

# City of Jurupa Valley

## STAFF REPORT

**DATE:** JULY 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 JULY 7, 2022, MEETING

- **Code Amendment in the Business Park Zone:** The City Council had a second reading to adopt Ordinance Nos. 2022-10 and 2022-11 amending the Business Park permitted uses and development standards.
- **Agreement with RSG, Amendment No. 1:** The City Council approved the first Amendment to the Professional Services Agreement between the City and RSG, Inc. in the amount of \$10,000 and a total not exceed amount of \$54,135 for additional work required to complete the affordable housing in-lieu fee study and draft the Ordinance.
- **Agreement with T&B Planning:** The City Council approved an Agreement with T&B Planning for the completion of an Environmental Impact Report (EIR) for the proposed “Vernola Ranch” Specific Plan in an amount not to exceed \$203,663 to be funded entirely by an advance deposit made by the applicant.
- **Initiation of a Code Amendment** – The City Council received a presentation and approved the initiation of a Zone Code Amendment to provisions related to Family Day Care Homes to comply with Senate Bill 234.

Senate Bill 234 (SB234) requires the City to treat family day cares (small and large) as by-right residential uses. SB234 also:

- 1) Makes void any restriction in a written instrument relating to real property that forbids or restricts the sale, lease, or mortgage of a property for use or occupancy as a family daycare home;

- 2) Prohibits a local jurisdiction from imposing a business license, fee, or tax for the privilege of operating a small or large family day care home; and
  - 3) Allows local public entity to place restrictions on building heights, setback, or lot dimensions of a family daycare home, as long as those standards would be applied to other residential uses in the same zone as the family daycare home.
- **Public Hearing** – The City Council held a public hearing and approved Zoning Code Amendment No. 22003 amending the W-1 Zone pertaining to Watercourse, Watershed and Conservation areas. At the Planning Commission meeting of June 8, 2022, the Planning Commission conducted a public hearing and recommended that the City Council approve Zoning Code Amendment No. 22003.

The W-1 zone currently allows the following uses subject to a Conditional Use Permit, which have the potential to be very disruptive to W-1 zoned land. A few examples of these uses are as follows:

- Airports and heliports
- Mining Operations
- Oil Drilling
- RV Parks
- Sports fields
- Racing and competition events, other than between humans.

Since these uses are not consistent with the vision of Open Space - Conservation, it was recommended that they be removed from the code.

The recently approved ordinance, will allow the following uses without any discretionary review including three new uses:

- Apiaries
- Natural water recharge, percolation and watersheds
- Aquaculture
- Hiking and equestrian trails (new use)
- Scientific study/field research (new use)
- Vistas and viewpoints (new use)

The following two uses will be required with a Conditional Use Permit (CUP):

- Waterworks facilities, both public and private, intended primarily for the production and distribution of water for agricultural purposes
- Utilities, both public and private

These uses typically require construction of structures so additional discretionary review was recommended to ensure the design of any future projects are not disruptive to the land or surrounding uses.

Prepared by:



---

Joe Perez  
Community Development Director

Reviewed by:

//s// Maricela Marroquin

---

Maricela Marroquin  
Deputy City Attorney