

City of Jurupa Valley

STAFF REPORT

DATE: JANUARY 11, 2023
TO: CHAIR SHULTZ AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: ROB GONZALEZ, SENIOR PLANNER
SUBJECT: MASTER APPLICATION (MA) NO. 20117: MINOR CHANGE NO. 1 TO TENTATIVE TRACT MAP NO. 37211 (TTM37211M1), A REQUEST TO MODIFY CONDITION NO. 1.12 REGARDING OFF-SITE LANDSCAPING CFD REQUIREMENTS, CONDITION NO. 2.15 REGARDING WATER QUALITY MANAGEMENT FEATURE CFD REQUIREMENT AND CONDITION NO. 3.15 REGARDING REQUIREMENTS FOR UNDERGROUNDING SERVICE LINE ALONG PACIFIC AVENUE AND DETERMINE THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162 AND 15061(B)(4)
LOCATION: SOUTHEAST CORNER OF CANAL STREET AND OPAL STREET (APNS: 177-130-007 & 177-142-018)
APPLICANT: SEQUANATA PARTNERS, LP

RECOMMENDATION

It is recommended that the Planning Commission open the public hearing and continue the public hearing to the February 22, 2023 Planning Commission meeting. The applicant needs additional time to coordinate with Engineering Department to consider the possibility of exemptions and/or waivers for the service lines that are required to be undergrounded along Pacific Avenue.

NOTICING REQUIREMENTS

The Community Development Department mailed 10-day hearing notices to surrounding property owners within 1,000 feet of the boundaries of the project site. Additionally, a 10-day legal advertisement was published in the Press Enterprise on January 1st, 2023. As of the date of this report, no public comments or concerns have been received regarding the project.

Prepared by:



Rob Gonzalez
Senior Planner

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//s// Maricela Marroquin

Maricela Marroquin
Deputy City Attorney