MEETING AGENDA  
OF THE PLANNING COMMISSION  
Wednesday, November 13, 2019  
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
   • Corey Moore, Chair
   • Arleen Pruitt, Chair Pro Tem
   • Mariana Lopez
   • Penny Newman
   • Guillermo Silva

2. Pledge of Allegiance

3. Public Appearance/Comments (30 minutes)

4. Approval of Agenda
5. Approval of Minutes

5.1 October 23, 2019 Regular Meeting

6. Public Hearings

6.1 MASTER APPLICATION (MA) NO. 19123 - CONDITIONAL USE PERMIT (CUP) NO. 19005 TO CONSTRUCT AN AUTOMATED DRIVE-THRU CAR WASH AT AN EXISTING ARCO GAS STATION AT 10015 BELLEGRAVE AVENUE (APN: 170-330-025)

The project is exempt from the California Environmental Quality Act (CEQA) per the CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2019-11-13-01 granting the issuance of Conditional Use Permit (CUP) No. 19003, subject to the Conditions of Approval.

7. Commission Business

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment

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.
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 October 23, 2019 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:
- Corey Moore, Chair
- Mariana Lopez, Commission Member
- Penny Newman, Commission Member
- Guillermo Silva, Commission Member

Members absent:
- Arleen Pruitt, Chair Pro Tem

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

3. Public Appearance/Comments - None

4. Approval of Agenda

Commissioner Lopez moved, and Commissioner Newman seconded, a motion to approve the October 23, 2019 agenda. The motion was approved 4:0.

Ayes: Lopez, Moore, Newman, Silva
Noes: None
Abstained: None
Absent: Pruitt

5. Approval of Minutes

Commissioner Silva moved and Commissioner Lopez seconded, a motion to approve the September 11, 2019 Planning Commission Minutes. The motion was approved 3:1.

Ayes: Lopez, Newman, Silva
Noes: None
Abstained: Moore
Absent: Pruitt

Commissioner Silva moved and Commissioner Moore seconded, a motion to approve the September 25, 2019 Planning Commission Minutes. The motion was approved 4:0
Ayes: Lopez, Moore, Newman, Silva
Noes: None
Abstained: None
Absent: Pruitt

Commissioner Moore moved and Commissioner Lopez seconded, a motion to approve the October 9, 2019 Planning Commission Minutes. The motion was approved 4:0
Ayes: Lopez, Moore, Newman, Silva
Noes: None
Abstained: None
Absent: Pruitt

6. PUBLIC HEARING

6.1 MASTER APPLICATION NO. 18190 TO ALLOW A PUBLIC USE PERMIT (PUP18001) FOR CONSTRUCTION OF AN 18,028 SQUARE-FOOT COMMUNITY CENTER AND OTHER MINOR IMPROVEMENTS INCLUDING LANDSCAPING AND PARKING AT THE VERNOLA FAMILY PARK LOCATED AT THE SOUTHWEST CORNER OF BELLEGRAVE AND WINEVILLE AVENUE – APPLICANT: JURUPA AREA RECREATION AND PARK DISTRICT (JARPD)

Mr. Kirt Coury, Senior Planning Consultant, provided a PowerPoint presentation and explained the project background for the proposed addition of 8.8 acres to an existing 22-acre outdoor recreation facility known as the Vernola Family Park. The applicant, Jurupa Area Recreation and Park District (JARPD), submitted plans that included the following:

- 18,028 square-foot community building
- Addition of 300 parking spaces (approximately)
- Turf open play areas
- Splash Pad play area
- Covered picnic table shelters
- Exercise pump track
- Restrooms

Mr. Coury discussed other minor site improvement which included on and offsite landscaping and security through parking lot light fixtures and noted the project proposed will be done in two phases. Mr. Coury added the project is consistent with the General Plan and Development Standards and is compatible with the surrounding areas. In addition, Mr. Coury noted the applicant, JARPD, has requested modifications to the Conditions of Approval by Planning and Engineering consisting of the following:

- Planning: Condition No. 9 request to waive Landscaping Bond requirement.
• Planning: Condition No. 13 to extend the hours of operation for indoors.
• Engineering: Condition No. 4.1 – 4.7. 4.8 Off-Site conditions revising language

PUBLIC HEARING OPENED
Mr. Colby Diguid, Director, JARPD thanked the City and discussed the 18 million grant received for the proposed park and thanked the staff and City for their support. He stated that he looks forward to the ground opening next November.

PUBLIC HEARING CLOSED
Commissioner Newman moved, and Commissioner Lopez seconded, a motion to adopt Planning Commission Resolution No. 2019-10-23-01 with modified revisions and corrections. The motion was approved 4:0.

Ayes: Lopez, Moore, Newman, Silva
Noes: None
Abstained: None
Absent: Pruitt

6.2 GENERAL PLAN AMENDMENT (GPA) NO. 19005: CONSIDERATION OF AN AMENDMENT TO THE 2017 GENERAL PLAN COMMUNITY SAFETY, SERVICES, AND FACILITIES ELEMENT TO INCORPORATE THE CITY’S LOCAL HAZARD MITIGATION PLAN (LHMP))

Ms. Mary Wright, General Plan Program Manager, presented a PowerPoint presentation and provided a background of the 2017 General Plan. According to the 2017 State General Plan Guidelines, the goal of the Safety Element is to "reduce the potential short and long term risk of death, injuries, property damage and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards" The Element contains background information on these hazards in the City of Jurupa Valley as well as goals, policies and programs regarding how to protect the community. Ms. Wright noted that on December 20, 2018 the City of Jurupa Valley adopted the Local Hazard Mitigation Plan from Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan as required by the Federal Disaster Mitigation and Cost Reduction Act of 2000 and on February 21, 2019 the City Council initiated a General Plan Amendment to adopt the City’s LHMP into the Community Safety, Services and Facilities Element, pursuant to AB2140. Ms. Wright noted that the 2017 General Plan Community Safety, Services and Facilities Element already contains a reference to the City’s LHMP however, in order to strengthen the reference to the LHMP and ensure it meets State requirements, staff is proposing to amend the Element to add additional language. Ms. Wright provided the new language for consideration.

PUBLIC HEARING OPENED - NONE
PUBLIC HEARING CLOSED
Commissioner Lopez moved, and Chair Moore seconded, a motion to adopt Planning Commission Resolution No. 2019-10-23-02 recommending that the City Council approve General Plan Amendment No. 19005 to amend the 2017 General Plan Community, Safety, Services and Facilities Element to incorporate the City’s LHMP. The motion was approved 4:0.

Ayes: Lopez, Moore, Newman, Silva
Noes: None
Abstained:  None
Absent:  Pruitt

7. Commission Business - NONE

8. Public Appearance/Comments - None

9. Planning Commissioner’s Reports and Comments –

Commissioner Lopez announced she attended the Complete Count event for the Census Bureau and emphasized the importance for the Census for the region. Commissioner Lopez also noted the importance of public noticing. In addition she thanked staff for revising minutes to include additional language. Commissioner Newman discussed the latest Stringfellow Superfund Site update and that she would follow up with further updates for the Commission.

10. Planning Department Report – Planning Director Mr. Merrell provided details of various projects discussed at the previous City Council meeting. Mr. Merrell also provided details for upcoming Planning Commission agenda items.

There being no further business before the Jurupa Valley Planning Commission, Chair Moore adjourned the meeting at 7:40 p.m. to the November 13, 2019 Planning Commission meeting.

Respectfully submitted,

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission
DATE:  NOVEMBER 13, 2019
TO:  CHAIR MOORE AND MEMBERS OF THE PLANNING COMMISSION
FROM:  THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
BY:  CHRIS MALLEC, ASSOCIATE PLANNER
SUBJECT:  AGENDA ITEM NO. 6.1
MASTER APPLICATION (MA) NO. 19123 - CONDITIONAL USE PERMIT (CUP) NO. 19005 TO CONSTRUCT AN AUTOMATED DRIVE-THRU CAR WASH AT AN EXISTING ARCO GAS STATION AT 10015 BELLEGRAVE AVENUE (APN: 170-330-025)

RECOMMENDATION
By motion, adopt Planning Commission Resolution No. 2019-11-13-01 granting the issuance of Conditional Use Permit (CUP) No. 19005, subject to the Conditions of Approval.

PROJECT DESCRIPTION
The Applicant ("Applicant" or "Amit Salhotra") requests approval to construct a 1,296 square-foot automated drive-thru car wash at an existing ARCO gas station. There are two other uses on the property, an AM/PM convenience store and a Church's Fried Chicken drive-thru restaurant. The Applicant proposes to close the drive-thru window at the existing restaurant, construct the car wash and keep the drive-thru lane for access to the car wash, shown on Attachment 3.

<table>
<thead>
<tr>
<th>TABLE 1: GENERAL PROJECT INFORMATION</th>
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<tbody>
<tr>
<td>Project Area</td>
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<tr>
<td>General Plan Land Use Designation</td>
</tr>
<tr>
<td>Specific Plan</td>
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<tr>
<td>Zoning</td>
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<td>Existing Land Use</td>
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LOCATION
The site is located at the northwest corner of Van Buren Boulevard and Bellegrave Avenue. Surrounding land uses include vacant land to the south, a flood control channel and industrial land uses to the immediate west, vacant land and Van Buren Boulevard to the north and industrial uses to the east. Exhibit 1 provides an aerial view of the project site. Attachment 2 provides zoning and General Plan information of the site and surrounding parcels.
BACKGROUND

The existing development was originally approved by Riverside County in February of 2000 with the granting of Conditional Use Permit No. 3288. The approval included a convenience store, a fast food restaurant with a drive-thru restaurant and a gas station with the concurrent sale of beer and wine for off-site consumption.

In December of 2016, the property owner submitted an application to the City of Jurupa Valley for the addition of a car wash (identical to current proposal). The Planning Commission unanimously approved the request on a 5-0 vote, under MA1417/CUP1405. A Condition of Approval under the previous application, as well as Municipal Code Section 9.240.280(5), states a CUP shall be used within two (2) years of the approval date; otherwise, it shall become null and void. The applicant did not use the CUP approval within that timeframe, and is seeking approval of the same project under a different application.

REQUIRED ENTITLEMENTS

Per Chapter 9.125, C-P-S (Scenic Highway Commercial), of the Jurupa Valley Municipal Code (JVMC), the proposed car wash is permitted subject to a Conditional Use Permit (CUP) and shall be processed in accordance with Section 9.240.280 of the Zoning Ordinance.

ANALYSIS

The car wash architecture will be compatible with the existing AM/PM store design, including matching the colored stucco and the gas station canopy. The Applicant indicates that the gas station canopy was recently refurbished to comply with the ARCO corporation standard requirements, which includes the signature blue banding. The placement of the car wash and location of the vacuum equipment is not expected to impact any adjacent land uses, since the vacuums are orientated towards the north of the site and adjacent to Van Buren Boulevard. Furthermore, there are no sensitive residential land uses in close proximity to the subject site.
Proposed parking complies with the provisions of the Zoning Code and includes 32 automobile parking spaces. In addition, there are 11 truck parking spaces which were approved previously by the County to serve truck driving customers. As with other properties offering on-site truck parking, such as the Farmer Boys on Etiwanda Avenue, staff is recommending additional conditions of approval to ensure adequate maintenance and proper regulation of the truck parking area.

Site Improvements

Staff conducted a site visit to assess any deficiencies in the overall site maintenance. To address those deficiencies, staff recommends conditions for the following:

- That the entire parking lot area be repaved per Section 9.240.120 (Off-Street Vehicle Parking).
- That the existing trash enclosure gates be repaired or replaced.

Landscaping

Most of the on-site landscaping has been poorly maintained and large areas have dried out and died. In order to rehabilitate the landscaping and irrigation, staff recommends a condition that the Applicant refurbish the site prior to any building permit issuance, per the originally approved County landscape plan of February 16, 2000. Additionally, the Applicant must prepare a modification to the County approved landscape and irrigation plan, and to also additionally comply with the City's Water Efficient Landscape Design Ordinance No. 2015-17.

Truck Parking

As with other properties that offer on-site truck parking, such as the Farmer Boys site on Etiwanda Avenue, staff recommends that the site's truck parking area be adequately maintained and properly regulated. Conditions of Approval Numbers 16 thru 20 (Attachment 1a) address items such as refurbishment of landscaping, provision of trash receptacles with routine maintenance of debris pickup, signage for truck idling, and security lighting with camera surveillance to monitor overnight parking. Failure to abide by those conditions in a timely manner may result in a public hearing to revoke the CUP, subject upon the findings and procedure contained in Municipal Code Section 9.240.340.

ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption per California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

CONCLUSION

Staff has determined that the proposed car wash will provide a convenience to future patrons of the existing Arco gas station and to the surrounding community, as there are no other drive-thru car washes within proximity to the subject site. Further, staff believes the necessary findings can be made for the CUP and that has determined that it complies with the zoning code and is consistent with the General Plan.
ATTACHMENTS

   a. Exhibit A: Recommended Conditions of Approval
2. Zoning Map & General Plan Land Use Map
3. Site Plan, Landscaping Plan, Grading Plan, Floor Plan and Elevations
ATTACHMENT NO. 1

Planning Commission Resolution No. 2019-11-13-01
RESOLUTION NO. 2019-11-13-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING CONDITIONAL USE PERMIT NO. 19005 TO ALLOW AN AUTOMATED DRIVE-THRU CAR WASH AT AN EXISTING GAS STATION ON REAL PROPERTY LOCATED AT 10015 BELLEGRAVE AVENUE (APN: 170-330-025) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINE SECTIONS 15301 AND 15303

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

Section 1. Project. Amit Salhotra (the “Applicant”) has applied for Conditional Use Permit No. 19005 (Master Application No. 19123 or MA No. 19123) to allow an automated drive-through car wash at an existing gasoline service station on a 2.66 acre project site on real property located at 10015 Bellegrave Avenue (APN: 170-330-025) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR) (the “Project”).

Section 2. Conditional Use Permit.

(a) The Applicant is seeking approval of Conditional Use Permit No. 19005 to allow the construction of a 1,296 square foot automated drive-through car wash at an existing Arco gasoline service station.

(b) Section 9.125.020.B.(4) of the Jurupa Valley Municipal Code provides that car washes are permitted in the C-P-S Zone provided a conditional use permit has been approved pursuant to the provisions of Section 9.240.280 of the Jurupa Valley Municipal Code.

(c) Section 9.240.280(3) of the Jurupa Valley Municipal Code provides that a public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Section 9.240.250 of the Jurupa Valley Municipal Code, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(d) Section 9.240.280(4) of the Jurupa Valley Municipal Code provides that a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.

Section 3. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:
(a) The application for MA No. 19123 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 November 13, 2019, the Planning Commission of the City of Jurupa Valley conducted a public hearing on MA No. 19123, 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. The Planning Commission of the City of Jurupa Valley does hereby find and determine, in connection with the approval of the Project, that the Project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000 et seq.) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. §15000 et seq.) pursuant to CEQA Guidelines Sections 15301 and 15303 because the Project consists of: (1) the operation and minor alteration of existing private structures, facilities and mechanical equipment, involving negligible or no expansion of the existing or former use, including, without limitation, exterior alterations involving such things as plumbing and electrical conveyances; and (2) construction and location of limited numbers of new, small facilities or structures, and the installation of small new equipment and facilities in small structures.

Section 5. Findings for Approval of Conditional Use Permit. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that Conditional Use Permit No. 19005 should be approved because the proposed automated drive-through car wash will not be detrimental to the health, safety or general welfare of the community, in that:

(a) The proposed car wash will not adversely affect or be materially detrimental to the public health, safety or general welfare of the community in that the car wash is fully enclosed and automated, and is situated towards the north side of the convenience store and conditions of approval have been included that ensure the continued compatibility and safety of the use. The car wash is not expected to cause any adverse effects to the surrounding, predominantly industrial land uses.

(b) The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the proposed car wash provides a service to the existing gas station and convenience store customers who frequent car washes while fueling up their vehicles. With the attached conditions of approval, the car wash will be prevented from causing detriment to the health, safety or general welfare of the community.

(c) The proposed use will not be detrimental to the health, safety or general welfare of the community, in that conditions of approval have been established that will protect the community from any adverse impacts from noise, odor, or light. The proposed use at this location will not impact any sensitive land uses as the site is surrounded by a major thoroughfare,
Van Buren Blvd. and industrial land uses. The proposed car wash is compatible with the existing gas station, convenience store and drive-thru car wash increases the services of the community.

Section 6. Approval of Master Application No. 19123 with Conditions. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves Conditional Use Permit No. 19005 (Master Application No. 19123 or MA No. 19123) to allow a 1,296 square foot automated drive-through car wash at an existing gasoline service station on a 2.66 acre project site on real property located at 10015 Bellegrave Avenue (APN: 170-330-025) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR), subject to the recommended conditions of approval attached hereto as Exhibit “A.”

Section 7. 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 13th day of November, 2019.

________________________
Corey Moore
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. 2019-11-13-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 13th day of November, 2019, 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 OF ATTACHMENT NO. 1

Recommended Conditions of Approval
PLANNING DEPARTMENT

1. **PROJECT PERMITTED.** MA19123 (CUP19005) is for the approval of a 1,296 square-foot drive-thru, automated car wash at an existing ARCO gas station facility. On-site advertising signs are not part of this approval. The property is located at 10015 Bellegrave Avenue (APN: 170-330-025).

2. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

4. **FEES.** The approval of MA19123 (CUP19005) shall not become effective until all planning fees have been paid in full.

5. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).** This project is approved subject to the provisions of CEQA and qualifies for a Categorical Exemption per Guidelines Sections 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). Within forty-eight (48) hours of final approval for this project, the owner or designee shall deliver to the Planning Department a check
payable to the Riverside County Clerk in the amount of $50.00, or the fees that are currently in effect at the time. This will enable the City to file a Notice of Exemption.

6. **COPIED CONDITIONS.** Prior to the issuance of any building permit, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.

7. **APPROVAL PERIOD – CONDITIONAL USE PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By “use”, it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.

8. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with any changes in accordance to these conditions of approval:
   - Site Plan (date-stamped: 10-10-19)
   - Conceptual Landscaping Plans (date-stamped: 9-26-19)
   - Conceptual Grading Plans, and Floor Plan and Elevations (date-stamped: 5-6-19)

9. **SIGN PERMIT.** Prior to the issuance of any building permit, the owner or designee shall submit a separate Site Development Permit (SDP) for City review and approval of any proposed on-site signage. Signage shall be architecturally integrated with the overall project.

10. **GRAFFITI PROTECTION FOR WALLS.** Prior to the issuance of any building permit, the applicant shall submit plan that includes anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, for City review and approval. The applicant shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City’s notice.

11. **PARKING LOT.** Prior to the issuance of final building permit, the entire parking lot area shall be re-slurried, re-sealed and re-striped per Section 9.240.120 (Off-Street Vehicle Parking).

12. **POLE SIGN.** Prior to the issuance of final building permit, the applicant shall relocate the existing pole sign, currently located within the public right-of-way along Van Buren Boulevard, to within the subject property.

13. **TRASH ENCLOSURE.** Prior to the issuance of final building permit, the applicant shall repair or replace the existing trash enclosure gates.
14. JURUPA COMMUNITY SERVICES DISTRICT (JCSD). Prior to the issuance of any Building permit, the applicant shall verify with JCSD about an additional water connection or up sizing of the existing service line, to accommodate the potential increased demand from the car wash facility and landscaping improvements. If no additional improvements are required, the applicant shall provide verification to the Planning Department prior to any building permit issuance.

Additionally, if the applicant decides to connect to JCSD's sewer pipeline, the applicant shall obtain a sewer availability letter from JCSD's Board, and submit to the Planning Department prior to any building permit issuance.

15. ON-SITE LANDSCAPING. Prior to the issuance of any Building permit, the Applicant's Landscape Architect shall prepare a modification to the February 16, 2000 County approved landscape and irrigation plans to comply with the City's Water Efficient Landscape Design Ordinance No. 2015-17. The applicant, or designee, shall submit a "Professional Services (PROS)" application (with current fees) and the following items for Planning Director review and approval:

a. The total cost estimate of landscaping, irrigation, and one-year of maintenance.

b. Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.

c. Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.

d. Final landscape, maintenance, planting, and irrigation plans and digital copies (CD format).

Prior to approval of the PROS Application, approval shall be obtained from So-Cal Edison, as clearance was granted for the conceptual, not final landscape plans.

Prior to the final inspection of any Building permit, the site's landscape and irrigation shall be fully restored to comply with any approved set of Landscape and Irrigation plans. The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley once s/he has deemed the installation is in conformance to the approved plans. Following the inspection of the Landscape Architect of Record, the applicant shall schedule a City inspection with the City's landscape architect.

16. MAINTENANCE OF TRUCK PARKING AREA. Prior to the final inspection of any Building Permit, the truck parking area shall comply with the following requirements:

a. All existing and proposed landscaping shall be maintained in a neat and clean manner, including those areas of the site adjacent to the truck parking stalls. All landscaping shall comply with the following:

i. Landscaping shall be provided with an irrigation system.

ii. Landscaping shall not obstruct views to all areas of the property.
iii. Landscaping shall be within planters bounded by a curb at least six (6) inches high, except adjacent to sidewalks, property lines or fences.

b. Portable trash receptacles shall be provided within the truck parking area. All receptacles shall be maintained and emptied on a daily basis.

c. The Applicant shall ensure that the truck parking area be kept clean and make all reasonable efforts to ensure that no trash or litter is located on the portions of the site located to the north, west and south of the truck parking stalls. The property owner/management shall be required on a daily basis to pick up all on-site trash or litter. The discharge of fuels, oils, other petroleum products, detergents, cleaners, or chemicals to the surface of the ground or to drainage ways on or adjacent to the site is prohibited. Materials, gasoline spill, oil spill, heavy stains, radiator fluid, litter, etc. shall be picked up by dry methods and sweeping so as not to pollute storm water runoff.

d. Truck parking areas shall be striped or otherwise marked to delineate the parking spaces and access ways.

e. The Applicant shall take all appropriate measures to ensure that trucks do not overhang into any landscaped areas. Measures include installing bumper wheel stops.

f. Damage to any landscaping, lighting pole, curb, bumper, or wheel stop shall be repaired within seven (7) calendar days.

g. No obnoxious odors shall be generated on site.

17. TRUCK IDLING REGULATIONS. All on-site trucks shall comply with Title 13, California Code of Regulations, Section 2485, known as the California Air Resource Board’s Airborne Toxic Control Measure, to limit diesel fueled commercial motor vehicle idling and comply with the following:

a. Prior to the issuance of any building permit, the Applicant shall install various signs that provide a warning to truck drivers regarding these restrictions in consultation with and to the reasonable satisfaction of the Planning Director, both in the truck parking area and on, or within, the existing buildings (if feasible) and at the entry driveways and truck parking stalls that are clearly visible to the patrons. The signs shall provide comparable language that states the following:

i. The property and all patrons are under camera/video surveillance;

ii. Truck idling for longer than 5 minutes is prohibited;

iii. All oversized trucks are required to back into any designated truck stalls; and
iv. PLEASE BE A GOOD NEIGHBOR AND CONSIDERATE OF OUR ENVIRONMENT BY TURNING OFF YOUR ENGINE.- The drive of a diesel-fuel motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than 5 minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is $300. To report a violation, please call 1-800-CUT-SMOG (288-7664).

b. The Applicant shall work in cooperation with law enforcement agencies to enforce the California Air Resources Board anti-idling regulations.

18. REGULATION OF OVERNIGHT TRUCK PARKING. Prior to the issuance of any building permit, the applicant shall:

a. Provide a final security lighting and camera surveillance plan for review and approval by the Planning Director. The plan shall include the following:

1) The Applicant shall ensure that existing light poles properly illuminate the truck parking area and prevent glare and excess lighting.

2) The Applicant shall install additional signs at the entry driveway and truck parking stalls that state: (i) "parking is for customers only"; and (ii) "parking shall only be allowed for 8 hours maximum."

3) Provide and maintain exterior lighting within the truck parking area, which is adequate for the illumination and protection of the premises and to provide adequate crime prevention security. All exterior lighting shall be shielded to prevent glare onto Van Buren Boulevard. Lighting within landscaped areas shall be coordinated with the landscape plan to assure that vegetation growth will not interfere with the intended illumination.

4) The installation of video surveillance cameras shall be provided around the exterior of the subject site. The final camera locations shall be reviewed by the Sheriff's Department. The final approved locations shall be reflected on a revised camera surveillance plan. The cameras shall comply with the following:

i. The cameras shall not be the scanning type. The cameras shall remain fixed and positioned to capture all areas for which it is installed in.

ii. The cameras shall be fully operational and designed for continuous recording.

iii. Recordings of the images captured from these cameras shall be maintained for a period of 14 calendar days and recordings shall be immediately made available for the Sheriff's Department upon request.
iv. The property owner/management shall provide additional cameras if determined by the Sheriff’s Department that there is not sufficient amount of cameras to cover all concerned areas.

v. The Sheriff Department may request a change in position of camera(s) if the positions of the camera(s) do not cover necessary areas as it relates to the Sheriff Department’s safety concerns. The property owner/management shall comply with any such request within seven (7) calendar days.

b. Advertising of the truck parking area as a “truck stop” shall be prohibited.

c. Usage of the truck parking area shall be prohibited during hours which the business is nonoperational.

d. The Applicant shall submit to the City, for review and approval, its on-site employee training materials indicating how it will train on-site employees to enforce the conditions of approval.

19. STRIPING OF TRUCK AND GENERAL PARKING SPACES. Prior to the issuance of final building permit, the Applicant shall comply with condition no. 16 and shall install wheel stops within the truck parking area.

20. MAINTENANCE OF PROPERTY. The applicant shall maintain the overall property and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

21. REVOCATION OF PERMIT. Failure to abide by any Condition of Approval may result in the revocation of this CUP, upon the findings and procedure contained in Municipal Code Section 9.240.340.

22. ROOFTOP EQUIPMENT. All rooftop equipment shall be screened from public view.

23. JURUPA AREA RECREATION AND PARK DISTRICT. Prior to the issuance of any building permit, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.

24. MULTIPLE SPECIES HABITAT CONSERVATION PLAN MITIGATION FEE (ORD. NO. 810). The applicant shall pay any owed fees pursuant to Ordinance No. 810. In order for the agency to determine that the project qualifies for any exemptions for any of the subject fees, the applicant needs to submit sufficient evidence to the City to demonstrate that it qualifies for the exemption.

25. DIESEL FUELING AREA. Prior to the issuance of final building permit, the Applicant shall update and/or replace all existing diesel nozzles within the uncovered diesel fueling area to prevent continual leakage.
ENGINEERING DEPARTMENT

26. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

General
a. Any non-standard and/or unpermitted encroachments must be removed/permitted through the Engineering/Public Works department (i.e. signs, walkways, etc.).

Water Quality
b. Project will be required to submit (after entitlement) a project specific WQMP – Use Santa Ana watershed for Riverside County template.

c. Applicant will be required to submit to the Engineering department – along with the WQMP- a drainage plan showing existing and proposed drainage on site; for approval of the City Engineer.

The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.

Applicant's name (Print Form): _________________________________

Applicant's name (Signature): _________________________________

Date: ______________
10015 Bellegrave Avenue

Zoning Map: C-P-S (Scenic Highway Commercial)

General Plan Map: Commercial Retail (CR)
ATTACHMENT NO. 3

Site Plan, Landscaping Plan, Grading Plan, Floor Plan, and Elevations
COLOR AND MATERIAL SAMPLE BOARD

ARCO MDC COLORS
10015 BELLEGRAVE AVE.
JURUPA VALLEY, CA 92509

C-02
COLOR: ARCO
DARK PEARL,
RAL 090 80 20
ICI # A0767
DESSERT VALLEY

C-01
COLOR: BP PEARL
RAL 1013
ICI # A0083,
INDIAN LEGEND

C-05
COLOR: ARCO
DARK TAN,
ICI # A1781
ONIONSKIN TAN

C-09
COLOR: AMPM TAN
ICI # A0717,
INDIAN CORN

C-10
COLOR: ARCO LIGHT
BLUE,
PMS 29350

C-12
COLOR: ARCD BLUE
PMS 288C

AGC DESIGN CONCEPT, INC.
350 N. GLENOAKS BLVD.
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