

City of Jurupa Valley

STAFF REPORT

DATE: MARCH 1, 2022
TO: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: REYNALDO AQUINO, SENIOR PLANNER
SUBJECT: MASTER APPLICATION (MA) NO. 21339: REVISED PERMIT NO. 1 TO SDP17113 (MA17250) TO RESCIND A REQUIREMENT TO RELOCATE EXISTING ACCESS EASEMENT
LOCATION: EAST OF VAN BUREN ON GENERAL DRIVE AND CLAY STREET (APN: 163-400-010; 012; 013; 014; 016; 017)
APPLICANT: CONOR CLAY PARK PARTNERS

RECOMMENDATION

It is recommended that the Community Development Director approve Revised Permit No. 1 to SDP17113 (MA17250) to remove Condition No. 27 subject to Conditions of Approval.

PROJECT DESCRIPTION

Background

On February 7, 2019, the Community Development Director approved the General Drive Industrial Park project under MA17250. The overall project consists of five (5) speculative buildings ranging in size from 13,488 square feet to 65,370 square feet on vacant land encompassing approximately 26-acres.

On November 3, 2021, the Community Development Director approved a Substantial Conformance (SDP17113S1) (MA21196), which reduced the original square footage of Building one (1) from 65,370 square feet to 63,453 square feet.

Project

Per the Applicant's letter (Attachment No. 2), the applicant ("Applicant" or "Conor Clay Park Partners") requested approval to remove the following Condition No. 27 related to MA17250:

"Reciprocal Access. Prior to the issuance of a building permit for building 1, documentation with Title Company verification shall be submitted for Planning Director approval verifying that the Crest Steel access easement is vacated and relocated as shown on the plan and made a part of this Site Development Permit."
 Removal of Condition No. 27 is being requested as a result of the developer no longer relocating the existing Crest Steel Access Easement.

Crest Steel is located east of Building 1's site. Crest Steel access their site through an existing 40-foot wide access easement from General Drive. See Exhibit 1.

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LOCATION

As shown on Exhibit 1, the subject site is located on both sides of General Drive and the south side of Clay Street. Surrounding land uses include single-family residences to the north, industrial uses to the east; riparian habitat along the Santa Ana River to the south, and industrial to the west.

EXHIBIT 1: SITE LOCATION MAP

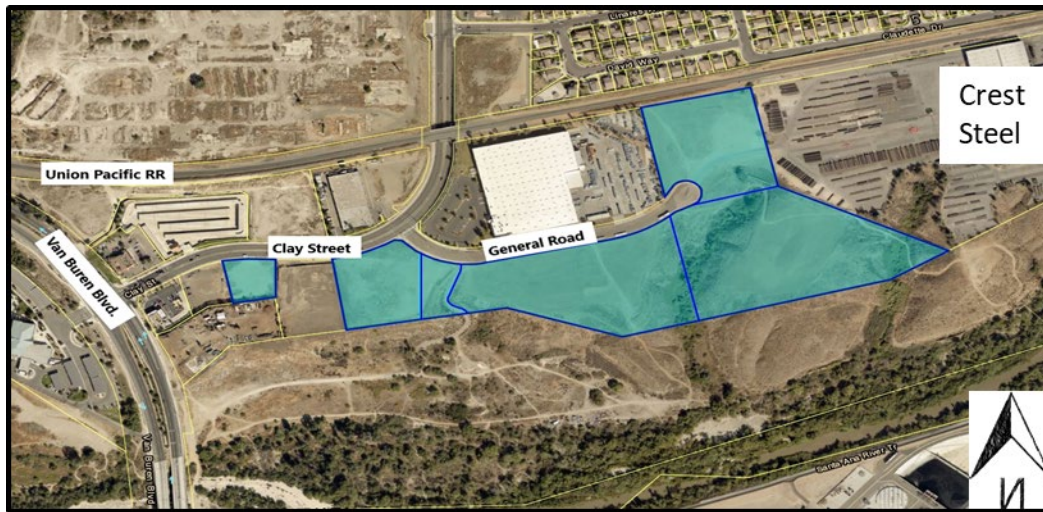


TABLE 1: GENERAL PROJECT INFORMATION

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Project Area	26 acres
General Plan Land Use Designation	HI (Heavy Industrial)
Zoning	M-H (Manufacturing-Heavy)
Existing Land Use	Undeveloped

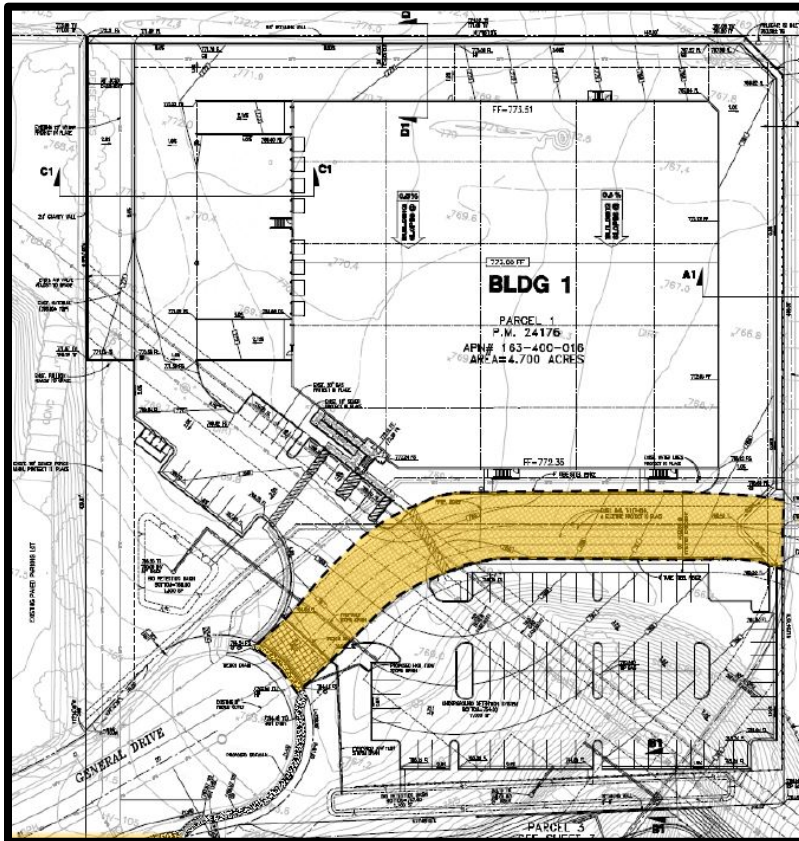
ANALYSIS

On December 16, 2021, the Applicant filed an application for Revise Permit No. 1 to request removal of Condition No. 27 from the approved Conditions of Approval (Attachment 1). Condition No. 27 requires the applicant to vacate and relocate the access easement to the approved location as shown on the originally approved site plan. This was required to accommodate the construction of Building 1 and its parking area on the existing access easement.

Due to the approved reduction in size of Building 1 and its parking area, there is no need to relocate the existing access easement. Crest Steel can continue to use the existing 40-foot wide access easement to access their site. Exhibit 2 shows the existing access easement in yellow highlight. The Community Development Department has no concern with the existing site configuration, as there are no obstacles or access.

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EXHIBIT 2. APPROVED SITE PLAN



Public Comments

A bilingual notice for the public hearing was mailed to surrounding property owners within a 1,000-foot radius of the project site's boundaries. No public comments have been received to date.

ENVIRONMENTAL REVIEW

The "common sense" exemption applies to projects that do not fit within a statutory or categorical exemption, but where it can be clearly demonstrated that the project has no potential to have significant environmental effects. The deletion of Condition of Approval No. 27 still allows for adequate access via the existing access easement and does not affect the physical conditions of the Project site.

CONCLUSION

It has been determined that the project is in conformance with the General Plan and applicable code regulations. The removal of Condition of Approval No. 27 will not change the business park development or impede on Crest Steel's access from General Drive.

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Prepared by:



Reynaldo Aquino
Associate Planner

Reviewed by:



Annette Tam Chyan
Planning Manager

ATTACHMENTS

1. Recommended Conditions of Approval
2. Adopted MA17250 Conditions of Approval
3. Letter of Request from Applicant (12/15/2021)