

City of Jurupa Valley

STAFF REPORT

DATE: April 13, 2022
TO: CHAIR JACKSON AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

RECOMMENDATION

That the Planning Commission receive and file the development update.

CITY COUNCIL ACTIONS AT THE APRIL 7, 2022, MEETING

- 2021 General Plan Annual Progress Report – The City Council will review the 2021 General Plan Annual Progress Report and provide direction to submit or amend the report to the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The Annual Progress Report identifies Statewide trends in land use decision-making and determines how local planning and development activities relate to Statewide planning goals and policies; and tracks progress on a local jurisdiction's comprehensive General Plan. Below is a summary of the 2021 General Plan Progress Report.
 - Housing Production: During 2021, the City issued a total of 261 building permits for new housing units and 244 Certificates of Occupancy. Out of the total building permits, 19 building permits were issued and finalized for accessory dwelling units (ADUs) and 5 building permits were issued and finalized for guest quarters.
 - Multiple- Family Development Standards: On September 2, 2021, the City Council approved a zoning code amendment pertaining to a change to the Multiple Family Development Standards. The new amendment provides incentives and flexibility of standards for affordable housing projects.
 - Fair Housing Services: In May of 2021, the City Council entered into a service contract with the Housing Council of Riverside County to provide fair housing services and a landlord/tenant mediation program.
 - Housing Rehabilitation Loans: During the 2021-22 fiscal year, the City continued to administer its Housing Rehabilitation program and approved 9 rehabilitation grants, which provides assistance (up to \$10,000 in individual

grants) to very low-, low- and moderate-income persons to complete necessary repairs and property improvements.

- Homelessness Prevention/Outreach/Mitigation: The City allocated \$153,668 for fiscal Year 2021/2022 to Path of Life to administer Homeless mitigation services in the City.

DEVELOPMENT UPDATES

The following is an update on various projects currently under review by the Community Development Department and upcoming meetings:

- **The District at Jurupa Valley- Project Update**

The Community Development Department is currently reviewing the proposed District at Jurupa Valley Specific Plan project. See exhibit below for the proposed site. The proposed project consists of a new Specific Plan (The District at Jurupa Valley Specific Plan) that would replace the Emerald Meadows Ranch Specific Plan (SP-337) and EIR (SCH 2004031007) that was approved by Riverside County in 2005, prior to the City's incorporation.

The proposed Specific Plan would permit development of up to 1,192 residential units; 3 million square feet of commercial and industrial land uses (including logistics); a hotel with conference rooms and hospitality area; and 7 acres of parks and open space. The project also includes a request to apply a Warehouse and Distribution Overlay to allow logistics on a portion of the proposed Specific Plan.

A Notice of Preparation (NOP) for the Draft Environmental Impact Report (EIR) has been published to inform public agencies, organizations, and members of the public of the project. Comments can be submitted in writing to the City until April 29, 2022. A public scoping meeting will be held at City Hall on April 20, 2022 at 2:00 PM. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process. Spanish translations services will be provided at the meeting. For questions or more information, contact Thomas Gorkma, Principal Planner. Below is a location map of the proposed project.



Prepared by:

Joe Perez

Joe Perez
Community Development Director

Reviewed by:

//s// Maricela Marroquin

Maricela Marroquin
Deputy City Attorney