
- (30) Feed and grain sales.
- (31) Florists shops.
- (32) Food markets and frozen food lockers.
- (33) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (34) Gift shops.
- (35) Hotels, resort hotels and motels.
- (36) Household goods sales, including, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.
- (37) Hobby shops.
- (38) Ice cream shops.
- (39) Ice sales, not including ice plants.
- (40) Interior decorating shops.
- (41) Jewelry stores, including incidental repairs.
- (42) Labor temples.
- (43) Laboratories, film, dental, medical, research or testing.
- (44) Laundries and laundromats.
- (45) Leather goods stores.
- (46) Locksmith shops.
- (47) Mail order businesses.
- (48) Manufacturer's agent.
- (49) Market, food, wholesale or jobber.
- (50) Massage parlors, Turkish baths, health centers and similar personal service establishments.
- (51) Meat markets, not including slaughtering.
- (52) Mimeographing and addressograph services.
- (53) Mortuaries.
- (54) Music stores.

- (55) News stores.
- (56) Notions or novelty stores.
- (57) Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.
- (58) One (1) on-site operator's residence, which may be located in a commercial building.
- (59) Paint and wallpaper stores, not including paint contractors.
- (60) Pawn shops.
- (61) Pet shops and pet supply shops.
- (62) Photography shops and studios and photo engraving.
- (63) Plumbing shops, not including plumbing contractors.
- (64) Poultry markets, not including slaughtering or live sales.
- (65) Printers or publishers.
- (66) Produce markets.
- (67) Radio and television broadcasting studios.
- (68) Recording studios.
- (69) Refreshment stands.
- (70) Restaurants and other eating establishments.
- (71) Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming.
- (72) Shoe stores and repair shops.
- (73) Shoeshine stands.
- (74) Signs, on-site advertising.
- (75) Sporting goods stores.
- (76) Stained glass assembly.
- (77) Stationer stores.
- (78) Stations, bus, railroad and taxi.
- (79) Taxidermist.
- (80) Tailor shops.
- (81) Telephone exchanges.
- (82) Theaters, not including drive-ins.
- (83) Tire sales and service, not including recapping.
- (84) Tobacco shops.
- (85) Tourist information centers.

- (86) Toy shops.
 - (87) Travel agencies.
 - (88) Typewriter sales and rental, including incidental repairs.
 - (89) Watch repair shops.
 - (90) Wholesale businesses with samples on the premises but not including storage.
 - (91) Car washes.
 - (92) Fortune telling, spiritualism, or similar activity.
 - (93) Recycling collection facilities.
 - (94) Convenience stores, not including the sale of motor vehicle fuel.
 - (95) Day care centers.
- B. The following uses are permitted, together with outside storage and display of materials appurtenant to such use, provided a site development permit has been approved pursuant to the provisions of Section 9.240.330:
- (1) Bicycle sales and rentals.
 - (2) Boat and other marine sales.
 - (3) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed sixteen (16) cubic feet.
 - (4) Electrical substations.
 - (5) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten (10) cubic feet in capacity and other similar equipment.
 - (6) Fishing and casting pools.
 - (7) Golf cart sales and service.
 - (8) Hardware stores, including not more than one thousand (1,000) square feet of outside storage lumber.
 - (9) Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed ten thousand (10,000) gallons.
 - (10) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for:
 - (a) Sales offices on mobilehome sales lots.
 - (b) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided they are inconspicuously located.
 - (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.
 - (11) Mobilehome sales and storage, trailer sales and rental house trailers.

- (12) Nurseries and garden supply stores.
 - (13) Parking lots and parking structures.
 - (14) Sports and recreational facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.
 - (15) Churches, temples, and other places of religious worship.
 - (16) Trailer and boat storage.
 - (17) Trucks and trailers; the rental of trucks not over nineteen thousand, five hundred (19,500) pounds gross vehicle weight, with body not to exceed twenty-two (22) feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six (6) feet in width or twenty-two (22) feet in length.
 - (18) Truck sales and service.
- C. The following uses are permitted, provided a conditional use permit has been granted pursuant to the provisions of Section 9.240.280:
- (1) Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.
 - (2) Drive-in theaters.
 - (3) Heliports.
 - (4) Tire recapping.
 - (5) Animal hospitals.
 - (6) Body and fender shops and spray painting.
 - (7) Swap meets.
 - (8) All uses permitted in subsection (A) of this section that have more than two hundred (200) square feet of outside storage or display of materials.
 - (9) Mini-warehouse structures.
 - (10) Lumber yards, including only incidental mill work.
 - (11) Building materials sales yards.
 - (12) Underground bulk fuel storage.
 - (13) Congregate care residential facilities.
 - (14) Convenience stores, including the sale of motor vehicle fuel.
 - (15) Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.
 - (16) Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed ten thousand (10,000) gallons.

- (17) Liquor stores pursuant to the provisions of Section 9.240.490 (Alcoholic Beverage Sales).
- (18) Automobile sales and rental agencies.
- D. The uses listed in subsections (A), (B) and (C) of this section do not include sex-oriented businesses.
- E. Accessory uses. An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to, limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:
 - (1) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be twenty-five (25) percent.
 - (2) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five (5) horsepower.
 - (3) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than fifty (50) feet to any residential zone.
 - (4) Accessory uses shall be conducted wholly within a completely enclosed building.
- F. Any use that is not specifically listed in subsections (A), (B) and (C) of this section may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- G. It is the intent of the City Council that a legally established pre-existing land use of an occupied property shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency with the 2017 General Plan. Any pre-existing use certified pursuant to Section [9.240.080] that is not specifically listed in subsections A., B., and D. shall be considered a permitted or conditionally permitted use the same as provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14[A1] adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.

(Ord. No. 2017-09, § 8A., 9-21-2017)

Sec. 9.115.030. - Planned commercial developments.

Planned commercial developments are permitted provided a land division is approved pursuant to the provision of Title 7.

Sec. 9.115.040. - Development standards.

The following standards of development are required in the C-1 and C-P Zones:

- (1) There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- (2) There are no yard requirements for buildings which do not exceed thirty-five (35) feet in height except as required for specific plans. Any portion of a building which exceeds thirty-five (35) feet in height shall be set back from the front, rear and side lot lines not less than two (2) feet for each foot by which the height exceeds thirty-five (35) feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line, unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.
- (3) No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- (4) Automobile storage space shall be provided as required by Section 9.240.120.
- (5) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand, three hundred and twenty (1,320) feet.

C-P-S ZONE

CHAPTER 9.125. - C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL)

Sec. 9.125.010. - Scope.

The provisions of this chapter shall apply in all C-P-S Zones.

Sec. 9.125.020. - Uses permitted.

- 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) Auditoriums and conference rooms.
 - (6) Automobile parts and supply stores.
 - (7) Bakery goods distributors.
 - (8) Bakery shops, including baking only when incidental to retail sales on the premises.
 - (9) Banks and financial institutions.
 - (10) Barber and beauty shops.
 - (11) Bars and cocktail lounges.
 - (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) Cleaning and dyeing shops.
 - (20) Clothing stores.
 - (21) Confectionery or candy stores.
 - (22) Costume design studios.
 - (23) Dance halls.

- (24) Delicatessens.
- (25) Department stores.
- (26) Drug stores.
- (27) Dry goods stores.
- (28) Electrical substations.
- (29) Employment agencies.
- (30) Escort bureaus.
- (31) Feed and grain sales.
- (32) Fishing and casting pools.
- (33) Florist shops.
- (34) Food markets and frozen food lockers.
- (35) Gift shops.
- (36) Hardware stores.
- (37) 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.
- (38) Hobby shops.
- (39) Ice cream shops.
- (40) Ice sales, not including ice plants.
- (41) Interior decorating shops.
- (42) Jewelry stores with incidental repairs.
- (43) Labor temples.
- (44) Laboratories, film, dental, medical, research or testing.
- (45) Laundries and laundromats.
- (46) Leather goods stores.
- (47) Locksmith shops.
- (48) Mail order businesses.
- (49) Manufacturer's agent.
- (50) Market, food, wholesale or jobber.
- (51) Massage parlors, Turkish baths, health centers and similar personal service establishments.
- (52) Meat markets, not including slaughtering.
- (53) Mimeographing and addressograph services.
- (54) 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.
- (55) Music stores.
- (56) News stores.
- (57) Notions or novelty stores.
- (58) Nurseries and garden supply stores.
- (59) Offices, business.
- (60) One on-site operator's residence, which may be located in a commercial building.
- (61) Paint and wall paper stores, not including paint contractors.
- (62) Parking lots and parking structures.
- (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) Refreshment stands.
- (73) Restaurants and other eating establishments.
- (74) Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.
- (75) Shoe stores and repair shops.
- (76) Shoeshine stands.
- (77) Signs, on-site advertising.
- (78) Sporting goods stores.
- (79) Stained glass assembly.
- (80) Stationery stores.
- (81) Stations, bus, railroad and taxi.
- (82) Taxidermist.
- (83) Tailor shops.
- (84) Telephone exchanges.

- (85) Theaters, not including drive-ins.
 - (86) Tobacco shops.
 - (87) Tourist information centers.
 - (88) Toy shops.
 - (89) Travel agencies.
 - (90) Typewriter sales and rental and incidental repairs.
 - (91) Watch repair shops.
 - (92) Wedding chapels.
 - (93) Wholesale businesses with samples on the premises, but not to include storage.
 - (94) Recycling collection facilities.
 - (95) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (96) Golf cart sales and service.
 - (97) Hotels, resort hotels and motels.
 - (98) Day care centers.
 - (99) Convenience stores, not including the sale of motor vehicle fuel.
 - (100) Churches, temples and other places of religious worship.
- B. Uses permitted by conditional use permit. The following uses are permitted, provided a conditional use permit has been granted pursuant to the provisions of Section 9.240.280:
- (1) Automobile repair garages, body shops, spray painting shops.
 - (2) Automobile sales and rental agencies.
 - (3) Boat sales, rentals and services.
 - (4) Car washes.
 - (5) Drive-in theaters.
 - (6) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding twenty (20) cubic feet in capacity and other similar equipment.
 - (7) Heliports.
 - (8) Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed ten thousand (10,000) gallons.
 - (9) Mortuaries.
 - (10) Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two (2) horsepower or greater.
 - (11) Animal hospitals.
 - (12) Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf,

- parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.
- (13) Tire recapping.
 - (14) Tire sales and services, not including recapping.
 - (15) Trailer and boat storage.
 - (16) Travel trailers, mobilehomes and recreational vehicles sales and service.
 - (17) Truck sales and services.
 - (18) Trucks and trailers; the rental of trucks not over nineteen thousand, five hundred (19,500) pounds gross weight, with body not to exceed twenty-two (22) feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six (6) feet in width or twenty-two (22) feet in length.
 - (19) Underground bulk fuel storage.
 - (20) All uses permitted in subsection (A) of this section that have more than two hundred (200) square feet of outside storage of display of materials.
 - (21) Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.
 - (22) Convenience stores, including the sale of motor vehicle fuel.
 - (23) Liquor stores pursuant to the provisions of Section 9.240.490 (Alcoholic Beverage Sales).
- C. The uses listed in subsections (A) and (B) of this section do not include sex-oriented businesses.
- D. Accessory uses. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use, including, but not limited to, limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such related activity does not exceed any of the following restrictions:
- (1) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be twenty-five (25) percent.
 - (2) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five (5) horsepower.
 - (3) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than fifty (50) feet to any residential zone.
 - (4) Accessory uses shall be conducted wholly within a completely enclosed building.
- E. Any use that is not specifically listed in subsections (A) and (B) of this section may be considered a permitted or conditionally permitted use, provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- F. It is the intent of the City Council that a legally established pre-existing land use of an occupied property

shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency with the 2017 General Plan. Any pre-existing use certified pursuant to Section [9.240.080] that is not specifically listed in subsections a. and b. shall be considered a permitted or conditionally permitted use the same as provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14[A3] adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2017-09, § 8C., 9-21-2017)

Sec. 9.125.030. - Planned commercial development.

Planned commercial developments are permitted, provided a land division is approved pursuant to the provisions of Title 7.

Sec. 9.125.040. - Development standards.

The following shall be the standards of development in the C-P-S Zones:

- (1) There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- (2) There are no yard requirements for buildings which do not exceed thirty-five (35) feet in height, except as required for specific plans. Any portion of a building which exceeds thirty-five (35) feet in height shall be set back from the front, rear and side lot lines not less than two (2) feet for each foot by which the height exceeds thirty-five (35) feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.
- (3) No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- (4) Automobile storage space shall be provided as required by Section 9.240.120.
- (5) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand, three hundred and twenty (1,320) feet.