

City of Jurupa Valley

**IMPORTANT NOTICE:
FOR ONLINE PUBLIC PARTICIPATION SEE PAGE 3**

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday October 7, 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 23, 2020 Regular Meeting

6. Public Hearings - NONE

7. Commission Business

7.1 STUDY SESSION: REVIEW GENERAL PLAN CONSISTENCY ZONING FOR PHASE 1, GROUP 3, AS SET FORTH BY CITY COUNCIL DIRECTION WHEN ADOPTING THE 2017 GENERAL PLAN

RECOMMENDATION

Review, discuss and provide direction to staff regarding General Plan Phase 1, Group 3 Rezoning for consistency with the 2017 General Plan. This is a study session. No actions will be taken.

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment to the October 21, 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 23, 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 23, 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 Moore led the Pledge of Allegiance

3. Public Appearance/Comments - None

4. Approval of Agenda

Chair Pruitt moved, Commissioner Lopez seconded a motion to approve the September 23, 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 Moore seconded, a motion to approve the September 9, 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

6.1A. CHANGE OF ZONE 20005 (CZ20005) OF APPROXIMATELY 36.5 COMBINED GROSS ACRES OF REAL PROPERTY FROM (1) N-A (NATURAL ASSETS) ZONE TO R-2 (MULTIPLE FAMILY DWELLINGS) ZONE FOR LUA6, (2) N-A (NATURAL ASSETS) ZONE TO 4-2 (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: 178-82-020) (LUA7); 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

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

Ms. Tamara Campbell, Principal Planner, provided a PowerPoint presentation and provided the background which included the most recent study session held for the Planning Commissioners. Ms. Campbell noted that staff had also mailed letters inviting property owners to meet with staff as well as a published ad in the paper and sent notices to all owners within 1,000 ft. radius of subject sites. Ms. Campbell included she had met with property owners who requested clarification and were in support of change of zone for these properties. Ms. Campbell proceeded to review and discuss the proposed change of zones for each Land Use Areas.

COMMISSIONER DISCUSSION

- Commissioners were in agreement with proposed Change of Zones.

Chair Pruitt moved, and Commissioner Silva seconded a motion recommending approval of Change of Zone No. 2005 (CZ20005) and Zoning Code Amendment No. 20003 (ZCA 20003). The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

7. Commission Business - NONE

8. Public Appearance / Comments – NONE

9. Planning Commissioner's Reports and Comments

Chair Pruitt reminded the public to get out the vote and ballot boxes would be located at City Hall in early October.

10. Planning Department Report

Mr. Tom Merrell, Planning Director, provided an update on the Planning Commission meeting dates for the remainder of the year.

Respectfully submitted,

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

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: OCTOBER 7, 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. 7.1
STUDY SESSION TO REVIEW GENERAL PLAN CONSISTENCY ZONING FOR PHASE 1, GROUP 3, AS SET FORTH BY CITY COUNCIL DIRECTION WHEN ADOPTING THE 2017 GENERAL PLAN

RECOMMENDATION

Review, discuss and provide direction to staff regarding General Plan Phase 1, Group 3 Rezoning for consistency with the 2017 General Plan. This is a study session. *No actions will be taken.*

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.

Of the 21 separate LUAs adopted in conjunction with the General Plan, most of the LUAs were made to change the land use designation from industrial use to a residential or commercial use and to prevent potential land use conflicts in the future. One of the LUAs was rezoned in conjunction with the 2017 General Plan, while others are being (or have been) addressed by property owners or other means. The remaining 14 LUAs present potential conflicts with the Zoning Map and hence, potential land use conflicts.

In January 2019, the Planning Commission conducted a study session to review staff's proposed phasing, research, analysis and methodology for this effort. The Planning Commission agreed

with staff's approach and as such, conducted study sessions for Groups 1 and 2 of the phasing program and agreed to move forward with staff's recommendations.

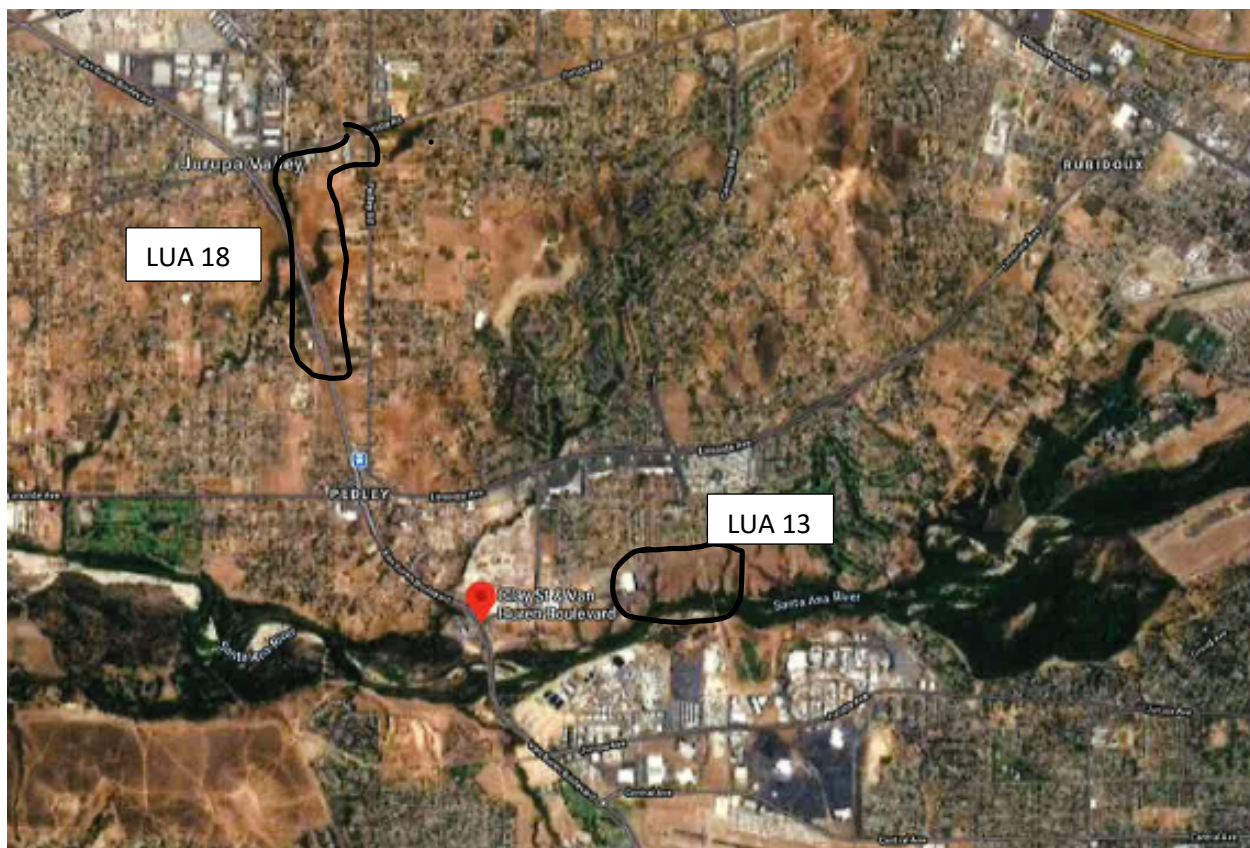
A public hearing was conducted by the Planning Commission on 09.23.2020 for Group 1. With a 5 to 0 vote, it was forwarded to the City Council for approval. The City Council will consider the rezone and zoning code amendment for Group 1 at its public hearing on October 15, 2020.

The next effort (Phase 1, Group 3) includes two (2) geographic areas. These two (2) areas are located in the southerly, central portion of the City. The following table provides a summary of the historical GP designation and zoning for each area under study with this report and the map below shows both locations.

Summary of Group 3 - 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	To Zone	
13	Light Indust (LI)	Open Space- Recreation (OS-R)	M-H	TBD	3
18	Bus Park (BP)	Med. Density Res (MDR and Open Space Conservation	M-SC	TBD	3

Arial Photo Locations of LUA 13 and 18

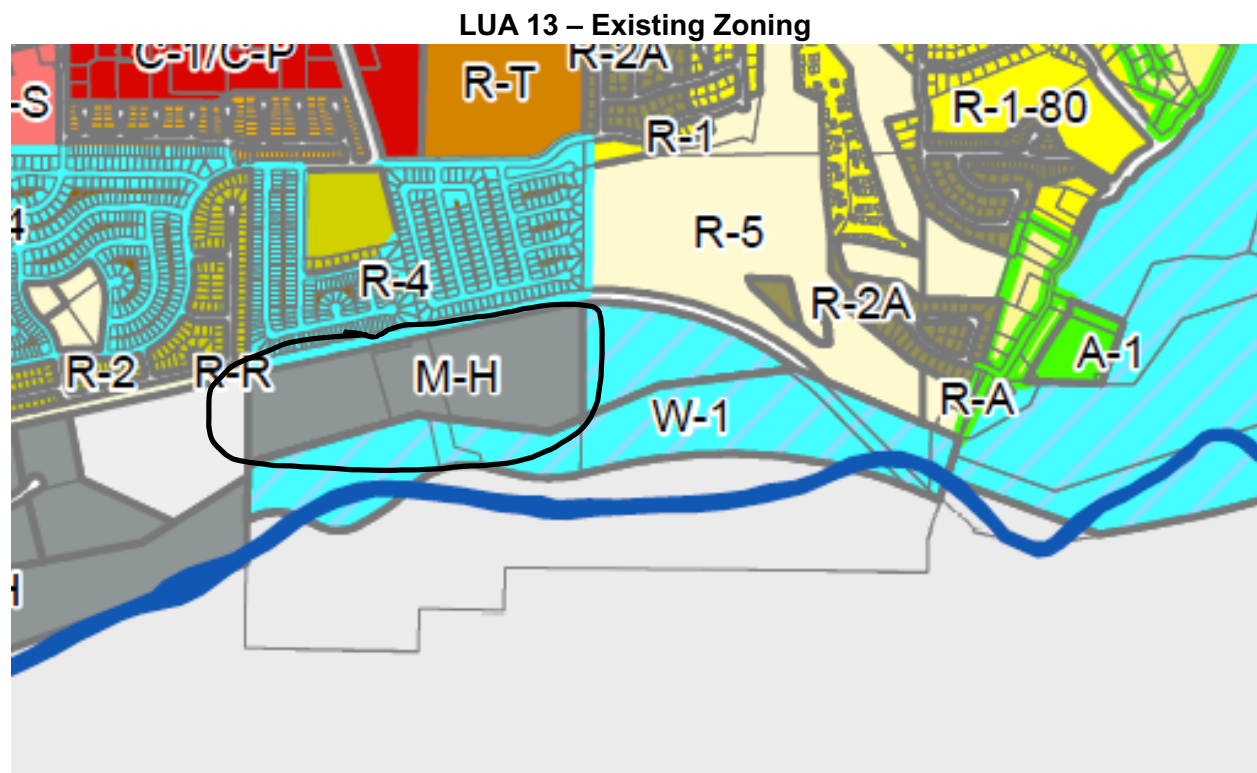


DISCUSSION

LUA 13 – Hidden Valley Open Space Area

This 44-acre site is currently located in the M-H Zone (Manufacturing-Heavy). It is bordered by the Santa Ana River to the south and on the north by railroad tracks and an established single-family neighborhood. Industrial uses in the M-SC (Manufacturing-Service Commercial) zone occur to the west and land directly to the east is vacant and located in the W-1 Zone (Watercourse, Watershed and Conservation Areas). The site is near Clay Street and Van Buren, but does not have access to a public street.

The exhibits below show the existing zoning and the General Plan Land Use designations.



LUA 13 consists of three (3) individual parcels. The eastern most parcel is part of the Hidden Valley Wildlife Area and is permanently dedicated for habitat preservation. The center parcel is owned by the Metropolitan Water District (MWD) and provides access to a large underground water pipe. The western most parcel is available for development if access were established.

The current zoning of M-H would allow a vast array of very intensive manufacturing and industrial types of uses directly adjacent to the Santa Ana River. A copy of the M-H zone is provided for reference as Attachment 1.

During the development of the 2017 General Plan, the General Plan Advisory Committee (GPAC) recommended that the County's Land Use designation for the area change from Light Industrial to Open Space - Recreation (OS Recreation). GPAC considered the action critical for ensuring the long-term preservation of an environmentally-sensitive riparian habitat. In addition, GPAC wanted to see an expansion of the Hidden Valley Wildlife Area noting that changing the land use to open space made a logical extension to that end. The City Council concurred.

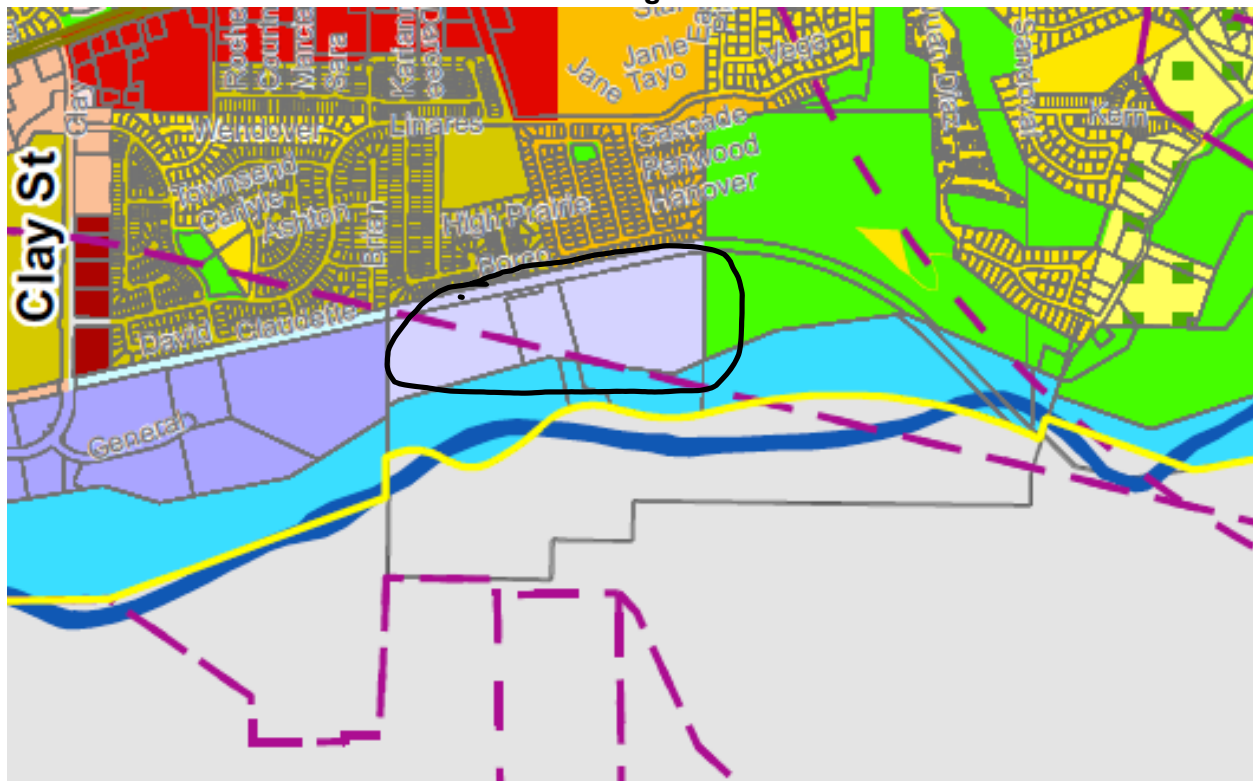
The City Council recognized that another benefit of changing the long-term use of this land from industrial to a very low intensive conservation type of land use was that it would protect the established residential neighborhood to the north from the negative effects of any heavy manufacturing uses.

Ideally, the City would change the zoning to a specific “Open Space/Conservation” zone, but one was not inherited from the County. Until the City undertakes the creation of a new zone with that purpose, staff is limited to recommending zones that allow the least amount of development. The W-1 zone, which is applied to the east of the site, would be appropriate in that it speaks to preservation of watercourses, watershed and conservation purposes. However, the list of allowed uses is worrisome in that golf courses are permitted and the following are allowed subject to the issuance of a Conditional Use Permit:

- Airports and heliports
- Mining Operations
- Oil Drilling
- RV Parks
- Sports fields
- Racing and competition events, other than between humans

Along with its recommendations for these General Plan Consistency rezoning efforts, the Planning Commission may want to forward a recommendation to the City Council requesting a new zone be created that better protects sensitive environmental habitats.

LUA 13 - Existing General Plan



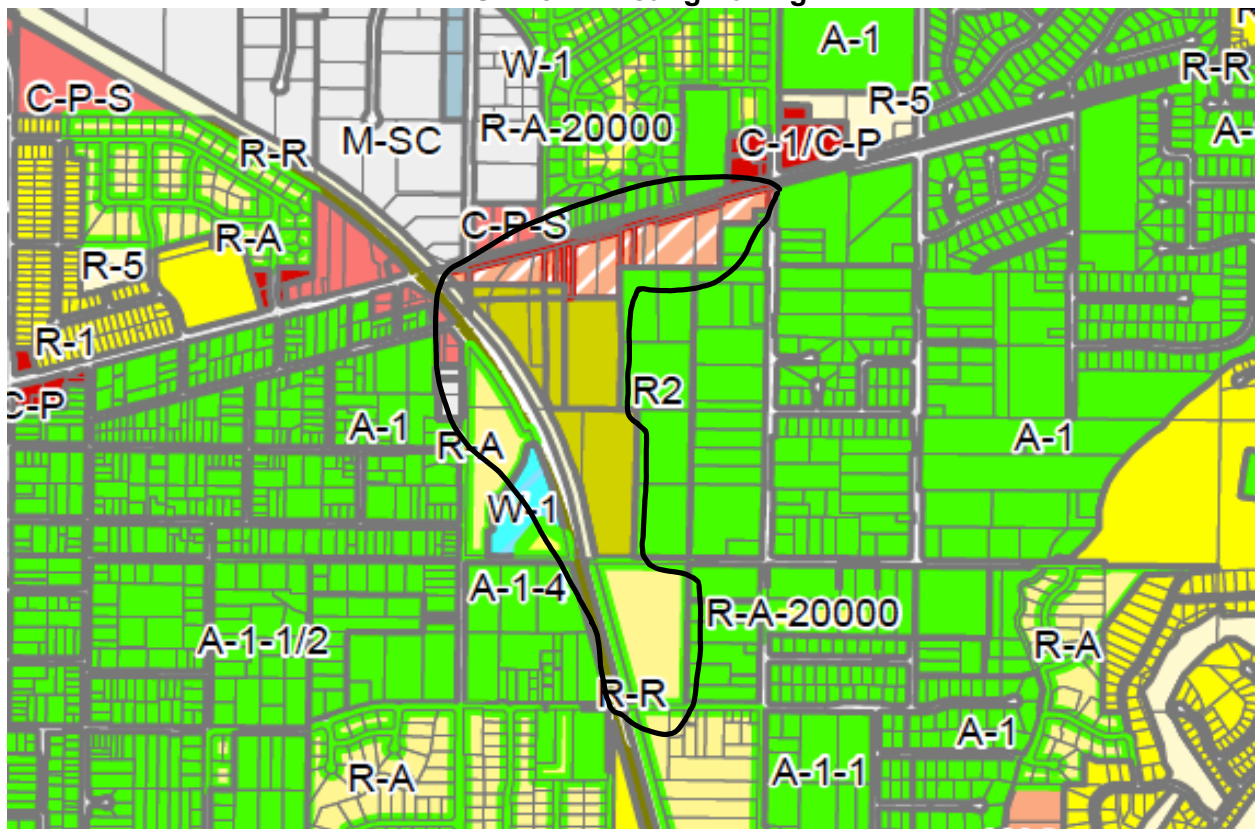
LUA 18

When developing the 2017 General Plan Update, the City Council changed the Land Use Map for 25 parcels (approx.) on the south side of Jurupa, west of Van Buren, east of Pedley and north of 56th from “Business Park” to “Medium Density Residential” and “Open Space – Conservation.” The area along Jurupa Road is developed with scattered single-family homes, some contractor’s storage yards, an auto repair shop, and other light industrial/manufacturing – service commercial uses. There are two watercourses that traverse this area including a densely vegetated riparian habitat about half-way between Jurupa Road and 56th.

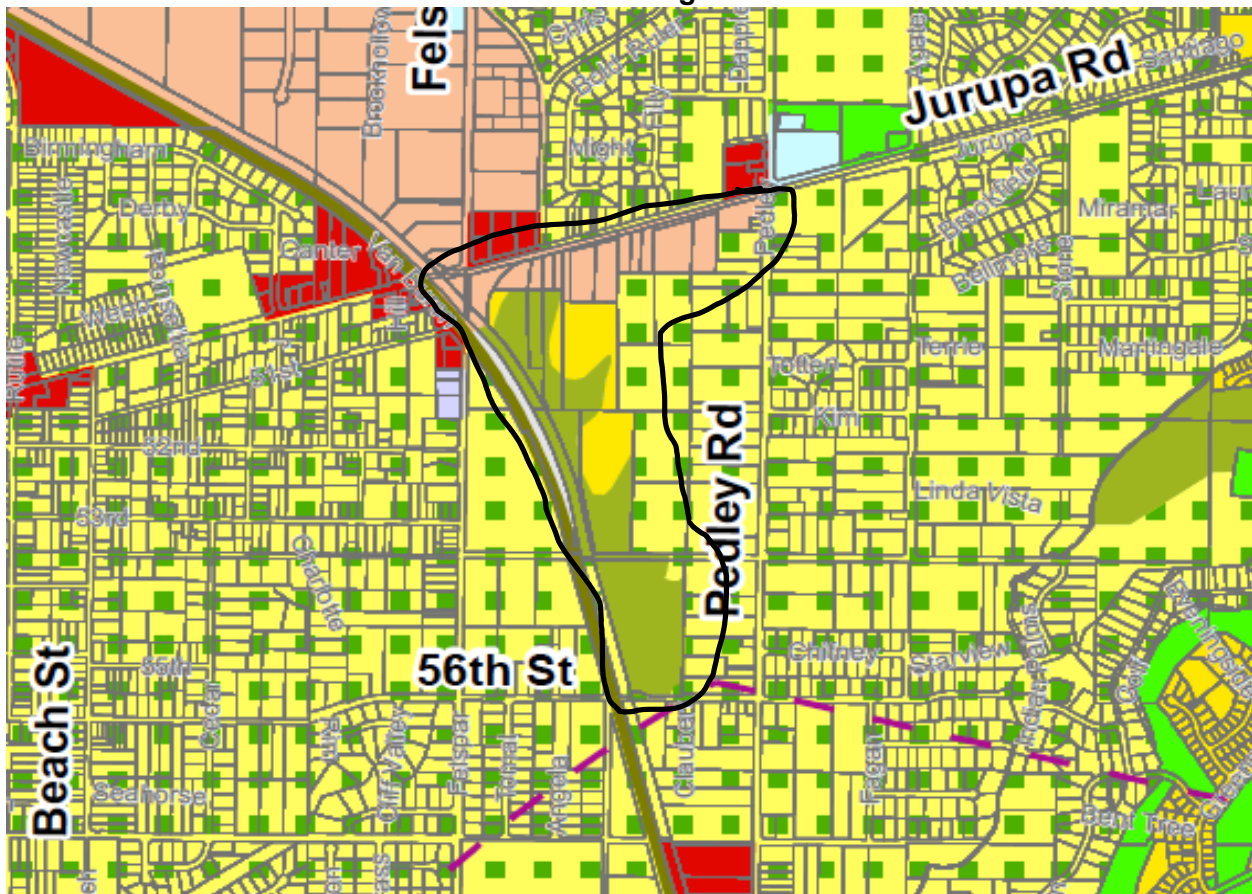
There are several barriers to development within LUA 18. With the existing manufacturing, service commercial uses, access and other locational factors are likely to result in more auto salvage contractor storage yards and other similar uses that are of little value to the community in terms of tax base or employment. In addition, most of the area is in a geomorphic depression, consisting of low elevations and at the confluence of two drainage ways. Consequently, most of the area in LUA 18 is shown on Federal Emergency Management Agency (FEMA) maps as being subject to flooding in a 100-year storm. Development in the area will need to be designed to address this issue.

Initially, planning staff and the GPAC wanted to change the land use designation for the properties with frontage on Jurupa Avenue to residential uses. However, the Planning Commission considered the business park designation desirable along Jurupa Road and recommended the Business Park designation remain. The City Council agreed and the Business Park land use designation extends on the south side of Jurupa Road between Pedley and Van Buren.

LUA 18 – Existing Zoning



LUA 18 – 2017 Existing General Plan



Minus the area preferred for Business Park along Jurupa Road, the GPAC and CC decided that the City should protect the residential areas to the east and south from impacts of industrial and business park development. The City Council changed business park to “Medium Density Residential (MDR)” and placed protection over the riparian/watercourse areas with “Open Space Conservation.”

Importantly, the change to MDR will help maintain the historic, semi-rural equestrian character of Jurupa Valley and lend to compatibility with existing large lot, single-family neighborhoods along Pedley.

Staff suggests rezoning the areas that have been designated for MDR in the General Plan to R-2 zoning and W-1 zoning where Open Space Conservation has been placed. To determine the exact boundaries of the W-1 zoning and the exact interface with riparian habitats and drainage courses, it will be necessary to enlist the services of a hydrologist, biologist and/or civil engineer.

CONCLUSION

Once the Planning Commission has reviewed and discussed the proposed zone changes, public outreach will be conducted, additional research/analysis will be prepared, and a public hearing will be scheduled.

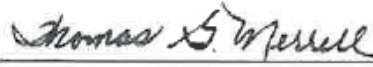
Staff requests that the Planning Commission review the Phase 1, Group 3 Zone Changes and provide direction to staff accordingly.

Prepared by:



Tamara Campbell
Principal Planner

Submitted by:



Thomas G. Merrell, AICP
Planning Director

Attachments:

M-H Zoning Code Section
W-1 Zoning Code Section

ATTACHMENT 1
M-H Zone (Manufacturing- Heavy)

CHAPTER 9.155. - M-H ZONE (MANUFACTURING-HEAVY)

Sec. 9.155.010. - Intent.

It is the intent of the City Council in amending this chapter to:

- (1) Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the city's economic base;
- (2) Provide the necessary improvements to support industrial growth;
- (3) Ensure that new industry is compatible with uses on adjacent lands; and
- (4) Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The provisions of this chapter apply to the M-H Zone.

Sec. 9.155.020. - Uses permitted.

The following uses shall be permitted:

- (1) Agricultural uses of the soils for crops including the grazing of not more than two (2) mature farm animals per acre and their immature offspring.
- (2) The following uses are permitted provided a site development permit is approved pursuant to the provisions of Section 9.240.330:
 - (a) The following industrial and manufacturing uses:
 - (i) Food products:
 - a. Meat and poultry products, including meat packing but not including slaughtering.
 - b. Dairy products, not including dairies.
 - c. Canning and preserving fruits and vegetables.
 - d. Grain and bakery products.
 - e. Sugar and confectionery products.
 - f. Beverages, including alcoholic beverages.
 - g. Wineries, distilleries, and breweries.
 - h. Ice.
 - (ii) Textile products:
 - a. Cotton, wool, and synthetic weaving and finishing mills.
 - b. Wearing apparel and accessory products.
 - c. Knitting mills.
 - d. Floor coverings mills.
 - e. Yarn and thread mills.
 - (iii) Lumber and wood products:

- a. Saw and planing mills.
 - b. Manufacture of containers and crates.
 - c. Fabrication of wood buildings and structures.
 - d. Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
- (iv) Paper products:
- a. Paper and paperboard mills.
 - b. Manufacture of containers and boxes.
 - c. Paper shredding.
 - d. Printing and publishing of newspaper, periodicals, books, forms cards and similar items.
 - e. Binding of books and other publications.
- (v) Chemicals and related products:
- a. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - b. Manufacture of drugs and pharmaceuticals.
 - c. Soaps, cleaners, and toiletries.
 - d. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
 - e. Paints and varnishes.
- (vi) Rubber and plastic and synthetic products:
- a. Manufacture of tires and tubes.
 - b. Fabrication of rubber, plastics, and synthetic products.
- (vii) Leather products:
- a. Tanning and finishing of leather.
 - b. Manufacture of handbags, luggage, footwear, and other personal leather goods.
- (viii) Stone, clay, glass, and concrete products:
- a. Stone cutting and related activities.
 - b. Pottery and similar items.
 - c. Glass blowing, pressing and cutting.
 - d. Glassware products.
 - e. Manufacture of concrete, gypsum, plaster and mineral products.
- (ix) Metal products:
- a. Manufacture of cans and containers.
 - b. Cutlery, tableware, hand tools, and hardware.
 - c. Plumbing and heating items.
 - d. Wrought iron fabrication.
 - e. Manufacture and assembly of fencing.

- f. Machine, welding, and blacksmith shops.
 - g. Metal stamps and forged metal products.
 - h. Manufacture of ordnance and firearms, not including explosives.
 - i. Jewelry.
- (x) Primary metal industries:
 - a. Foundries.
 - b. Rolling and drawing metals.
 - c. Casting metals.
 - d. Blast furnaces.
 - e. Smelting of metals.
- (xi) Machinery:
 - a. Engines, turbines, and parts.
 - b. Farm, garden construction, and industrial machinery.
 - c. Office and computing machines.
 - d. Refrigeration and heating equipment.
 - e. Equipment sales, rental, and storage.
- (xii) Electrical equipment:
 - a. Electrical and electronic apparatus and components.
 - b. Appliances.
 - c. Lighting and wiring.
 - d. Radio, television, and communications equipment.
 - e. Musical and recording equipment.
- (xiii) Transportation and related industries: Motorcycles, bicycles, and parts.
- (xiv) Engineering and scientific instruments:
 - a. Measuring devices, watches, clocks, and related items.
 - b. Optical goods, medical instruments, supplies, and equipment, and photography equipment.
- (xv) Industrial uses:
 - a. Laboratories and research centers.
 - b. Cotton ginning.
 - c. Public utility substations and storage yards.
 - d. Heliports.
 - e. Communications and microwave installations.
 - f. Sand blasting.
 - g. Airports.
 - h. Mini warehouses.

- (b) The following service and commercial uses:
- (i) Banks and financial institutions.
 - (ii) Blueprint and duplicating services.
 - (iii) Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (iv) Laboratories, film, medical, research, or testing.
 - (v) Office equipment sales and service.
 - (vi) Offices, professional sales and service, including business, law, medical dental, chiropractic, architectural, and engineering.
 - (vii) Parking lots and parking structures.
 - (viii) Restaurants and other eating establishments.
 - (ix) Vehicle and motorcycle repair.
 - (x) Barber and beauty shops.
 - (xi) Body and fender shops, and spray painting.
 - (xii) Building materials sales yard.
 - (xiii) Day care centers.
 - (xiv) Health and exercise centers.
 - (xv) Hardware and home improvement centers.
 - (xvi) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for: construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, agricultural worker employment offices for a maximum of ninety (90) days in any calendar year; caretaker's quarters and office, in lieu of any other one (1) family dwelling, located on the same parcel as a permitted industrial use.
 - (xvii) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - (xviii) Nurseries and garden supply.
 - (xix) Signs, on-site advertising.
 - (xx) Feed and grain sales.
 - (xxi) Churches, temples and other places of religious worship.
- (3) The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:
- (a) Abattoirs.
 - (b) Petroleum refineries.
 - (c) Cotton ginning.
 - (d) Acid and abrasives manufacturing.
 - (e) Fertilizer production, and processing organic or inorganic.

- (f) Drive-in theaters.
- (g) Explosives manufacturing and testing.
- (h) Gas, steam, and oil drilling operations.
- (i) Swap meets.
- (j) Processing and rendering of fats and oils.
- (k) Lumber yards.
- (l) Fabrication of metal buildings.
- (m) Vehicles, aircraft, boats and parts manufacture.
- (n) Railroad equipment.
- (o) Travel trailers and recreational vehicles manufacture.
- (p) Draying, freighting, and trucking operations.
- (q) Railroad yards and stations.
- (r) Vehicle storage and impoundment.
- (s) Trailer and boat storage.
- (t) Building movers storage yard.
- (u) Mini storage facilities for the general public.
- (v) Warehousing and distribution.
- (w) Cold storage plant.
- (x) Recycling collection facilities.
- (y) Recycling of wood, metal and construction wastes.
- (z) Contractor storage yards.
- (aa) Trailer and truck sales and rentals.
- (bb) Mobilehome sales lots.
- (cc) Storage and fabrication of modular buildings.
- (dd) Auto wrecking and junk yards.
- (ee) Concrete batch plants and asphalt plants.
- (ff) Disposal service operations.
- (gg) Dump sites.
- (hh) Sewerage treatment plants.
 - (ii) Recycling processing facilities.
 - (jj) Natural gas, above-ground storage.
- (kk) Petroleum and bulk fuel storage, above-ground, pursuant to Chapter 5.65.
- (ll) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) provided a valid surface mining permit has been granted pursuant to Chapter 5.65.

- (mm) A hazardous waste facility is permitted, provided a hazardous waste facility siting permit has been granted 9.240.450.
- (nn) Pallet yards (storage, sales, repairing, refurbishing, manufacturing), provided they satisfy the provisions of Section 9.240.530.
- (4) A conditional use permit required for the uses listed in subsection (3)(k)—(nn) shall not be granted unless the applicant demonstrates that the proposed use meets the general welfare standard articulated in Section 9.240.280(4) and meets all of the following requirements:
 - (a) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
 - (b) The proposed use will not impact traffic on local or collector streets.
 - (c) The proposed use is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities.
 - (d) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
- (5) *Development agreement.* Notwithstanding any other provision, the requirement of a conditional use permit in subsection (3)(k)—(nn) shall not apply to any property for which a development agreement has been adopted by the City Council.
- (6) *Prospective application.* No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, including properties which have received discretionary or ministerial approvals issued by the County or City of Jurupa Valley which are still in effect, as of the effective date of Ordinance No. 2012-10.
- (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- (8) Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (2) and (3) of this section do not include sex-oriented businesses.
- (9) Any use that is not specifically listed in subsections (2) and (3) of this section may be considered a permitted or conditionally permitted use providing 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.
- (10) Warehousing and shipping uses are prohibited as primary uses where they conflict with the Mira Loma Warehouse policy identified as Planning Department Policy Directive 12-01.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § (D), 11-1-2012; Ord. No. 2017-09, § 7D., 9-21-2017; Ord. No. 2018-02, §§ 5, 6, 3-1-2018)

Sec. 9.155.030. - Development standards.

The following development standards shall apply in the M-H Zone.

- a. *Lot size.* The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average

width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.

b. *Setbacks.*

- (1) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five (25) feet from the property line.
- (2) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those zones specified in paragraph (1) above, there is no minimum setback.
- (3) Where the front, side, or rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet from the property line.
- (4) With the exception of those portions of the setback area for which landscaping is required by subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.

c. *Height requirements.* The height of structures, including buildings, shall be as follows:

- (1) Structures shall not exceed forty (40) feet at the yard setback line.
- (2) Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370 of this title.
- (3) Structures other than buildings shall not exceed fifty (50) feet unless a height up to one hundred five (105) feet is approved pursuant to Section 9.240.370 of this title.

d. *Masonry wall.* Prior to occupancy of any industrial use permitted in this article, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the Hearing Officer or body. Salvage yards or vehicle dismantling yards, including storage, shall be enclosed by a solid masonry wall or combination landscaped earthen berm and masonry wall, not less than eight (8) feet in height. Materials within the enclosed yard shall not be placed so as to exceed the height of the surrounding wall, or berm and wall.

e. *Landscaping.*

- (1) A minimum often percent of the site proposed for development shall be landscaped and irrigated.
- (2) A minimum ten (10) foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways, Said landscaping strip shall not include landscaping located within the street right-of-way.
- (3) A minimum twenty (20) foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the Hearing Officer or body. However, in no case shall said landscaping be less than ten (10) feet wide excluding curbing.

f. *Parking areas.* Parking areas shall be provided as required by Section 9.240.120 of this title.

g. *Trash collection areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.

- h. *Outside storage and service areas.* Outside storage and service areas may be required to be screened by structural landscaping.
- i. *Utilities.* Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- j. *Mechanical equipment.* Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- k. *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

(Ord. No. 2012-02, § 1(12.4), 6-7-2012)

Sec. 9.155.040. - Exceptions to development standards.

The development standards contained herein, except lot size, setbacks, and height, may be waived or modified as part of the site development permit or conditional use permit process if it is determined that the standard is inappropriate for the proposed use and that the waiver or modification of the standard will not be contrary to the public health and safety.

(Ord. No. 2012-02, § 1(12.5), 6-7-2012)

Sec. 9.155.050. - Manufacturing site development permit.

Applications for a site development permit shall be made pursuant to the provisions of Section 9.240.330 and in addition to the requirements of that section, the application shall contain:

- (1) A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

(Ord. No. 2012-02, § 1(12.6), 6-7-2012)

ATTACHMENT 2

W-1 Zone (Watercourse, Watershed and
Conservation Area)

CHAPTER 9.225. - W-1 ZONE (WATERCOURSE, WATERSHED AND CONSERVATION AREAS)**Sec. 9.225.010. - W-1 Zone (watercourse area) statement of policy.**

There are some areas of the city which under present conditions are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. The provisions of this chapter are temporary in nature, awaiting detailed plans of development for the lands and areas so classified. The regulations of this chapter shall apply to lands so classified until either:

- (1) A drainage and storm water control plan approved by the Planning Commission and the City Council shall have been carried out and put into effect; or
- (2) The lands have been subdivided and a final subdivision map placed on record in accordance with the applicable state and city regulations, including approval by the Planning Commission and City Council.

In either of these two (2) instances, the property may thereafter be reclassified into any other zone pursuant to regular zoning procedure.

Sec. 9.225.020. - Uses permitted.

- A. The following uses are permitted in the W-1 Zone:
 - (1) Field, tree and bush crops; flower and herb gardening.
 - (2) Apiaries.
 - (3) The grazing only, of cattle, horses, sheep and goats and similar livestock, subject to the restrictions as to the number of animals per acre set forth in Section 9.175.020(A)
 - (4).
 - (4) Golf courses, not including the construction of buildings.
 - (5) Water works facilities, both public and private intended primarily for the production and distribution of water for agricultural purposes.
 - (6) Utilities, both public and private.
 - (7) Aquaculture.
- B. The following uses are permitted provided a conditional use permit has been granted:

- (1) Airports and heliports.
 - (2) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) and Chapter 5.65.
 - (3) Exploratory oil drilling, producing oil wells, oil storage tanks and appurtenant facilities, but not including refineries.
 - (4) Racing and competition events other than between humans.
 - (5) Hunting clubs, skeet, trap, rifle and pistol ranges.
 - (6) Recreational vehicle parks.
 - (7) Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, courts and sport recreational fields and uses.
 - (8) Buildings and structures in conjunction with any use that is permitted under subsection (A) of this section.
- C. The following uses are permitted upon approval of a site development permit pursuant to Section 9.240.330:
- (1) Signs, on-site advertising, unless previously approved as a part of a granted conditional use permit.
 - (2) Meteorological towers.
- D. The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Chapter 5.65, which has not been revoked or suspended: Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*).
- E. Commercial WECS and WECS arrays with no limit as to rated power output are permitted, provided a commercial WECS permit has been granted pursuant to the provisions of Section 9.240.420.

(Ord. No. 2012-02, § 1, 6-7-2012)

Sec. 9.225.030. - Automobile storage space.

Automobile storage space shall be provided as required by Section 9.240.120.

Sec. 9.225.040. - Structure height.

No commercial WECS shall exceed four hundred (400) feet in height. No other 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 any building or structure exceed one hundred and five (105) feet in height, unless a variance is approved pursuant to Section 9.240.270.