

**ORDINANCE NO. 2013-10**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF JURUPA VALLEY FROM HEAVY AGRICULTURE (A-2-10) AND WATERCOURSE, WATERSHED AND CONSERVATION AREA (W-1) TO PLANNED RESIDENTIAL (R-4) AND WATERCOURSE, WATERSHED AND CONSERVATION AREA (W-1) FOR AN APPROXIMATELY 215 ACRE SITE GENERALLY BOUNDED ON THE WEST BY INTERSTATE 15, ON THE SOUTH BY THE SANTA ANA RIVER, ON THE EAST BY GOOSE CREEK GOLF CLUB AND DANA AVENUE AND ON THE NORTH BY 68<sup>TH</sup> STREET**

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

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

(a) CV Inland Investments 1, L.P. (the “Applicant” or “Developer”) filed a planning application for a project described as a master planned residential community consisting of 466 single-family residential lots and a 10.66 acre neighborhood park site located northerly of the Santa Ana River, westerly of Dana Avenue, easterly of Interstate 15 (I-15) and southerly of 68<sup>th</sup> Street (the “Project”). As part of this Project, the Applicant is seeking the several approvals, including approval of Change of Zone Application No. 1201 (CZ1201), a request to change the zoning from Heavy Agriculture (A-2-10) and Watercourse, Watershed and Conservation Area (W-1) to Planned Residential (R-4) and Watercourse, Watershed and Conservation Area (W-1).

(b) The Planning Commission of the City of Jurupa Valley held a duly noticed public hearing on September 25, 2013, to consider the all applications for the Project, including Change of Zone Application No. 1201 (CZ1201), and environmental review, at which time the City staff and interested persons had an opportunity to, and did testify either in support or opposition to this matter.

(c) Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2013-09-25-02, recommending that the City Council approve the Project, including a recommendation of approval of Change of Zone Application No. 1201 (CZ1201).

(d) On October 17, 2013, the City Council of the City of Jurupa Valley held duly noticed public hearings on the Project at which time all persons interested in the Project had the opportunity and did address the City Council on these matters.

(e) At the conclusion of the City Council hearings and after due consideration of the testimony, the City Council adopted this Ordinance No. 2013-10.

(f) E. On October 17, 2013, the City Council adopted Resolution No. 2013-29, which adopted the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the Project, which included Change of Zone Application No. 1201 (CZ1201).

**SECTION 2.** **Findings of Approval.** The City Council hereby makes the following findings in adopting this Ordinance concerning Change of Zone Application No. 1201 (CZ1201) as required by the Jurupa Valley Ordinances and applicable state law:

(a) The Project requires a change of zones pursuant to Section 20.2 and 20.3a of Riverside County Zoning Ordinance No. 348, as adopted in the City of Jurupa Valley by Chapter 1.35 of the Jurupa Valley Municipal Code. Pursuant to Section 20.3a of Riverside County Zoning Ordinance No. 348 and Government Code Section 65855, the City Council hereby finds that the proposed change of zones, upon approval of all other requested Project entitlements, are consistent with the General Plan for the following reasons:

(1) The Riverside County Integrated Project (RCIP) General Plan Land Use Designations - Zoning Consistency Guidelines show the proposed R-4 designation as being highly consistent with the Community Development: Medium Density Residential General Plan land use designation that is proposed for the Project.

(b) The City Council of the City of Jurupa Valley is proceeding in a timely fashion with preparation of the City of Jurupa Valley General Plan. Additionally, the City Council finds that:

(1) There is a high probability that the proposed change of zones will be consistent with the general plan proposal being considered or studied or which will be studied within a reasonable time;

(2) There is little or no probability of substantial detriment to or interference with the future adopted general plan if the proposed change of zones is ultimately inconsistent with the plan; and

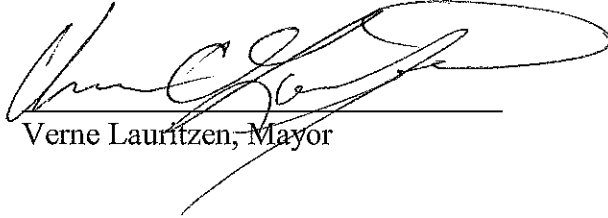
(3) The proposed change of zones complies with all other applicable requirements of state law and Jurupa Valley Ordinances.

**SECTION 3.** **Zone Change.** The City Council of the City of Jurupa Valley hereby amends the Official Zoning Map of the City of Jurupa Valley by changing the zoning designation from Heavy Agriculture (A-2-10) and Watercourse, Watershed & Conservation Area (W-1) to Planned Residential (R-4) and Watercourse, Watershed & Conservation Area (W-1) for the property consisting of approximately 215 acres generally located northerly of the Santa Ana River, westerly of Dana Avenue, easterly of Interstate 15 (I-15) and southerly of 68<sup>th</sup> Street, and specifically known as Assessors Parcel No(s). 157-190-006, -007, -008, -009; 157-210-001, -014; 152-020-003, -005, -007, -008; 153-020-003; 152-060-001, -008 (Amending the Official Zoning Map as shown on Exhibit A, Existing Zoning; Exhibit B Proposed Zoning attached hereto and incorporated herein as though set forth in full.).

**SECTION 4. Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside in conflict with the terms of this ordinance.

**SECTION 5. 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.

**PASSED, APPROVED AND ADOPTED** this 7<sup>th</sup> day of November, 2013.



Verne Lauritzen, 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 was regularly introduced at a regular meeting of the City Council on October 17, 2013 and thereafter at a regular meeting held on the 7<sup>th</sup> day of November, 2013, it was duly passed and adopted by the following vote of the City Council:


**AYES:           HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON**

**NOES:           NONE**

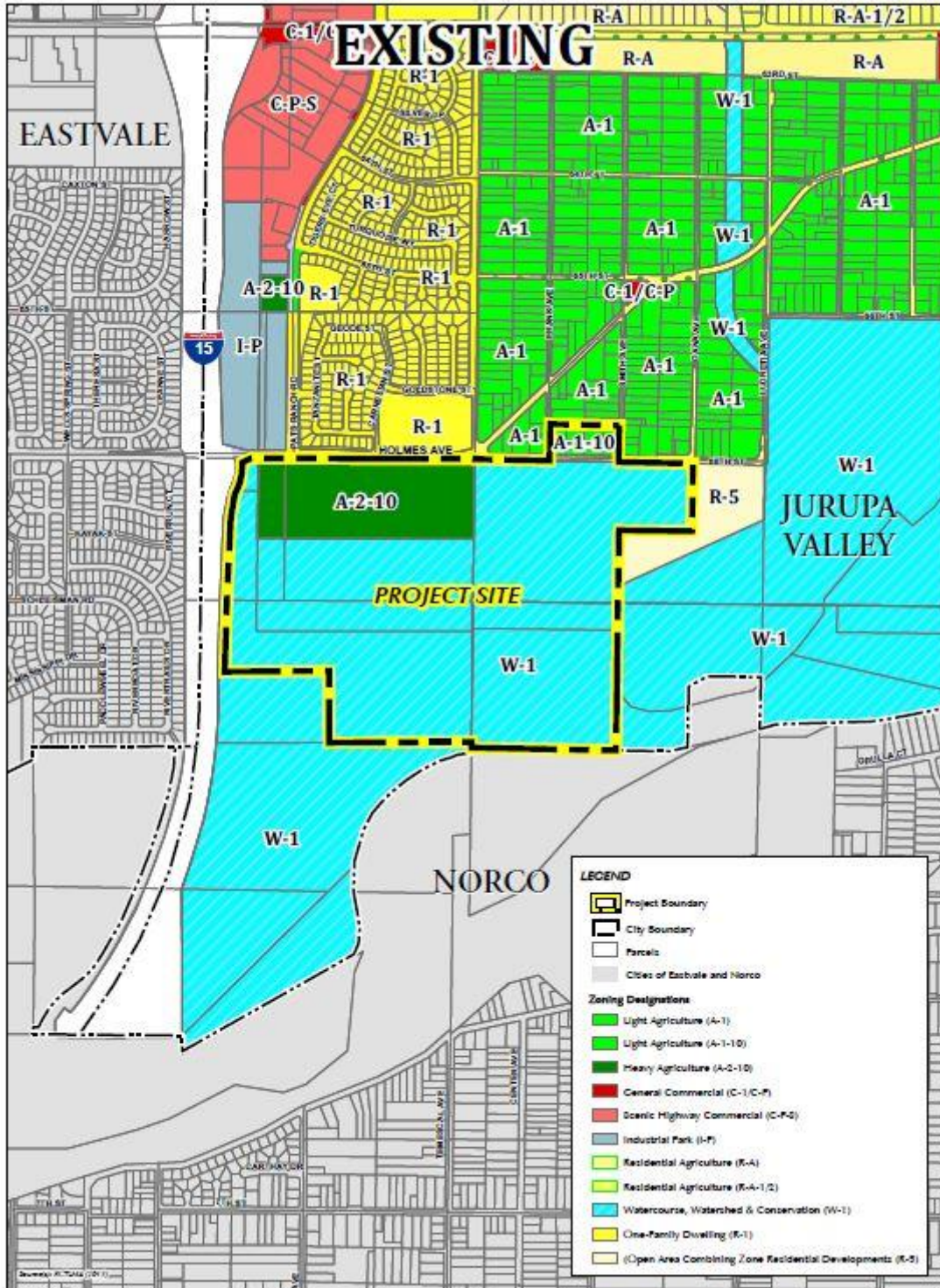
**ABSENT:       GOODLAND**

**ABSTAIN:      NONE**

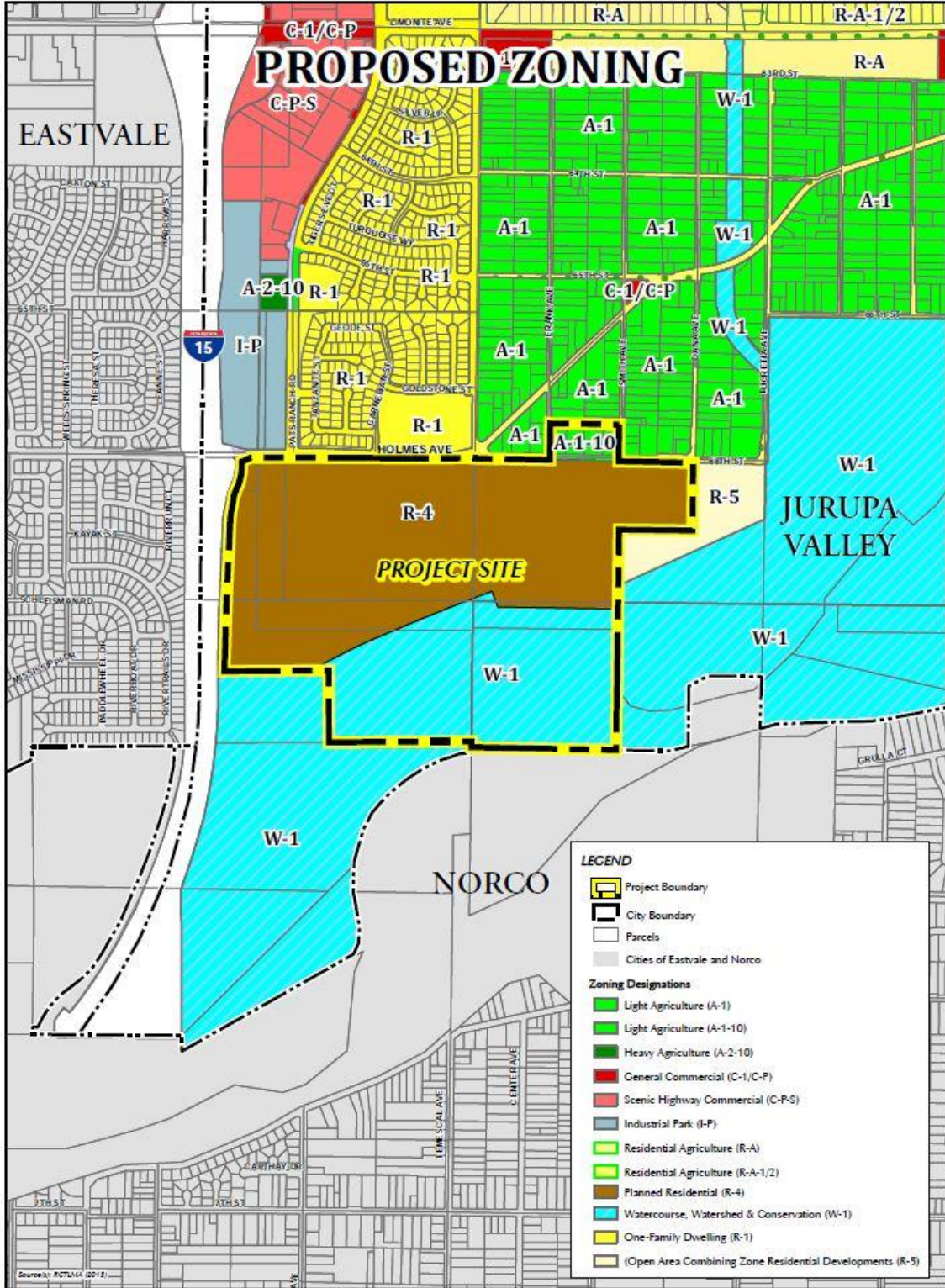
**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 7<sup>th</sup> day of November, 2013.

  
Victoria Wasko, CMC, City Clerk  
City of Jurupa Valley

**EXHIBIT A**  
**EXISTING ZONING**



**EXHIBIT B  
PROPOSED ZONING**



# Affidavit of Publication

(2015.5 C.C.P.)

## County of Riverside

## State of California

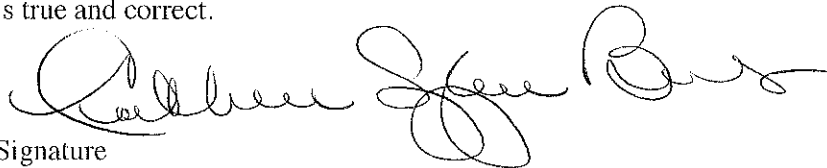
Catherine Sypin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest, entertainment or instruction of a particular class, profession, trade, calling, race or denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

### RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

October 24, 2013

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



Signature

Dated: October 24, 2013  
at Riverside, California

**CITY OF JURUPA VALLEY**  
Office of the City Clerk  
**NOTICE OF PROPOSED ORDINANCES**

**NOTICE IS HEREBY GIVEN** that on October 17, 2013, the City Council of the City of Jurupa Valley, California, introduced the following ordinances by the following votes to wit:

**ORDINANCE NO. 2013-08 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THAT CERTAIN DEVELOPMENT AGREEMENT ENTITLED "SPACE CENTER DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF JURUPA VALLEY AND SPACE CENTER MIRA LOMA, INC., AND AFFILIATED ENTITIES"**  
AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

**ORDINANCE NO. 2013-09 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THAT CERTAIN DEVELOPMENT AGREEMENT ENTITLED "DEVELOPMENT AGREEMENT FOR THE RIVERBEND PROJECT BY AND BETWEEN THE CITY OF JURUPA VALLEY AND CV IN-LAND INVESTMENTS 1, L.P."**  
AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

**ORDINANCE NO. 2013-10 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF JURUPA VALLEY FROM HEAVY AGRICULTURE (A-2-10) AND WATERCOURSE, WATERSHED AND CONSERVATION AREA (W-1) TO PLANNED RESIDENTIAL (R-4) AND WATERCOURSE, WATERSHED AND CONSERVATION AREA (W-1) FOR AN APPROXIMATELY 215 ACRE SITE GENERALLY BOUNDED ON THE WEST BY INTERSTATE 15, ON THE SOUTH BY THE SANTA ANA RIVER, ON THE EAST BY GOOSE CREEK GOLF CLUB AND DANA AVENUE AND ON THE NORTH BY 68TH STREET**  
AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

The proposed ordinances will be considered for adoption by the City Council at their November 7, 2013 meeting.  
The full text of each ordinance is available for review in the City Clerk's Office, 8304 Limonite Avenue, Suite M, Jurupa Valley, California (951) 332-6464.

Victoria Wasko, CMC  
City Clerk  
Published: October 24, 2013 RCR0833

# Affidavit of Publication

(2015.5 C.C.P.)

## County of Riverside

## State of California

Catherine Sypin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest, entertainment or instruction of a particular class, profession, trade, calling, race or denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

### RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

November 21, 2013

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



Signature

Dated: November 21, 2013  
at Riverside, California

**CITY OF JURUPA VALLEY**  
Office of the City Clerk  
**NOTICE OF NEW ORDINANCES**

**NOTICE IS HEREBY GIVEN** that on November 7, 2013, the City Council of the City of Jurupa Valley, California, adopted the following ordinances by the following votes to wit:

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**AYES: HANCOCK, JOHNSTON, LAURITZEN**  
**NOES: ROUGHTON**  
**ABSENT: GOODLAND**

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**AYES: HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON**  
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**AYES: HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON**  
**NOES: NONE**  
**ABSENT: GOODLAND**

The full text of each ordinance is available for review in the City Clerk's Office, 8304 Limonite Avenue, Suite M, Jurupa Valley, California (951) 332-6464.

Victoria Wasko, CMC  
City Clerk  
Published: November 21, 2013 RCR0883