

**ORDINANCE NO. 2013-04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 9.10.070, PRIVATE LANDOWNER GENERAL PLAN AMENDMENTS, AND AMENDING SECTION 9.10.050, FOUNDATION COMPONENT CHANGES, IN CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, IN TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348**

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

**SECTION 1. Procedural History.**

(a) The City of Jurupa Valley adopted the Riverside County Zoning Ordinance No. 348 by adoption of Ordinance No. 2011-10 effective October 15, 2011.

(b) On April 18, 2013, the City Council adopted Ordinance No. 2013-02 adding Section 9.10.050, Foundation Component Changes, to Chapter 9.10, Amendments to the County Zoning Ordinance, in Title 9, Planning and Zoning.

(c) On February 21, 2013, the City Council heard an oral presentation from staff regarding a proposed Zoning Amendment to simplify the process for private landowners seeking to apply for a General Plan Amendment. Currently, various sections in Article II of Riverside County Zoning Ordinance No. 348 require that all General Plan amendments first be initiated by the City Council prior to consideration by the Planning Commission or City Council for amendment. Even before the City Council considers the initiation of the General Plan amendment process, Riverside County Zoning Ordinance No. 348 also requires the Planning Director to obtain comments from the Planning Commission. In an effort to simplify the process for private landowners, staff recommended the City Council initiate a Zoning Amendment to remove the lengthy initiation process involved for private landowners seeking a General Plan Amendment. Additionally, staff recommended that the Zoning Amendment include the removal of the requirement for the Planning Director to obtain comments from the Planning Commission prior to the City Council's consideration of the initiation of a General Plan amendment for all other types of applications. At the conclusion of this presentation, the City Council initiated this Zoning Amendment.

**SECTION 2. Zoning Code Amendment.** Section 9.10.070, "Private Landowner General Plan Amendments" is hereby added to Chapter 9.10 "Amendments to the County Zoning Ordinance" and Title 9 "Planning and Zoning", of the Jurupa Valley Municipal Code to read as follows:

**"Section  
9.10.070 Private Landowner General Plan Amendments**

A. Section 2.1(b) of Riverside County Zoning Ordinance No. 348 is hereby amended to read as follows:

“b. The initiation of proceedings for the amendment of the General Plan, or any part or element thereof, shall be conducted in accordance with the provisions of this Article.”

B. Section 2.4(c) of Riverside County Zoning Ordinance No. 348 is hereby amended to read as follows:

“c. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.”

C. Section 2.4(d) of Riverside County Zoning Ordinance No. 348 is hereby amended to read as follows:

“d. PRIVATE APPLICATIONS FOR GENERAL PLAN AMENDMENTS.

(1) The owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in this Section. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Department and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Section 2.1 and 2.10 of Riverside County Zoning Ordinance No. 348.

(2) The owner of real property, or a person authorized by the owner, seeking to amend the General Plan for any other reason authorized by this Section shall be required to request that the City Council adopt an order initiating proceedings for an amendment pursuant to this Section. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in County Ordinance No. 671. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.”

D. Section 2.5(d) of Riverside County Zoning Ordinance No. 348 is hereby amended to read as follows:

“d. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.”

E. Section 2.6(c) of Riverside County Zoning Ordinance No. 348 is hereby amended to read as follows:

“c. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.”

F. Section 2.6(d) of Riverside County Zoning Ordinance No. 348 is hereby amended to read as follows:

“d. PRIVATE APPLICATIONS FOR GENERAL PLAN AMENDMENTS.

(1) The owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in this Section. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Department and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Section 2.1 and 2.10 of Riverside County Zoning Ordinance No. 348.

(2) The owner of real property, or a person authorized by the owner, seeking to amend the General Plan for any other reason authorized by this Section shall be required to request that the City Council adopt an order initiating proceedings for an amendment pursuant to this Section. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in County Ordinance No. 671. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and

recommendation to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.”

G. Section 2.7(d) of Riverside County Zoning Ordinance No. 348 is hereby amended to read as follows:

“d. RECOMMENDATIONS FOR THE INITIATION OF AMENDMENT PROCEEDINGS. Either the Planning Director or the Planning Commission may recommend that the City Council adopt an order initiating proceedings for an amendment pursuant to this Section. All such recommendations shall be in writing and shall be submitted to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.”

H. Section 2.7(e) of Riverside County Zoning Ordinance No. 348 is hereby amended to read as follows:

“e. PRIVATE APPLICATIONS FOR GENERAL PLAN AMENDMENTS. The owner of real property, or a person authorized by the owner, seeking to change the property to or from the Agricultural Foundation Component shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in this Section. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Department and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Section 2.1 and 2.10 of Riverside County Zoning Ordinance No. 348.

**SECTION 3.**            **Zoning Code Amendment.** Section 9.10.050 (D) of the Jurupa Valley Municipal Code, adopted pursuant to Ordinance No. 2013-02 which was adopted on April 18, 2013, is hereby amended to read as follows:

“D. Section 2.5(e), “Private Applications for the Initiation of Amendment Proceedings” of Section 2.5, , “General Plan Foundation Component Amendments - Regular” of Article II, “Riverside County General and Specific Plans” 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, is hereby amended as follows:

“e. PRIVATE APPLICATIONS FOR GENERAL PLAN AMENDMENTS.

(1) The owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in this Section. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment

through the Planning Department and pay the required fee. For applications proposing to amend a Foundation Component on property that lies within the floodway or has a slope ratio of 4:1 or greater, or for any amendment to the General Plan Vision or the General Planning Principles set forth in General Plan Appendix B, the Planning Director shall establish an application period of not less than thirty days during the calendar year of each Five-Year General Plan Review Cycle during which time applications will only be accepted. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Section 2.1 and 2.10 of Riverside County Zoning Ordinance No. 348.

(2) The owner of real property, or a person authorized by the owner, seeking to amend the General Plan for any other reason authorized by this Section shall be required to request that the City Council adopt an order initiating proceedings for an amendment pursuant to this Section. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in County Ordinance No. 671. For applications proposing to amend a Foundation Component on property that lies within the floodway or has a slope ratio of 4:1 or greater, or for any amendment to the General Plan Vision or the General Planning Principles set forth in General Plan Appendix B, the Planning Director shall establish an application period of not less than thirty days during the calendar year of each Five-Year General Plan Review Cycle during which time applications will only be accepted. The Planning Director shall prepare a report and recommendation on all such applications and shall submit the report and recommendation to the City Clerk for placement on the City Council agenda as a matter not requiring a public hearing.”

**SECTION 4. CEQA Finding.** The City Council hereby finds, in the exercise of its independent judgment and analysis, that this ordinance is exempt from the California Environmental Quality Act (CEQA) because this ordinance is an administrative activity of the City that will not result any direct or indirect physical changes in the environment pursuant to CEQA Guideline Section 15378(b)(5). Additionally, the adoption of this ordinance is also exempt from CEQA because there is no possibility the proposed ordinance would have a significant impact on the environment pursuant to CEQA Guideline Section 15061(b)(3). This ordinance is merely modifying the initiation process for General Plan Amendments and will not cause General Plan Amendments to occur more frequently. If and when a General Plan Amendment is brought forth to the City, CEQA review will be conducted at that time. Absent a specific General Plan Amendment, it would be speculative to analyze the environmental effects of such unknown amendment.

**SECTION 5. Findings.** The City Council hereby makes the following findings in adopting this Ordinance as required by the Jurupa Valley Ordinances and applicable state law:

(a) The Zoning Amendment will be consistent with the Riverside County General Plan as there are no provisions contained within the General Plan regarding the procedure for initiation of General Plan Amendments. As such, no consistency issues will result.

(b) 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 Zoning Amendment will be consistent with the general plan proposal being considered or studied or which will be studied within a reasonable time;

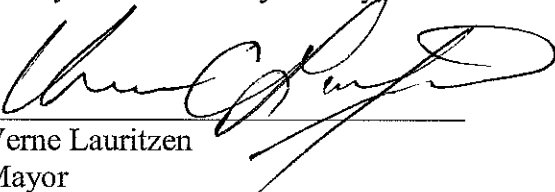
(2) There is little or no probability of substantial detriment to or interference with the future adopted general plan if the proposed Zoning Amendment is ultimately inconsistent with the plan; and

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


**SECTION 6. 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, and supersede any prior ordinances adopted by the City of Jurupa Valley containing inconsistent terms with 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.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 16<sup>th</sup> day of May, 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 May 2, 2013 and thereafter at a regular meeting held on the 16<sup>th</sup> day of May, 2013, it was duly passed and adopted by the following vote of the City Council:


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

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 16<sup>th</sup> day of May, 2013.

  
Victoria Wasko, CMC, City Clerk  
City of Jurupa Valley

# Affidavit of Publication

(2015.5 C.C.P.)

## County of Riverside

## State of California

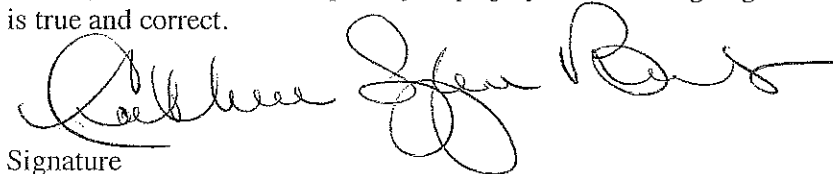
Catherine Sypin-Barnes, being first duly sworn, deposes and says: all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and during all said times the principal clerk of the printer and publisher of The Riverside County 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 was at all times herein mentioned, a newspaper of general circulation that term is defined in section 4460 of the Political Code, and, as provided in that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription of paying subscribers, and is not devoted to nor published for the entertainment or instruction of a particular class, profession, trade, or race of denominations; that at all said time said newspaper has been published, printed and published in said County and State at regular intervals more than one year preceding the date of publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and preceded with words printed in black face type not smaller than 12 point 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:

May 9, 2013

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



Signature

Dated: May 9, 2013  
at Riverside, California

CITY OF JURUPA VALLEY  
Office of the City Clerk  
**NOTICE OF PROPOSED ORDINANCES**  
NOTICE IS HEREBY GIVEN that on May 2, 2013, the City Council of the City of Jurupa Valley, California, introduced the following ordinances by the following votes to wit:

**ORDINANCE NO. 2013-03 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 9.10.060, PLANNING COMMISSION PERMIT DECISIONS AND CITY COUNCIL APPEAL PROCEDURES, TO CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, IN TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348**  
AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

**ORDINANCE NO. 2013-04 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 9.10.070, PRIVATE LANDOWNER GENERAL PLAN AMENDMENTS, AND AMENDING SECTION 9.10.050, FOUNDATION COMPONENT CHANGES, IN CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, IN TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348**  
AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

**ORDINANCE NO. 2013-05 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 12.01 TO THE JURUPA VALLEY MUNICIPAL CODE AUTHORIZING THE REMOVAL OF ABANDONED VEHICLES**  
AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

The proposed ordinances will be considered for adoption by the City Council at their May 16, 2013 meeting.  
Copies of the proposed ordinances are 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: May 9, 2013 R0355



# 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 purpørt 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:

May 23, 2013

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



Signature

Dated: May 23, 2013  
at Riverside, California

#### CITY OF JURUPA VALLEY

Office of the City Clerk

#### NOTICE OF NEW ORDINANCES

NOTICE IS HEREBY GIVEN that on May 16, 2013, the City Council of the City of Jurupa Valley, California, adopted the following ordinances by the following votes to wit:

**ORDINANCE NO. 2013-03 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 9.10.060, PLANNING COMMISSION PERMIT DECISIONS AND CITY COUNCIL APPEAL PROCEDURES, TO CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, IN TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348**

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON

NOES: NONE

ABSENT: NONE

**ORDINANCE NO. 2013-04 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 9.10.070, PRIVATE LANDOWNER GENERAL PLAN AMENDMENTS, AND AMENDING SECTION 9.10.050, FOUNDATION COMPONENT CHANGES, IN CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, IN TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348**

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON

NOES: NONE

ABSENT: NONE

**ORDINANCE NO. 2013-05 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 12.01 TO THE JURUPA VALLEY MUNICIPAL CODE AUTHORIZING THE REMOVAL OF ABANDONED VEHICLES**

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON

NOES: NONE

ABSENT: NONE

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: May 23, 2013