

Appendix A – Specific Plan Capacity and Vacant Sites Inventory

1. Specific Plans

As outlined in the Housing Element, as of 2021, there are four Specific Plans in the City of Jurupa Valley with remaining residential capacity: the I-15 Corridor, Emerald Meadows Ranch, Rio Vista and Paradise Knolls Specific Plans. The remaining residential capacity and projected build-out of each Specific Plan within the 2021-2029 planning period varies by area as outlined in Table A-1.

Table A-1 2021-2029 Projected Specific Plan Development

Specific Plan	Income Level				Total (DUs)
	Very Low (DUs)	Low (DUs)	Moderate (DUs)	Above Moderate (DUs)	
I-15 Corridor (100%)	–	–	–	508	508
Emerald Meadows Ranch (50%)	–	–	238	360	598
Rio Vista (60%)	–	–	440	578	1,018
Paradise Knolls (100%)	195	105	–	6	306
Total	195	105	678	1,452	2,430

Development of the I-15 Corridor and Paradise Knolls Specific Plans is well underway, and these areas are anticipated to completely build out within the 2021-2029 planning period. Development of the Emerald Meadows Ranch Specific Plan has not started, and the property owner has just initiated conversations with the City about land use changes and ultimate build-out as of the date of preparation of this document. It is anticipated that the area will begin construction in 2025 and achieve 50% build-out within the planning period. Similarly, development of the Rio Vista Specific Plan has not begun although the property owner is much further along in pursuing entitlements. As such, development of the Rio Vista Specific Plan is anticipated to begin in 2024 and achieve 60% build out within the planning period. Figure A-1 through Figure A-4 illustrate the land use plans for each Specific Plan. A detailed land use summary by parcel number and income assumption is included in Table A-2.

Figure A-1 Land Use Plan, I-15 Corridor Specific Plan

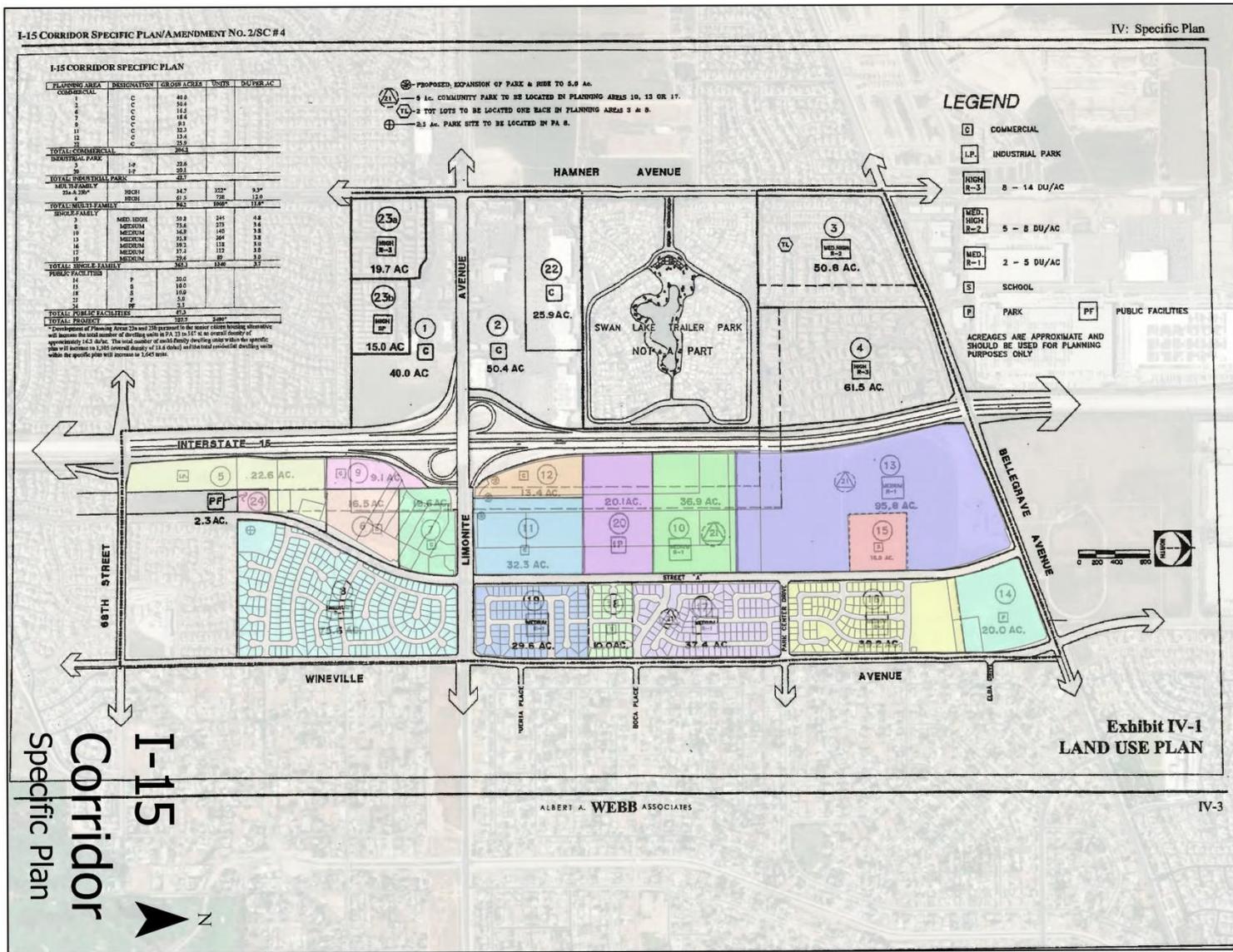
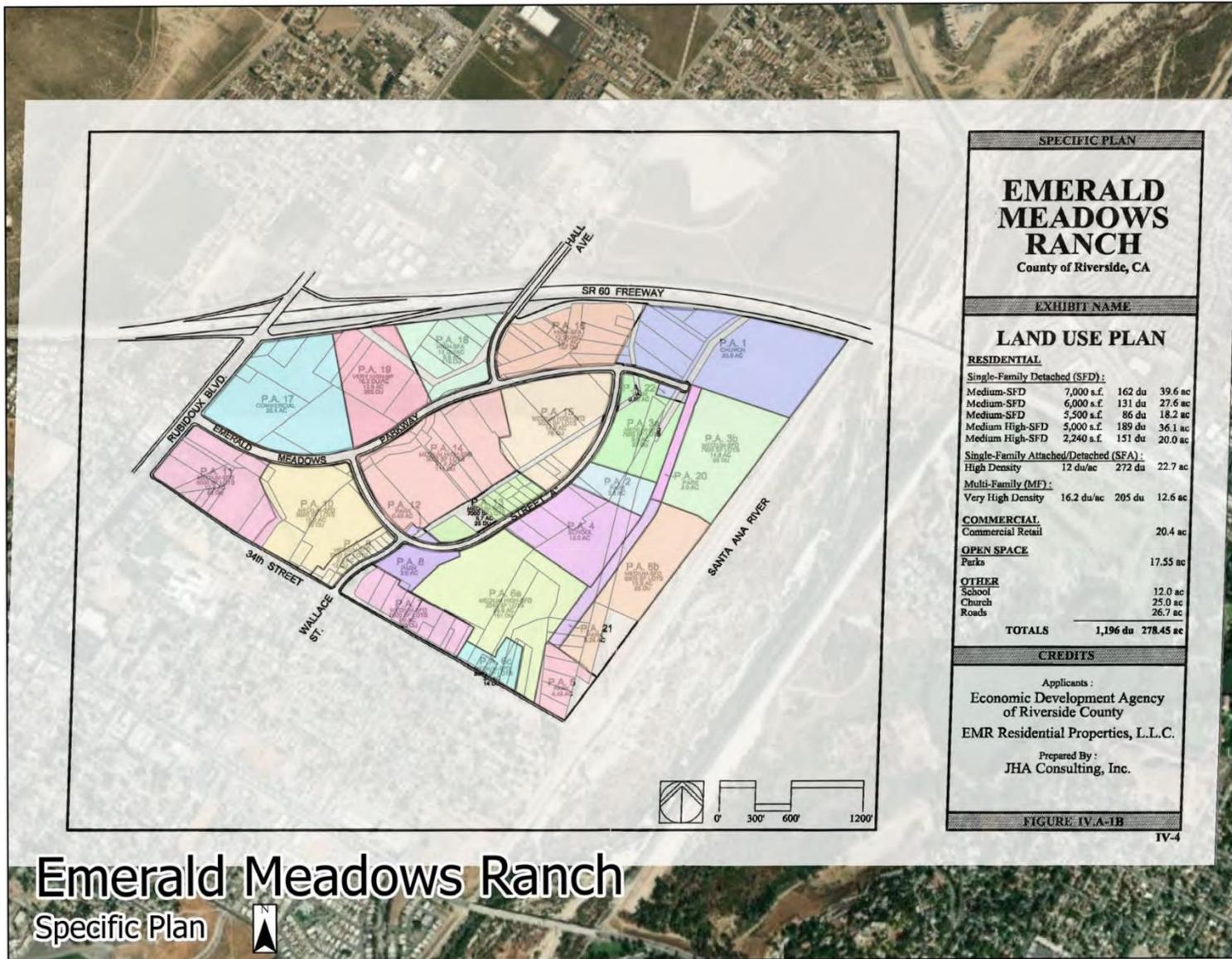


Figure A-2 Land Use Plan, Emerald Meadows Ranch Specific Plan



Emerald Meadows Ranch
Specific Plan

Figure A-3 Rio Vista Specific Plan

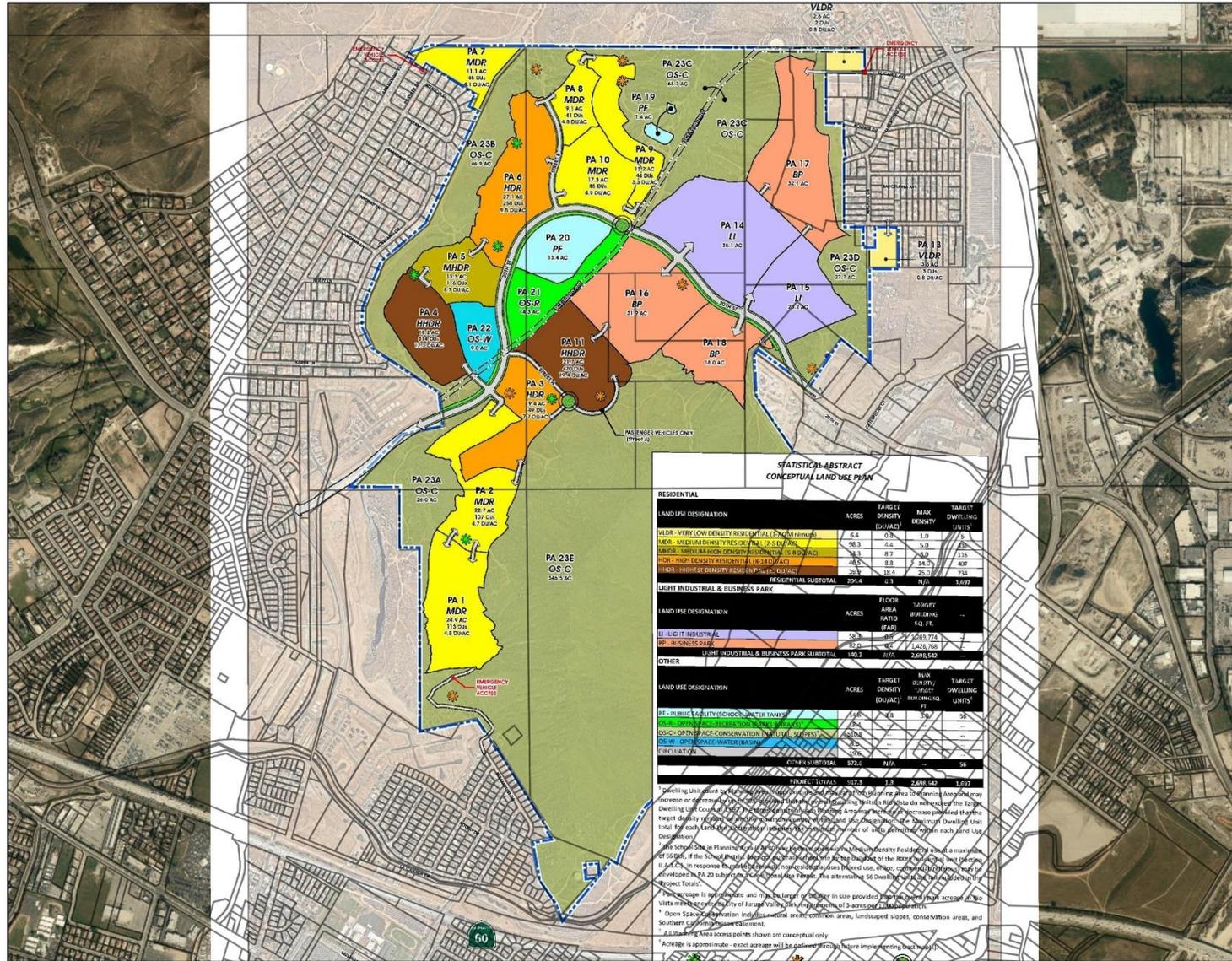


Figure A-4 Land Use Plan, Paradise Knolls

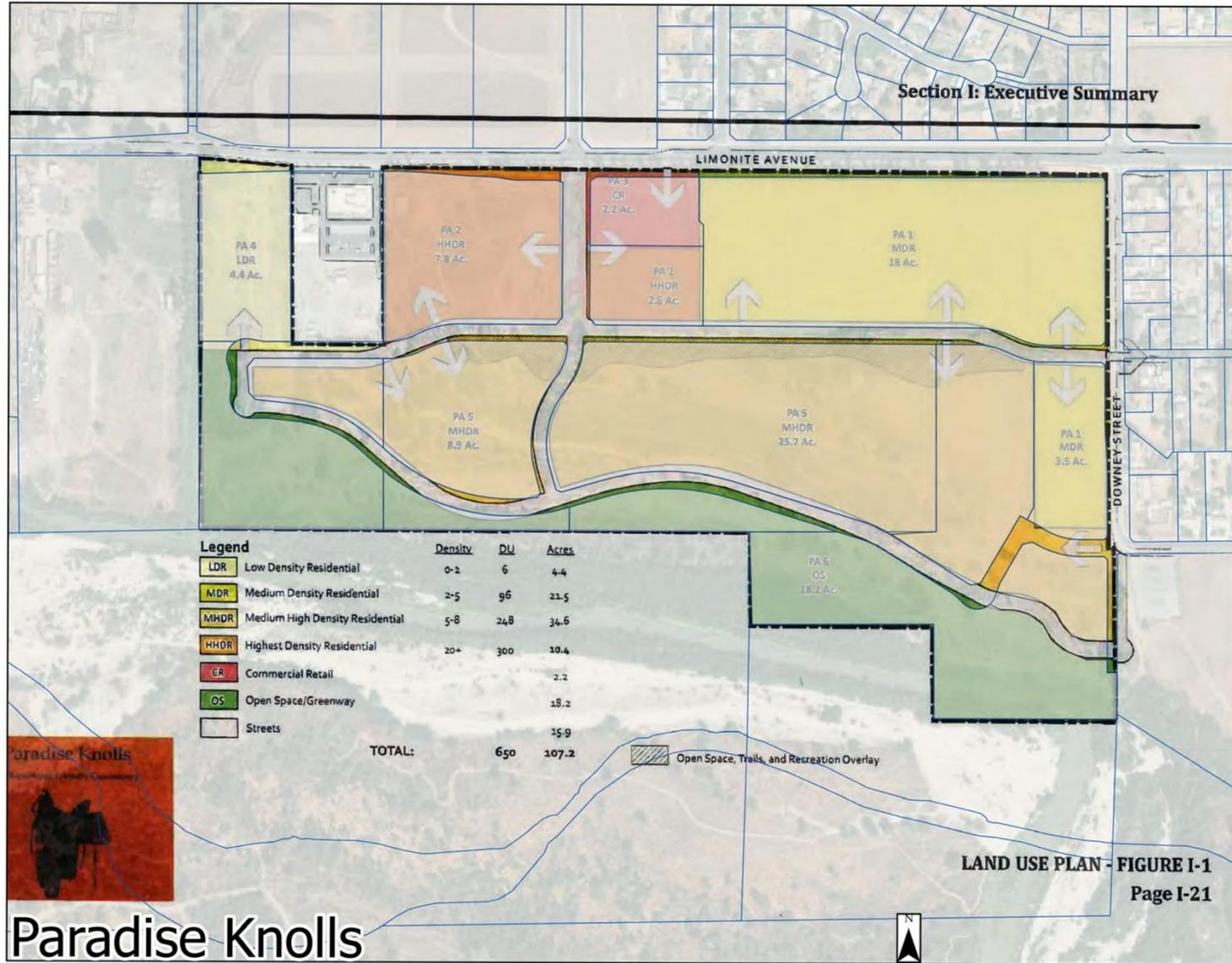


Table A-2 Specific Plans with Remaining Residential Capacity

Jurupa Valley Housing Element Sites Inventory Specific Plans with Remaining Residential Capacity 9/24/2021												
SP Planning Area	Site Size (acres)	Assessor Parcel No.	Notes	Exist. GP Desig.	Exist. Zone	Develop- able Acreage	Min Density	Max Density	Density Assumption	Potential Units	RHNA Category	
I-15 CORRIDOR SPECIFIC PLAN												
10	5.0	160050005	Per SP	Med R-1	SP	5.0	3	5	4.3	21	Abv Mod	
10	3.2	160050068	Per SP	Med R-1	SP	3.2	3	5	4.3	14	Abv Mod	
10	1.1	160050067	Per SP	Med R-1	SP	1.1	3	5	4.3	5	Abv Mod	
10	5.5	160050023	Per SP	Med R-1	SP	5.5	3	5	4.3	24	Abv Mod	
10	6.4	160050074	Per SP	Med R-1	SP	6.4	3	5	4.3	28	Abv Mod	
10	7.4	160050073	Per SP	Med R-1	SP	7.4	3	5	4.3	32	Abv Mod	
10	1.1	160050072	Per SP	Med R-1	SP	1.1	3	5	4.3	5	Abv Mod	
13	4.7	160050067	Per SP	Med R-1	SP	4.7	3	5	4.3	20	Abv Mod	
13	3.6	160050063	Per SP	Med R-1	SP	3.6	3	5	4.3	15	Abv Mod	
13	76.3	160050070	Per SP	Med R-1	SP	76.3	3	5	4.29	327	Abv Mod	
13	4.2	160050072	Per SP	Med R-1	SP	4.2	3	5	4.3	18	Abv Mod	
SUBTOTAL I-15 CORRIDOR SPECIFIC PLAN										508		
Very Low/Extremely Low										0		
Low										0		
Mod										0		
Above Mod										508		
SUBTOTAL:										508		
Anticipated 2021-2029 Build-Out:										100%		
Above Mod										508		
Total Anticipated Development 2021-2029:										508		

EMERALD MEADOWS RANCH SPECIFIC PLAN											
3A	4.31	178310023	Per SP	Med-SFD 7000 SF Lots	SP	4.31		4.3	18	Abv Mod	
3A	0.56	178310005	Per SP	Med-SFD 7000 SF Lots	SP	0.56		4.3	2	Abv Mod	
3A	0.88	178310024	Per SP	Med-SFD 7000 SF Lots	SP	0.88		4.3	4	Abv Mod	
3A	0.01	179270001	Per SP	Med-SFD 7000 SF Lots	SP	0.01		4.3	0	Abv Mod	
3A	1.77	179310001	Per SP	Med-SFD 7000 SF Lots	SP	1.77		4.3	8	Abv Mod	
3A	0.14	179310004	Per SP	Med-SFD 7000 SF Lots	SP	0.14		4.3	1	Abv Mod	
3A	0.95	179310005	Per SP	Med-SFD 7000 SF Lots	SP	0.95		4.3	4	Abv Mod	
				Subtotal P.A. 3A					37	Abv Mod	
3B	14.65	179310001	Per SP	Med-SFD 7000 SF Lots	SP	14.65			60	Abv Mod	
				Subtotal P.A. 3B					60	Abv Mod	
6A	0.33	179230019	Per SP	Med High-SFD 2240 SF Lots	SP	0.33		7.1	2	Abv Mod	
6A	0.26	179270016	Per SP	Med High-SFD 2240 SF Lots	SP	0.26		7.1	2	Abv Mod	
6A	2.88	179270018	Per SP	Med High-SFD 2240 SF Lots	SP	2.88		7.1	20	Abv Mod	
6A	2.19	179270033	Per SP	Med High-SFD 2240 SF Lots	SP	2.19		7.1	16	Abv Mod	
6A	2.69	179270017	Per SP	Med High-SFD 2240 SF Lots	SP	2.69		7.1	19	Abv Mod	
6A	2.46	179270001	Per SP	Med High-SFD 2240 SF Lots	SP	2.46		7.1	17	Abv Mod	
6A	0.00	179270014	Per SP	Med High-SFD 2240 SF Lots	SP	0.00		0.0	0	Abv Mod	
6A	0.66	179270034	Per SP	Med High-SFD 2240 SF Lots	SP	0.66		7.1	5	Abv Mod	
6A	0.15	179270028	Per SP	Med High-SFD 2240 SF Lots	SP	0.15		7.1	1	Abv Mod	
6A	9.57	179170016	Per SP	Med High-SFD 2240 SF Lots	SP	9.57		7.1	68	Abv Mod	
6A	0.08	179270015	Per SP	Med High-SFD 2240 SF Lots	SP	0.08		7.1	1	Abv Mod	
6A	0.02	179270026	Per SP	Med High-SFD 2240 SF Lots	SP	0.02		7.1	0	Abv Mod	
				Subtotal P.A. 6A					151	Abv Mod	
6B	0.00	179270013	Per SP	Med -SFD 6000 SF Lots	SP	0.00		0.0	0	Abv Mod	
6B	0.31	179270016	Per SP	Med -SFD 6000 SF Lots	SP	0.31		5.5	2	Abv Mod	
6B	0.21	179270001	Per SP	Med -SFD 6000 SF Lots	SP	0.21		5.5	1	Abv Mod	
6B	0.39	179270014	Per SP	Med -SFD 6000 SF Lots	SP	0.39		5.5	2	Abv Mod	
6B	9.14	179310001	Per SP	Med -SFD 6000 SF Lots	SP	9.14		5.5	50	Abv Mod	
6B	1.51	179340005	Per SP	Med -SFD 6000 SF Lots	SP	1.51		5.5	8	Abv Mod	
6B	0.34	179270015	Per SP	Med -SFD 6000 SF Lots	SP	0.34		5.5	2	Abv Mod	
6B	0.50	179310005	Per SP	Med -SFD 6000 SF Lots	SP	0.50		5.5	3	Abv Mod	
				Subtotal P.A. 6B					68	Abv Mod	
6C	0.32	179230019	Per SP	Med SFD-5500 SF Lots	SP	0.32		5.1	2	Abv Mod	
6C	0.33	179270018	Per SP	Med SFD-5500 SF Lots	SP	0.33		5.1	2	Abv Mod	
6C	0.08	179270033	Per SP	Med SFD-5500 SF Lots	SP	0.08		5.1	0	Abv Mod	
6C	0.59	179270017	Per SP	Med SFD-5500 SF Lots	SP	0.59		5.1	3	Abv Mod	
6C	0.21	179270020	Per SP	Med SFD-5500 SF Lots	SP	0.21		5.1	1	Abv Mod	
6C	0.20	179270035	Per SP	Med SFD-5500 SF Lots	SP	0.20		5.1	1	Abv Mod	
6C	0.54	179270028	Per SP	Med SFD-5500 SF Lots	SP	0.54		5.1	3	Abv Mod	
6C	0.48	179270026	Per SP	Med SFD-5500 SF Lots	SP	0.48		5.1	2	Abv Mod	
				Subtotal P.A. 6C					14	Abv Mod	

7	1.03	179230018	Per SP	Med SFD-7000 SF Lots	SP	1.03		4.2	4	Abv Mod
7	0.88	179230010	Per SP	Med SFD-7000 SF Lots	SP	0.88		4.2	4	Abv Mod
7	0.24	179230019	Per SP	Med SFD-7000 SF Lots	SP	0.24		4.2	1	Abv Mod
7	0.17	179230003	Per SP	Med SFD-7000 SF Lots	SP	0.17		4.2	1	Abv Mod
7	0.54	179230013	Per SP	Med SFD-7000 SF Lots	SP	0.54		4.2	2	Abv Mod
7	0.26	179230015	Per SP	Med SFD-7000 SF Lots	SP	0.26		4.2	1	Abv Mod
7	0.72	179230016	Per SP	Med SFD-7000 SF Lots	SP	0.72		4.2	3	Abv Mod
7	0.83	179230011	Per SP	Med SFD-7000 SF Lots	SP	0.83		4.2	4	Abv Mod
7	0.81	179230017	Per SP	Med SFD-7000 SF Lots	SP	0.81		4.2	3	Abv Mod
7	0.41	179230014	Per SP	Med SFD-7000 SF Lots	SP	0.41		4.2	2	Abv Mod
7	0.73	179230012	Per SP	Med SFD-7000 SF Lots	SP	0.73		4.2	3	Abv Mod
			Subtotal P.A. 7						28	Abv Mod
9	0.13	179180005	Per SP	Med SFD-7000 SF Lots	SP	0.13		4.7	1	Abv Mod
9	0.13	179180006	Per SP	Med SFD-7000 SF Lots	SP	0.13		4.7	1	Abv Mod
9	0.14	179180003	Per SP	Med SFD-7000 SF Lots	SP	0.14		4.7	1	Abv Mod
9	0.14	179180013	Per SP	Med SFD-7000 SF Lots	SP	0.14		4.7	1	Abv Mod
9	0.13	179180002	Per SP	Med SFD-7000 SF Lots	SP	0.13		4.7	1	Abv Mod
9	1.01	179170018	Per SP	Med SFD-7000 SF Lots	SP	1.01		4.7	5	Abv Mod
9	0.15	179180010	Per SP	Med SFD-7000 SF Lots	SP	0.15		4.7	1	Abv Mod
9	0.14	179180004	Per SP	Med SFD-7000 SF Lots	SP	0.14		4.7	1	Abv Mod
9	0.18	179180011	Per SP	Med SFD-7000 SF Lots	SP	0.18		4.7	1	Abv Mod
9	0.02	179180014	Per SP	Med SFD-7000 SF Lots	SP	0.02		4.7	0	Abv Mod
9	0.04	179180001	Per SP	Med SFD-7000 SF Lots	SP	0.04		4.7	0	Abv Mod
9	0.09	179180015	Per SP	Med SFD-7000 SF Lots	SP	0.09		4.7	0	Abv Mod
9	0.13	179180007	Per SP	Med SFD-7000 SF Lots	SP	0.13		4.7	1	Abv Mod
9	0.14	179180008	Per SP	Med SFD-7000 SF Lots	SP	0.14		4.7	1	Abv Mod
			Subtotal P.A. 9						12	Abv Mod
10	0.21	179140021	Per SP	Med SFD-5500 SF Lots	SP	0.21		5.1	1	Abv Mod
10	5.35	179170020	Per SP	Med SFD-5500 SF Lots	SP	5.35		5.1	27	Abv Mod
10	0.17	179170001	Per SP	Med SFD-5500 SF Lots	SP	0.17		5.1	1	Abv Mod
10	0.11	179170007	Per SP	Med SFD-5500 SF Lots	SP	0.11		5.1	1	Abv Mod
10	0.48	179170019	Per SP	Med SFD-5500 SF Lots	SP	0.48		5.1	2	Abv Mod
10	0.03	179170004	Per SP	Med SFD-5500 SF Lots	SP	0.03		5.1	0	Abv Mod
10	1.59	179170005	Per SP	Med SFD-5500 SF Lots	SP	1.59		5.1	8	Abv Mod
10	0.43	179140008	Per SP	Med SFD-5500 SF Lots	SP	0.43		5.1	2	Abv Mod
10	5.82	179170018	Per SP	Med SFD-5500 SF Lots	SP	5.82		5.1	30	Abv Mod
			Subtotal P.A. 10						72	Abv Mod

11	1.43	179140011	Per SP	Med SFD-6000 SF Lots	SP	1.43		5.0	7	Abv Mod
11	0.35	179140014	Per SP	Med SFD-6000 SF Lots	SP	0.35		5.0	2	Abv Mod
11	0.51	179140017	Per SP	Med SFD-6000 SF Lots	SP	0.51		5.0	3	Abv Mod
11	0.62	179140021	Per SP	Med SFD-6000 SF Lots	SP	0.62		5.0	3	Abv Mod
11	0.05	179170020	Per SP	Med SFD-6000 SF Lots	SP	0.05		5.0	0	Abv Mod
11	1.87	179140009	Per SP	Med SFD-6000 SF Lots	SP	1.87		5.0	9	Abv Mod
11	0.65	179140013	Per SP	Med SFD-6000 SF Lots	SP	0.65		5.0	3	Abv Mod
11	0.24	179140005	Per SP	Med SFD-6000 SF Lots	SP	0.24		5.0	1	Abv Mod
11	0.36	179140007	Per SP	Med SFD-6000 SF Lots	SP	0.36		5.0	2	Abv Mod
11	3.36	179140008	Per SP	Med SFD-6000 SF Lots	SP	3.36		5.0	17	Abv Mod
11	1.38	179140015	Per SP	Med SFD-6000 SF Lots	SP	1.38		5.0	7	Abv Mod
11	0.27	179140006	Per SP	Med SFD-6000 SF Lots	SP	0.27		5.0	1	Abv Mod
11	0.06	179140016	Per SP	Med SFD-6000 SF Lots	SP	0.06		5.0	0	Abv Mod
11	1.46	179140020	Per SP	Med SFD-6000 SF Lots	SP	1.46		5.0	7	Abv Mod
			Subtotal P.A. 11						63	Abv Mod
13	0.15	178310033	Per SP	Med SFD-7000 SF Lots	SP	0.15		5.3	1	Abv Mod
13	0.31	178310017	Per SP	Med SFD-7000 SF Lots	SP	0.31		5.3	2	Abv Mod
13	0.16	178310040	Per SP	Med SFD-7000 SF Lots	SP	0.16		5.3	1	Abv Mod
13	0.41	178310043	Per SP	Med SFD-7000 SF Lots	SP	0.41		5.3	2	Abv Mod
13	0.15	178310039	Per SP	Med SFD-7000 SF Lots	SP	0.15		5.3	1	Abv Mod
13	0.38	178310018	Per SP	Med SFD-7000 SF Lots	SP	0.38		5.3	2	Abv Mod
13	0.22	178310047	Per SP	Med SFD-7000 SF Lots	SP	0.22		5.3	1	Abv Mod
13	0.21	178310049	Per SP	Med SFD-7000 SF Lots	SP	0.21		5.3	1	Abv Mod
13	1.19	179170015	Per SP	Med SFD-7000 SF Lots	SP	1.19		5.3	6	Abv Mod
13	0.21	178310034	Per SP	Med SFD-7000 SF Lots	SP	0.21		5.3	1	Abv Mod
13	0.17	178310030	Per SP	Med SFD-7000 SF Lots	SP	0.17		5.3	1	Abv Mod
13	0.20	178310045	Per SP	Med SFD-7000 SF Lots	SP	0.20		5.3	1	Abv Mod
13	1.01	179170016	Per SP	Med SFD-7000 SF Lots	SP	1.01		5.3	5	Abv Mod
			Subtotal P.A. 13						25	Abv Mod
14	0.87	178310014	Per SP	Med Hi SFD-5000 SF Lots	SP	0.87		5.4	5	Abv Mod
14	0.18	178261002	Per SP	Med Hi SFD-5000 SF Lots	SP	0.18		5.4	1	Abv Mod
14	0.47	179170001	Per SP	Med Hi SFD-5000 SF Lots	SP	0.47		5.4	3	Abv Mod
14	2.60	179170007	Per SP	Med Hi SFD-5000 SF Lots	SP	2.60		5.4	14	Abv Mod
14	1.19	178310011	Per SP	Med Hi SFD-5000 SF Lots	SP	1.19		5.4	6	Abv Mod
14	0.17	178310032	Per SP	Med Hi SFD-5000 SF Lots	SP	0.17		5.4	1	Abv Mod
14	0.72	179170003	Per SP	Med Hi SFD-5000 SF Lots	SP	0.72		5.4	4	Abv Mod
14	5.76	179170008	Per SP	Med Hi SFD-5000 SF Lots	SP	5.76		5.4	31	Abv Mod
14	0.17	179170004	Per SP	Med Hi SFD-5000 SF Lots	SP	0.17		5.4	1	Abv Mod
14	1.03	178310013	Per SP	Med Hi SFD-5000 SF Lots	SP	1.03		5.4	6	Abv Mod
14	0.86	178310015	Per SP	Med Hi SFD-5000 SF Lots	SP	0.86		5.4	5	Abv Mod
14	0.23	178310007	Per SP	Med Hi SFD-5000 SF Lots	SP	0.23		5.4	1	Abv Mod
14	1.74	178310009	Per SP	Med Hi SFD-5000 SF Lots	SP	1.74		5.4	9	Abv Mod
14	0.47	178310012	Per SP	Med Hi SFD-5000 SF Lots	SP	0.47		5.4	3	Abv Mod
14	4.04	178310031	Per SP	Med Hi SFD-5000 SF Lots	SP	4.04		5.4	22	Abv Mod
			SUBTOTAL P.A. 14						111	Abv Mod

15	1.41	178310023	Per SP	Med Hi SFD-5000 SF Lots	SP	1.41	5.6	8	Abv Mod
15	4.95	178310006	Per SP	Med Hi SFD-5000 SF Lots	SP	4.95	5.6	28	Abv Mod
15	0.25	178310041	Per SP	Med Hi SFD-5000 SF Lots	SP	0.25	5.6	1	Abv Mod
15	0.51	178310005	Per SP	Med Hi SFD-5000 SF Lots	SP	0.51	5.6	3	Abv Mod
15	0.98	178310008	Per SP	Med Hi SFD-5000 SF Lots	SP	0.98	5.6	5	Abv Mod
15	0.41	178310042	Per SP	Med Hi SFD-5000 SF Lots	SP	0.41	5.6	2	Abv Mod
15	0.89	178310051	Per SP	Med Hi SFD-5000 SF Lots	SP	0.89	5.6	5	Abv Mod
15	4.30	178310009	Per SP	Med Hi SFD-5000 SF Lots	SP	4.30	5.6	24	Abv Mod
15	0.30	178310031	Per SP	Med Hi SFD-5000 SF Lots	SP	0.30	5.6	2	Abv Mod
			SUBTOTAL P.A. 15					78	Abv Mod
16	0.86	178300005	Per SP	High SFA-12 du/ac	SP	0.86	13.3	11	Mod
16	0.31	178300006	Per SP	High SFA-12 du/ac	SP	0.31	13.3	4	Mod
16	0.38	178300007	Per SP	High SFA-12 du/ac	SP	0.38	13.3	5	Mod
16	0.28	178310002	Per SP	High SFA-12 du/ac	SP	0.28	13.3	4	Mod
16	0.02	178300001	Per SP	High SFA-12 du/ac	SP	0.02	13.3	0	Mod
16	0.89	178310004	Per SP	High SFA-12 du/ac	SP	0.89	13.3	12	Mod
16	0.79	178310006	Per SP	High SFA-12 du/ac	SP	0.79	13.3	10	Mod
16	1.85	178310001	Per SP	High SFA-12 du/ac	SP	1.85	13.3	25	Mod
16	0.97	178310003	Per SP	High SFA-12 du/ac	SP	0.97	13.3	13	Mod
16	0.82	178310005	Per SP	High SFA-12 du/ac	SP	0.82	13.3	11	Mod
16	1.00	178300003	Per SP	High SFA-12 du/ac	SP	1.00	13.3	13	Mod
16	0.47	178300004	Per SP	High SFA-12 du/ac	SP	0.47	13.3	6	Mod
16	0.12	178300002	Per SP	High SFA-12 du/ac	SP	0.12	13.3	2	Mod
16	0.55	178300008	Per SP	High SFA-12 du/ac	SP	0.55	13.3	7	Mod
16	2.47	178310007	Per SP	High SFA-12 du/ac	SP	2.47	13.3	33	Mod
16	0.02	178310009	Per SP	High SFA-12 du/ac	SP	0.02	13.3	0	Mod
			SUBTOTAL P.A. 16					157	Mod
18	1.19	178262001	Per SP	High SFA-12 du/ac	SP	1.19	13.8	16	Mod
18	0.74	178262005	Per SP	High SFA-12 du/ac	SP	0.74	13.8	10	Mod
18	0.72	178262006	Per SP	High SFA-12 du/ac	SP	0.72	13.8	10	Mod
18	0.22	178262007	Per SP	High SFA-12 du/ac	SP	0.22	13.8	3	Mod
18	0.01	178300001	Per SP	High SFA-12 du/ac	SP	0.01	13.8	0	Mod
18	0.14	178261002	Per SP	High SFA-12 du/ac	SP	0.14	13.8	2	Mod
18	0.03	178262008	Per SP	High SFA-12 du/ac	SP	0.03	13.8	0	Mod
18	1.04	178262002	Per SP	High SFA-12 du/ac	SP	1.04	13.8	14	Mod
18	0.95	178262003	Per SP	High SFA-12 du/ac	SP	0.95	13.8	13	Mod
18	1.85	178262004	Per SP	High SFA-12 du/ac	SP	1.85	13.8	25	Mod
18	1.43	178310007	Per SP	High SFA-12 du/ac	SP	1.43	13.8	20	Mod
			SUBTOTAL P.A. 18					115	Mod

19	0.77	178252004	Per SP	Very Hi-MF	SP	0.77		17.7	14	Mod
19	0.78	178262001	Per SP	Very Hi-MF	SP	0.78		17.7	14	Mod
19	4.55	178261001	Per SP	Very Hi-MF	SP	4.55		17.7	80	Mod
19	1.87	178261002	Per SP	Very Hi-MF	SP	1.87		17.7	33	Mod
19	2.42	179170001	Per SP	Very Hi-MF	SP	2.42		17.7	43	Mod
19	1.04	178252003	Per SP	Very Hi-MF	SP	1.04		17.7	18	Mod
19	0.00	178262002	Per SP	Very Hi-MF	SP	0.00		17.7	0	Mod
19	0.10	179130007	Per SP	Very Hi-MF	SP	0.10		17.7	2	Mod
19	0.04	178310007	Per SP	Very Hi-MF	SP	0.04		17.7	1	Mod
SUBTOTAL P.A. 19									204	Mod
SUBTOTAL EMERALD MEADOWS RANCH SPECIFIC PLAN										
Very Low/Extremely Low									0	
Low									0	
Mod									476	
Above Mod									720	
SUBTOTAL:									1196	
Anticipated 2021-2029 Build-Out:										
Mod									50%	
Above Mod									238	
Total Anticipated Development 2021-2029:									360	
									598	

RIO VISTA SPECIFIC PLAN										
1	25.36	177030014	Per SP	MDR	SP	25.36	5	4.4	113	Abv Mod
			Subtotal P.A. 1						113	Abv Mod
2	10.98	177030014	Per SP	MDR	SP	10.98	5	4.4	52	Abv Mod
2	11.73	175080010	Per SP	MDR	SP	11.73	5	4.4	55	Abv Mod
			Subtotal P.A. 2						107	Abv Mod
3	13.00	175080010	Per SP	HDR	SP	13.00	14	8.8	99	Abv Mod
3	6.64	175090004	Per SP	HDR	SP	6.64	14	8.8	50	Abv Mod
			Subtotal P.A. 3						149	Abv Mod
4	18.48	175080010		HHDR	SP	18.48	25	18.4	314	Mod
			Subtotal P.A. 4						314	Mod
5	14.02	175080010	Per SP	MHDR	SP	14.02	8	8.7	116	Abv Mod
			Subtotal P.A. 5						116	Abv Mod
6	11.73	175090001	Per SP	HDR	SP	11.73	14	8.8	101	Abv Mod
6	18.11	175080010	Per SP	HDR	SP	18.11	14	8.8	157	Abv Mod
			Subtotal P.A. 6						258	Abv Mod
7	10.97	175080021		MDR	SP	10.97	5	4.4	45	Abv Mod
			Subtotal P.A. 7						45	Abv Mod
8	9.78	175090001		MDR	SP	9.78	5	4.4	41	Abv Mod
			Subtotal P.A. 8						41	Abv Mod
9	13.37	175090001		MDR	SP	13.37	5	4.4	44	Abv Mod
			Subtotal P.A. 9						44	Abv Mod
10	19.15	175090001		MDR	SP	19.15	5	4.4	85	Abv Mod
			Subtotal P.A. 11						85	Abv Mod
11	0.50	175080010		HHDR	SP	0.50	25	18.4	9	Mod
11	2.07	175090003		HHDR	SP	2.07	25	18.4	36	Mod
11	21.30	175090004		HHDR	SP	21.30	25	18.4	375	Mod
			Subtotal P.A. 6						420	Mod
12	2.62	175100003		VLDR	SP	2.62	1	0.8	2	Abv Mod
			Subtotal P.A. 12						2	
13	3.67	175150002		VLDR	SP	3.67	1	0.8	3	Abv Mod
			Subtotal P.A. 13						3	Abv Mod

SUBTOTAL RIO VISTA SPECIFIC PLAN										
										0
										0
										734
										963
										SUBTOTAL:
										1697
										Anticipated 2021-2029 Build-Out:
										60%
										440
										578
										Total Anticipated Development
										2021-2029:
										1018

2. Vacant Sites Inventory

Table A-3 contains an inventory of vacant underutilized sites to identify additional residential development during the 2021-2029 housing cycle. All of the sites are vacant, although some are used for storage. Sites were assigned a housing income category based on the allowable general plan and zoning designations. Development potential was determined by taking 70% of the maximum permitted density allowed by the General Plan to account for potential development constraints and infrastructure. Only sites designated Highest Density Residential (HHDR) with a density range of 20-25 du/ac were assumed to contribute to Very Low and Low income housing. Figure A-5 illustrates the location of each site.

Table A-3 Existing Site Designations/Zones

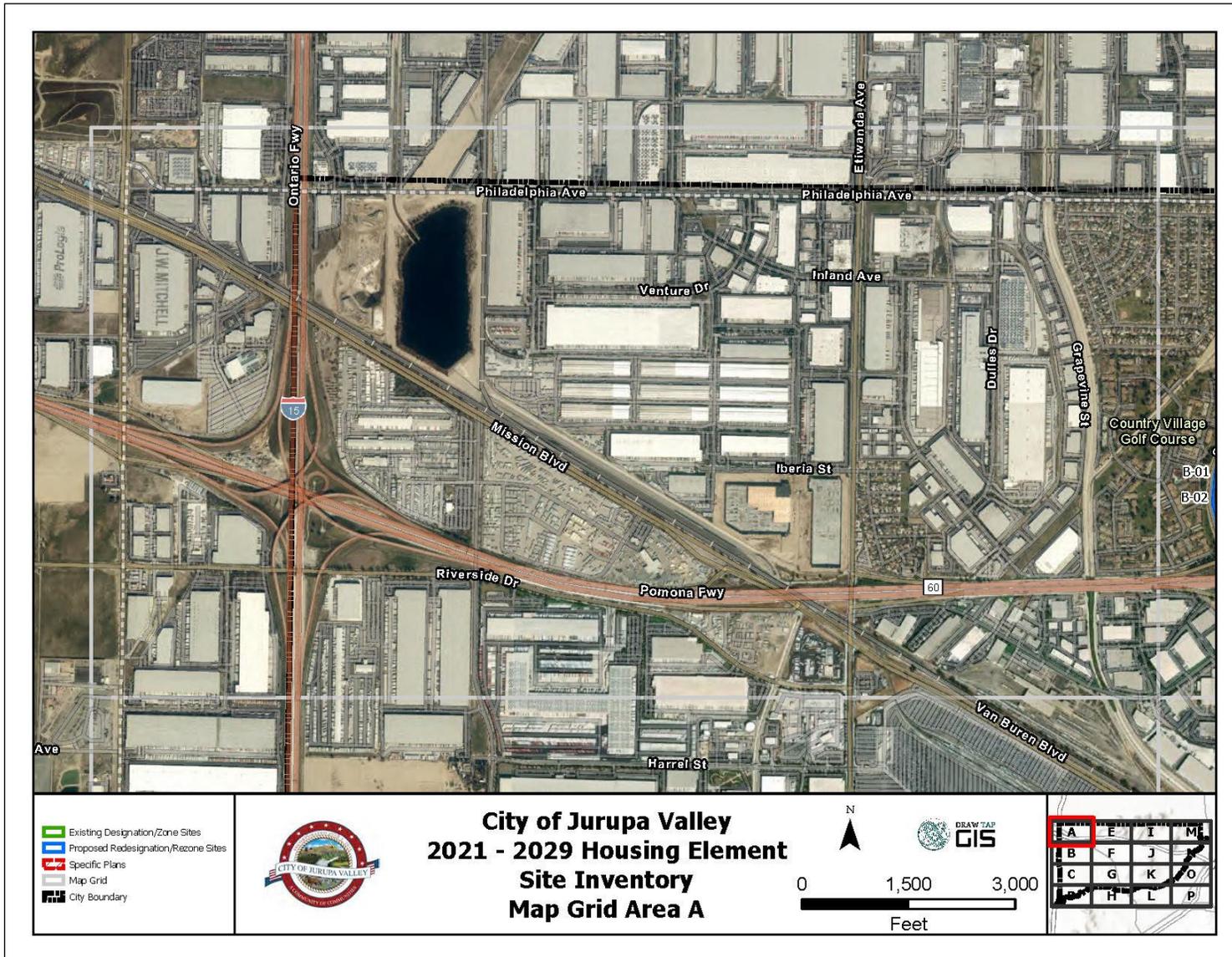
Jurupa Valley Housing Element Vacant Sites Inventory Existing Site General Plan Designations/Zones 9/22/2021											
Site No.	Site Size (acres)	Assessor Parcel No.	Factors Affecting Development	Exist. GP Desig.	Exist. Zone	Developable Acreage	Min Density	Max Density	Reduced Density 70% ¹	Potential Units ²	RHNA Category
RANCH (EDR)											
62	3.70	181210015	in Flabob Airport Compatibility Zone C, in 55-60 dB CNEL contour	EDR	A-1	3.7	0.2	0.5	0.35	1	Abv Mod
SUBTOTAL EDR:											1
COUNTRY NEIGHBORHOOD and RURAL COMMUNITY-LOW (LDR)											
1	8.04	183080021		LDR	R-R	7.8	1	2	1.4	11	Abv Mod
2	2.61	166120003	soil block slides and slumps	LDR	A-1-4	2.7	1	2	1.4	3	Abv Mod
3	3.92	183080024		LDR	A-1	3.8	1	2	1.4	5	Abv Mod
9	1.33	186260018	soil block slides, in Flabob Airport Compatibility Zone E	LDR	R-2A	1.3	1	2	1.4	1	Abv Mod
13	2.89	166090029		LDR	A-1	2.9	1	2	1.4	4	Abv Mod
14	5.01	173130001	moderate landslide risk	LDR	W-2	5	1	2	1.4	7	Abv Mod
15	1.09	157190008		LDR	A-1	1	1	2	1.4	1	Abv Mod
16	1.07	161260008		LDR	A-1	1.1	1	2	1.4	1	Abv Mod
17	0.95	157190009		LDR	A-1	1	1	2	1.4	1	Abv Mod
18	4.86	162110004		LDR	R-A-20	5	1	2	1.4	6	Abv Mod
19	1.49	165020004	moderate landslide risk	LDR	A-1-4	1.5	1	2	1.4	2	Abv Mod
20	0.97	159202014		LDR	A-1	1	1	2	1.4	1	Abv Mod
21	1.06	157190007		LDR	A-1	1	1	2	1.4	1	Abv Mod
22	2.47	170220013		LDR	R-1	0.7	1	2	1.4	3	Abv Mod
23	3.52	173082016	soil block slides and slumps	LDR	W-2	3.2	1	2	1.4	4	Abv Mod
24	0.97	157041015	in 100-year flood zone	LDR	A-1	1	1	2	1.4	1	Abv Mod
25	1.63	173050014	soil block slides	LDR	A-1	1.7	1	2	1.4	2	Abv Mod
26	2.64	173090008	soil block slides and slumps, moderate landslide risks	LDR	W-2	2.8	1	2	1.4	3	Abv Mod
27	4.91	159242011		LDR	C-1/C-P	4.9	1	2	1.4	6	Abv Mod
28	0.96	159322004		LDR	A-1	1	1	2	1.4	1	Abv Mod
29	1.02	161300015		LDR	A-1	1	1	2	1.4	1	Abv Mod
30	2.46	161082008		LDR	A-1	2.4	1	2	1.4	3	Abv Mod
31	1.08	162170041		LDR	R-A-20	1.1	1	2	1.4	1	Abv Mod
32	1.92	159030002		LDR	A-1	2.1	1	2	1.4	2	Abv Mod
33	2.41	170220012		LDR	R-1	0.7	1	2	1.4	3	Abv Mod
34	4.68	162170001		LDR	A-1-4	4.7	1	2	1.4	6	Abv Mod
35	1.51	165020007		LDR	A-1-4	1.5	1	2	1.4	2	Abv Mod

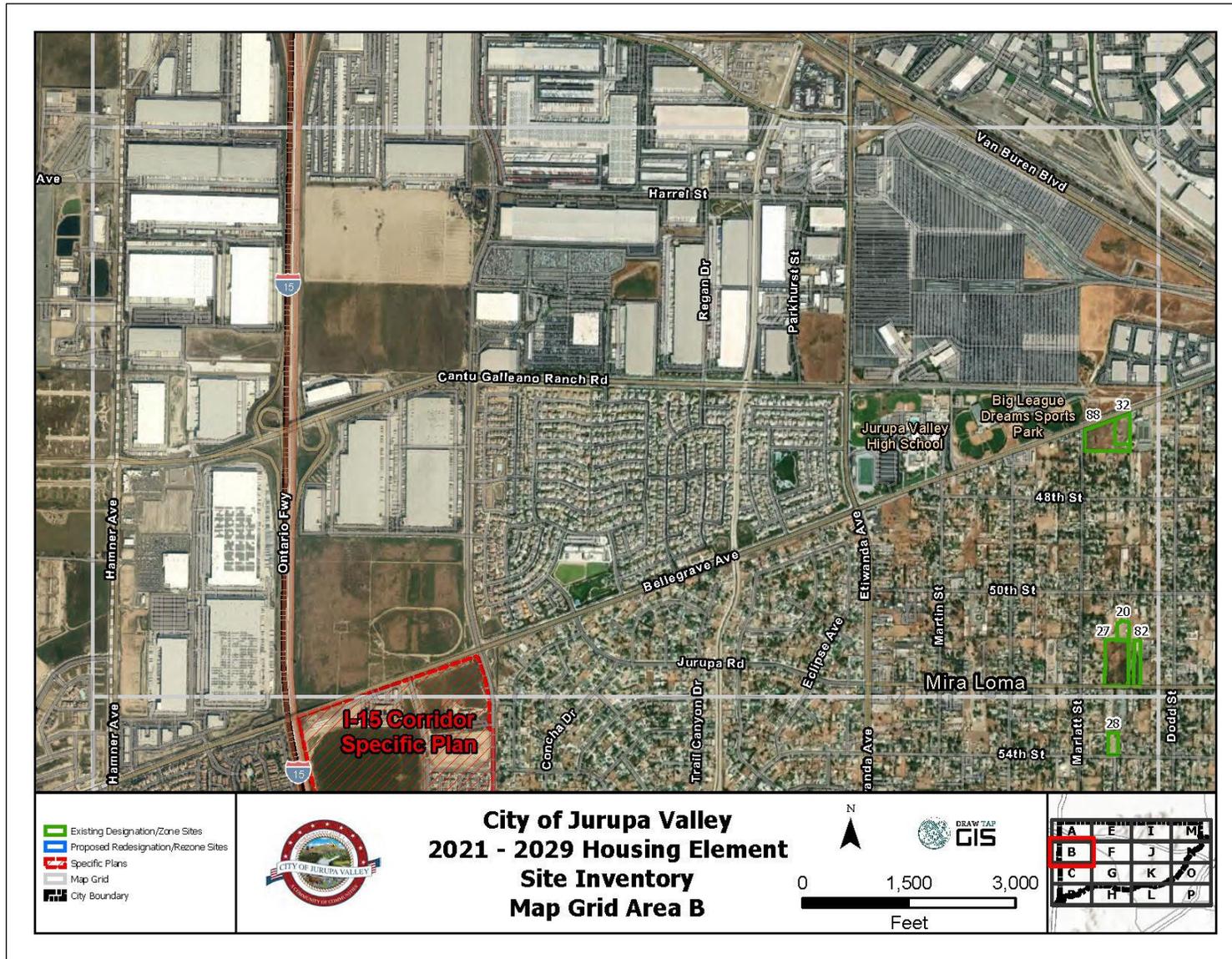
Site No.	Site Size (acres)	Assessor Parcel No.	Factors Affecting Development	Exist. GP Desig.	Developable Exist. Zone	Developable Acreage	Min Density	Max Density	Reduced Density 70% ¹	Potential Units ²	RHNA Category
36	4.16	165080002	in Riverside Airport Compatibility Zone E	LDR	R-1	4.4	1	2	1.4	5	Abv Mod
37	2.53	169290003	soil block slides	LDR	R-A	3	1	2	1.4	3	Abv Mod
38	9.09	169290013		LDR	A-1	10	1	2	1.4	12	Abv Mod
39	2.81	165070005		LDR	A-1-4	2	1	2	1.4	3	Abv Mod
40	3.12	169310040		LDR	A-1	3.1	1	2	1.4	4	Abv Mod
41	3.23	165150021	in Riverside Airport Compatibility Zone E	LDR	R-1	3.2	1	2	1.4	4	Abv Mod
42	5.01	169290012		LDR	BP	5	1	2	1.4	7	Abv Mod
43	4.61	171150008		LDR	A-1	4.6	1	2	1.4	6	Abv Mod
44	2.72	165140027	in Riverside Airport Compatibility Zone E	LDR	R-1	2.7	1	2	1.4	3	Abv Mod
45	2.20	165150022	in Riverside Airport Compatibility Zone E	LDR	R-1	2.1	1	2	1.4	3	Abv Mod
48	21.45	169300012	in 100-year flood zone, soil block slides	LDR	R-A	11	1	2	1.4	30	Abv Mod
49	2.31	165060015	in Riverside Airport Compatibility Zone E	LDR	R-2	2.4	1	2	1.4	3	Abv Mod
50	4.78	165080008	in Riverside Airport Compatibility Zone E	LDR	A-1-1	5	1	2	1.4	6	Abv Mod
51	1.47	174250003		LDR	W-2	1.4	1	2	1.4	2	Abv Mod
53	8.33	169300005	in 100-year flood zone	LDR	A-1	8.4	1	2	1.4	11	Abv Mod
55	3.31	165140028	in Riverside Airport Compatibility Zone E	LDR	R-1	3.3	1	2	1.4	4	Abv Mod
57	1.16	169300006		LDR	A-1	1.2	1	2	1.4	1	Abv Mod
59	9.56	166120001	soil block slides	LDR	A-1	9.7	1	2	1.4	13	Abv Mod
64	3.73	166070035		LDR	A-1	3.8	1	2	1.4	5	Abv Mod
71	1.50	165020010		LDR	A-1-4	1.5	1	2	1.4	2	Abv Mod
75	0.98	183132013	moderate landslide risk	LDR	A-1	0.9	1	2	1.4	1	Abv Mod
77	1.05	183131010	moderate landslide risk	LDR	A-1	1.1	1	2	1.4	1	Abv Mod
80	0.95	169181018		LDR	A-1	1	1	2	1.4	1	Abv Mod
81	2.77	161332003		LDR	A-1	2.8	1	2	1.4	3	Abv Mod
82	1.34	159242013		LDR	C-1/C-P	0.3	1	2	1.4	1	Abv Mod
83	1.46	157150001		LDR	A-1	1.5	1	2	1.4	2	Abv Mod
86	4.07	173090003	moderate landslide risk	LDR	W-2	4.2	1	2	1.4	5	Abv Mod
87	1.47	157240001	Flood zone	LDR	W-1	1.4	1	2	1.4	2	Abv Mod
88	4.21	159030001		LDR	A-1	4.2	1	2	1.4	5	Abv Mod
91	6.13	183230002	moderate landslide risk, in Flabob Airport Compatibility Zone E	LDR	A-1	6.6	1	2	1.4	8	Abv Mod
92	1.06	174250001	soil block slides	LDR	W-2	1.1	1	2	1.4	1	Abv Mod

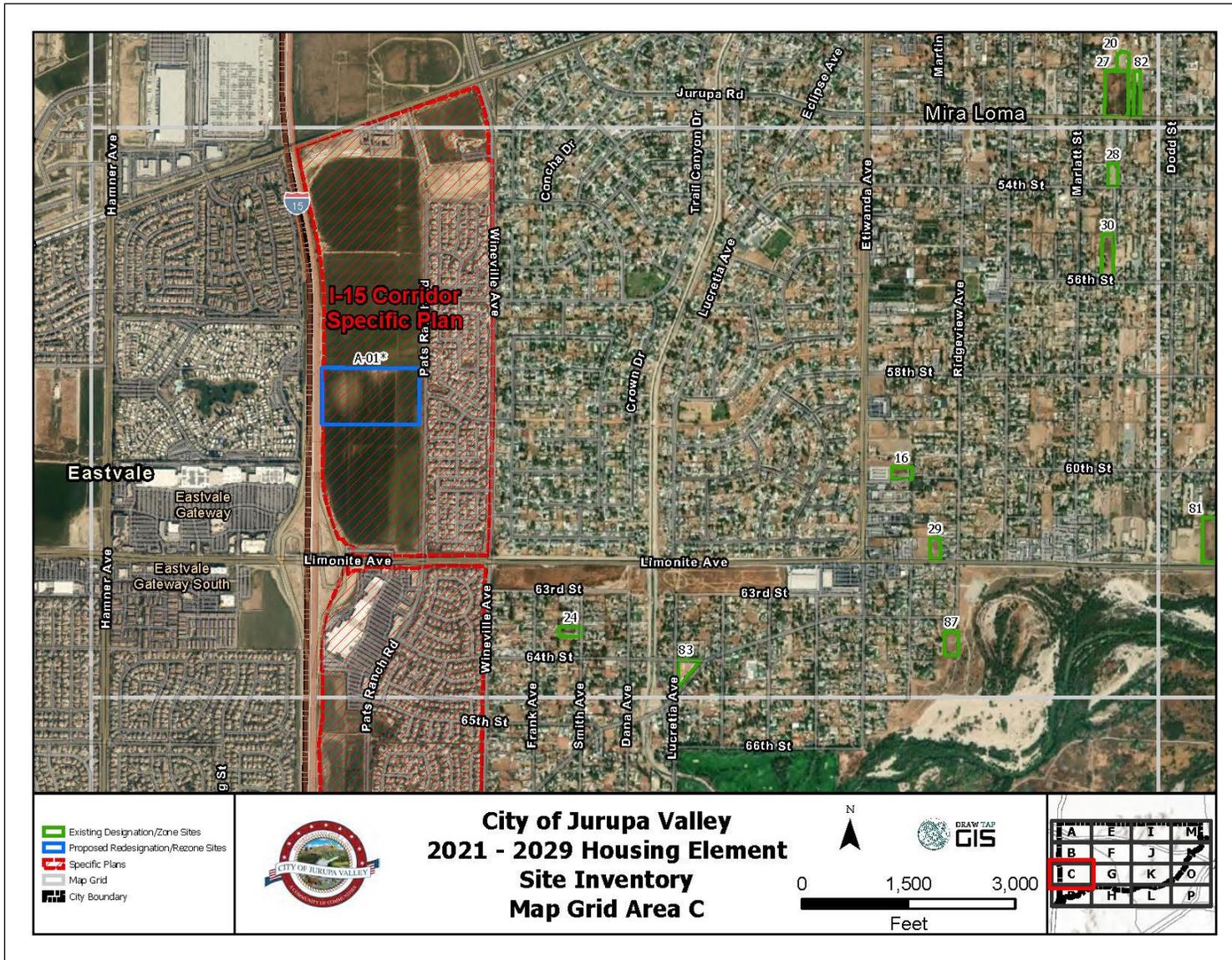
Site No.	Site Size (acres)	Assessor Parcel No.	Factors Affecting Development	Exist. GP Desig.	Exist. Zone	Developable Acreage	Min Density	Max Density	Reduced Density 70% ¹	Potential Units ²	RHNA Category
93	2.98	183230001	moderate landslide risk	LDR	A-1	2.8	1	2	1.4	4	Abv Mod
94	2.81	174260016	soil block slides	LDR	W-2	2.9	1	2	1.4	3	Abv Mod
95	8.15	183220006	moderate landslide risk	LDR	A-1	7.2	1	2	1.4	11	Abv Mod
96	1.35	183131011	moderate landslide risk	LDR	A-1	1.4	1	2	1.4	1	Abv Mod
97	5.27	162032008		LDR	R-A-20	5.3	1	2	1.4	7	Abv Mod
98	6.81	166090030		LDR	A-1	6.7	1	2	1.4	9	Abv Mod
SUBTOTAL LDR:										274	
MEDIUM DENSITY RESIDENTIAL (MDR)											
6	1.18	183112058		MDR	C-P-S	1.2	2	5	3.5	4	Abv Mod
7	3.85	186080011	in Flabob Airport Compatibility Zone D	MDR	R-3	3.5	2	5	3.5	13	Abv Mod
8	4.35	183173001	in Flabob Airport Compatibility Zone E	MDR	R-1	4.35	2	5	3.5	15	Abv Mod
12	8.58	186172001	in Flabob Airport Compatibility Zone D and has drainage.	MDR	R-1-100	6	2	5	3.5	30	Abv Mod
47	1.83	171082018		MDR	A-1	1.83	2	5	3.5	6	Abv Mod
56	0.96	177231019		MDR	R-1	0.96	2	5	3.5	3	Abv Mod
65	1.00	183090009		MDR	C-P-S	1	2	5	3.5	3	Abv Mod
66	21.68	177110016	paved, former lumberyard (LUA?15B)	MDR	M-SC	21.68	2	5	3.5	75	Abv Mod
67	2.06	182242009	in Flabob Airport Compatibility Zone D	MDR	R-1	2.06	2	5	3.5	7	Abv Mod
68	1.31	182190015	in Flabob Airport Compatibility Zone D	MDR	R-1	1.31	2	5	3.5	4	Abv Mod
69	1.24	182190017	in Flabob Airport Compatibility Zone D	MDR	R-1	1.24	2	5	3.5	4	Abv Mod
72	1.51	182244006	in Flabob Airport Compatibility Zone D	MDR	R-1	1.51	2	5	3.5	5	Abv Mod
76	1.30	182190016	in Flabob Airport Compatibility Zone D	MDR	R-1	1.3	2	5	3.5	4	Abv Mod
89	1.95	173020026		MDR	R-2	1.95	2	5	3.5	6	Abv Mod
90	3.07	170030004		MDR	R-3	3.07	2	5	3.5	10	Abv Mod
102	2.72	171040044	Topo/rocks, freeway noise.	MDR	R-T	2.73	2	5	3.5	9	Abv Mod
103	2.68	183030045		MDR	A-1	2.68	2	5	3.5	9	Abv Mod
SUBTOTAL MDR:										207	
MEDIUM-HIGH DENSITY RESIDENTIAL											
4	1.02	179082013	in Flabob Airport Compatibility Zone E	MHDR	R-1	1	5	8	5.6	5	Abv Mod
10	2.53	169070006		MHDR	R-T	2.5	5	8	5.6	14	Abv Mod
54	1.11	177250029	in Flabob Airport Compatibility Zone E	MHDR	R-3	1.1	5	8	5.6	6	Abv Mod

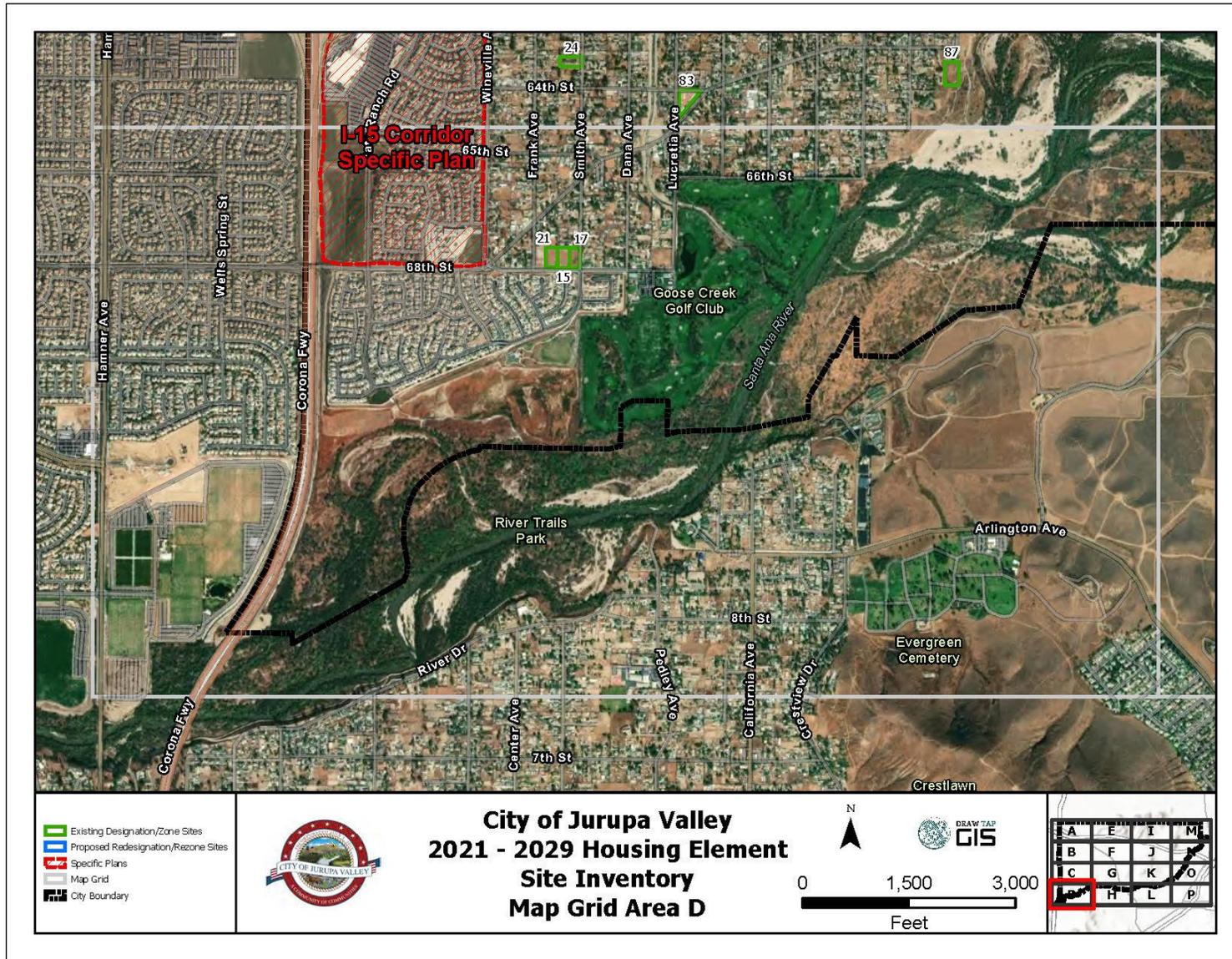
Site No.	Site Size (acres)	Assessor Parcel No.	Factors Affecting Development	Exist. GP Desig.	Exist. Zone	Developable Acreage	Min Density	Max Density	Reduced Density 70% ¹	Potential Units ²	RHNA Category
61	2.03	178271001	soil block slides	MHDR	R-3	2	5	8	5.6	11	Abv Mod
63	0.98	179330002	owned by County Housing Authority, in Flabob Airport Compatibility Zone C	MHDR	R-3	0.6	5	8	5.6	5	Abv Mod
79	1.25	169080003		MHDR	R-1	1.2	5	8	5.6	6	Abv Mod
84	2.74	185470001	owned by County Housing Authority, in Riverside Airport Compatibility Zone E. May be in VHFHZ.	MHDR	R-3	2.7	5	8	5.6	15	Abv Mod
85	3.07	185470002	owned by County Housing Authority, in Riverside Airport Compatibility Zone E. May be in VHFHZ.	MHDR	R-3	3.1	5	8	5.6	17	Abv Mod
106	5.38	179060027		MHDR	R-1	5.4	5	8	5.6	30	Abv Mod
SUBTOTAL MHDR:										109	
HIGH DENSITY RESIDENTIAL											
70	1.82	182331007	in Flabob Airport Compatibility Zone D	HDR	R-1	1.7	8	14	9.8	17	Mod
74	2.27	182342010	soil block slides, in Flabob Airport Compatibility Zone D	HDR	R-3	1.9	8	14	9.8	22	Mod
78	2.00	182350005	in Flabob Airport Compatibility Zone D, in 55-60 dB CNEL contour	HDR	R-3	1.7	8	14	9.8	19	Mod
SUBTOTAL HDR:										58	
HIGHEST DENSITY RESIDENTIAL											
5	9.92	171020030		HHDR	R-3	8.9	20	25	17.5	173	35% Low 65% VLow
11	1.23	171020028	flood ctrl channel	HHDR	R-3	0.9	20	25	17.5	21	35% Low 65% VLow
52	2.67	177210005	freeway noise	HHDR	R-3	2.2	20	25	17.5	46	35% Low 65% VLow
58	4.07	177210003	freeway noise	HHDR	R-3	3.9	20	25	17.5	71	35% Low 65% VLow
60	4.38	177210002	building on north end of parcel	HHDR	R-3	3.9	20	25	17.5	76	35% Low 65% VLow
73	3.27	179021001	freeway noise	HHDR	R-1	3	20	25	17.5	57	35% Low 65% VLow
99	1.20	181041014	owned by County Housing Authority, in Flabob Airport Compatibility Zone D	HHDR	R-3	1.2	20	25	17.5	20	35% Low 65% VLow
100	0.82	181030011	owned by County Housing Authority, in Flabob Airport Compatibility Zone D	HHDR	R-3	0.8	20	25	17.5	14	35% Low 65% VLow

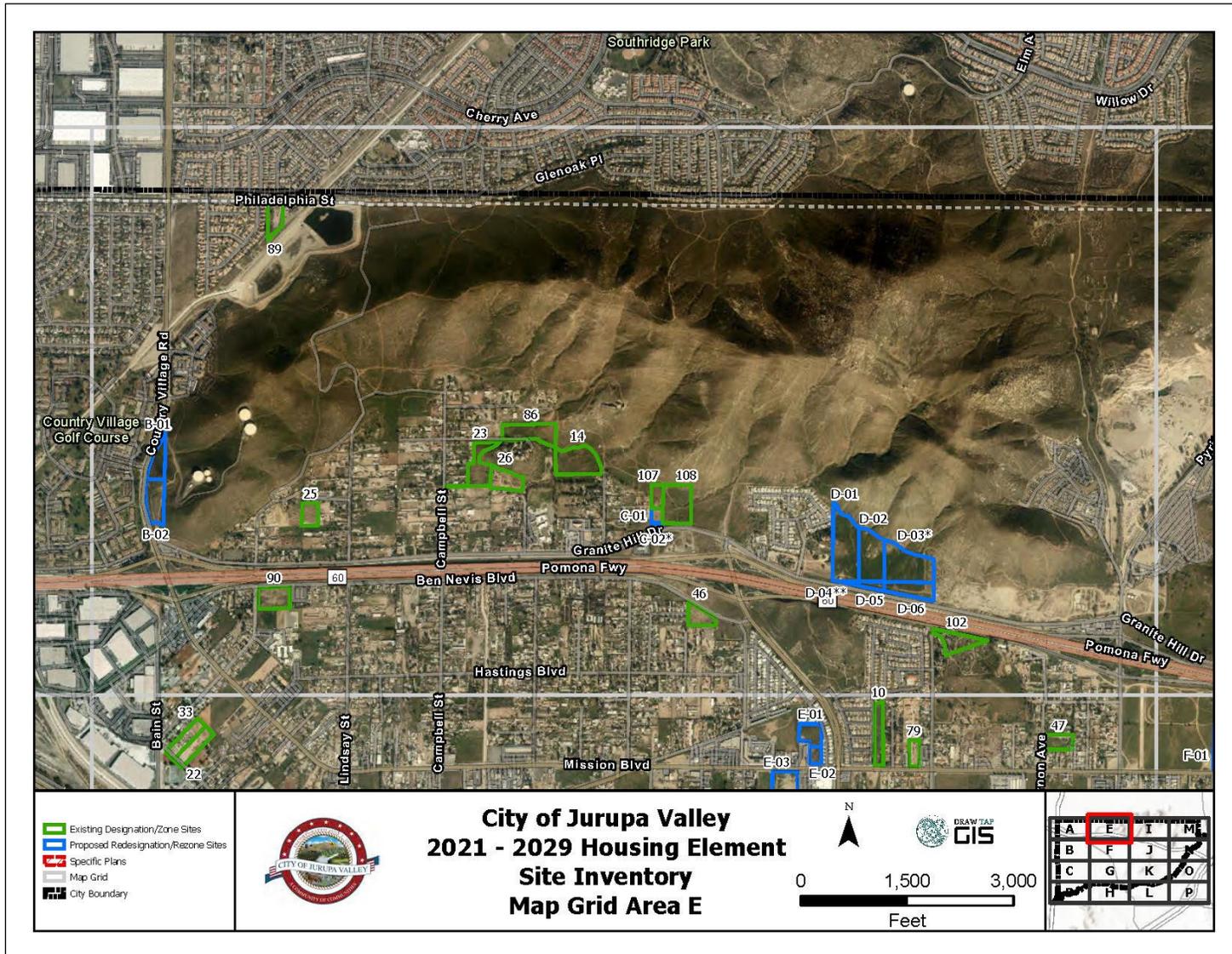
Figure A-5 Site Locations

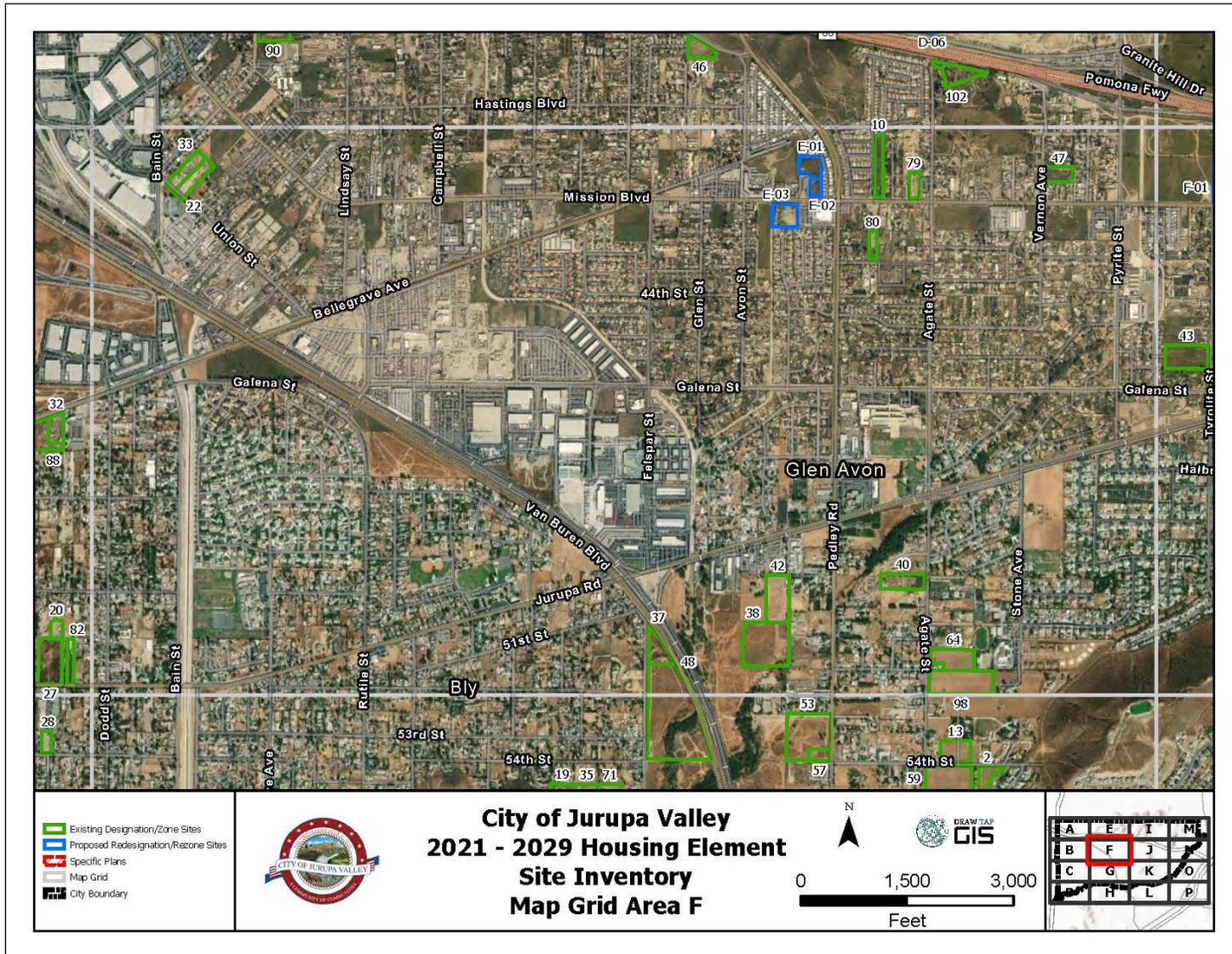


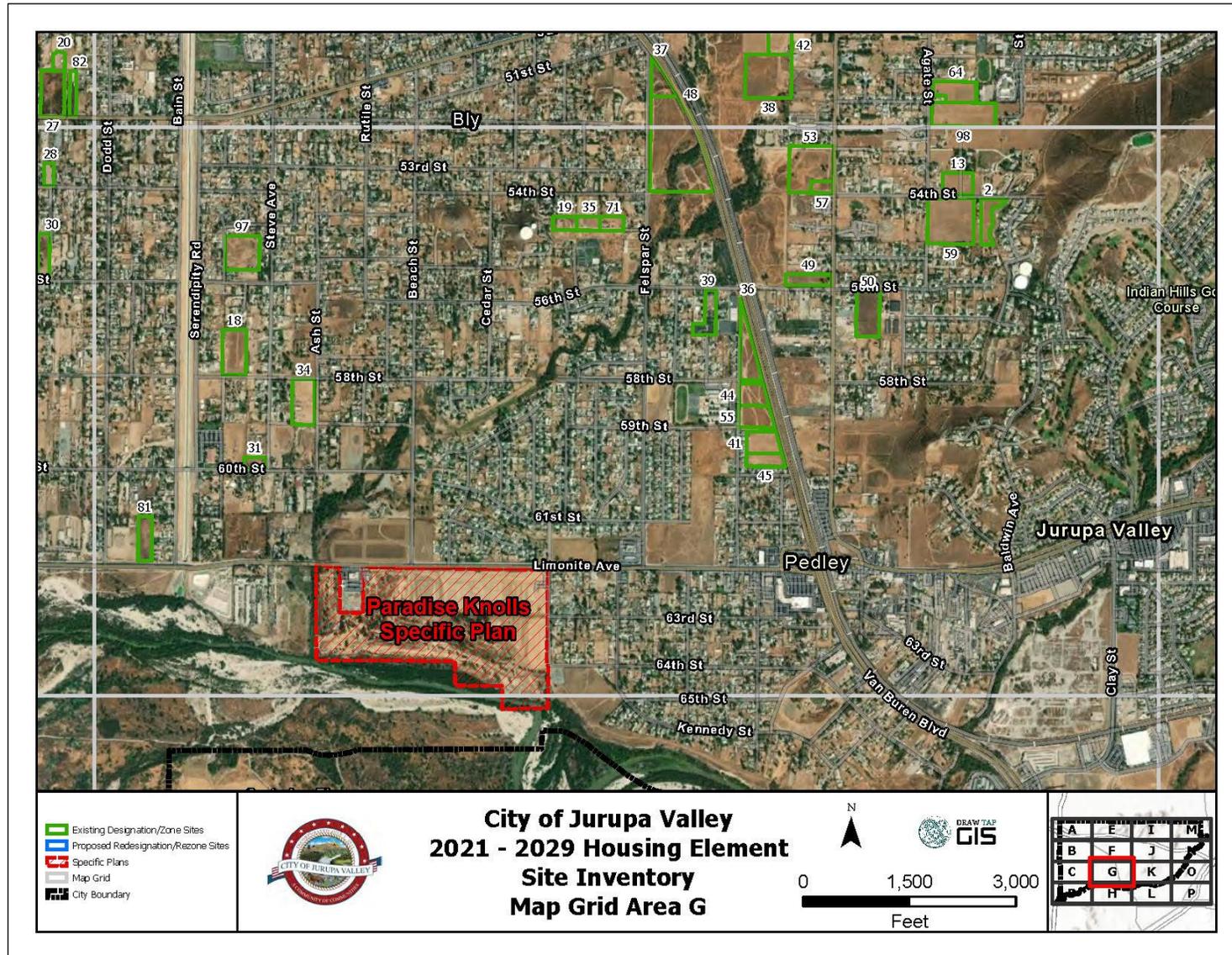


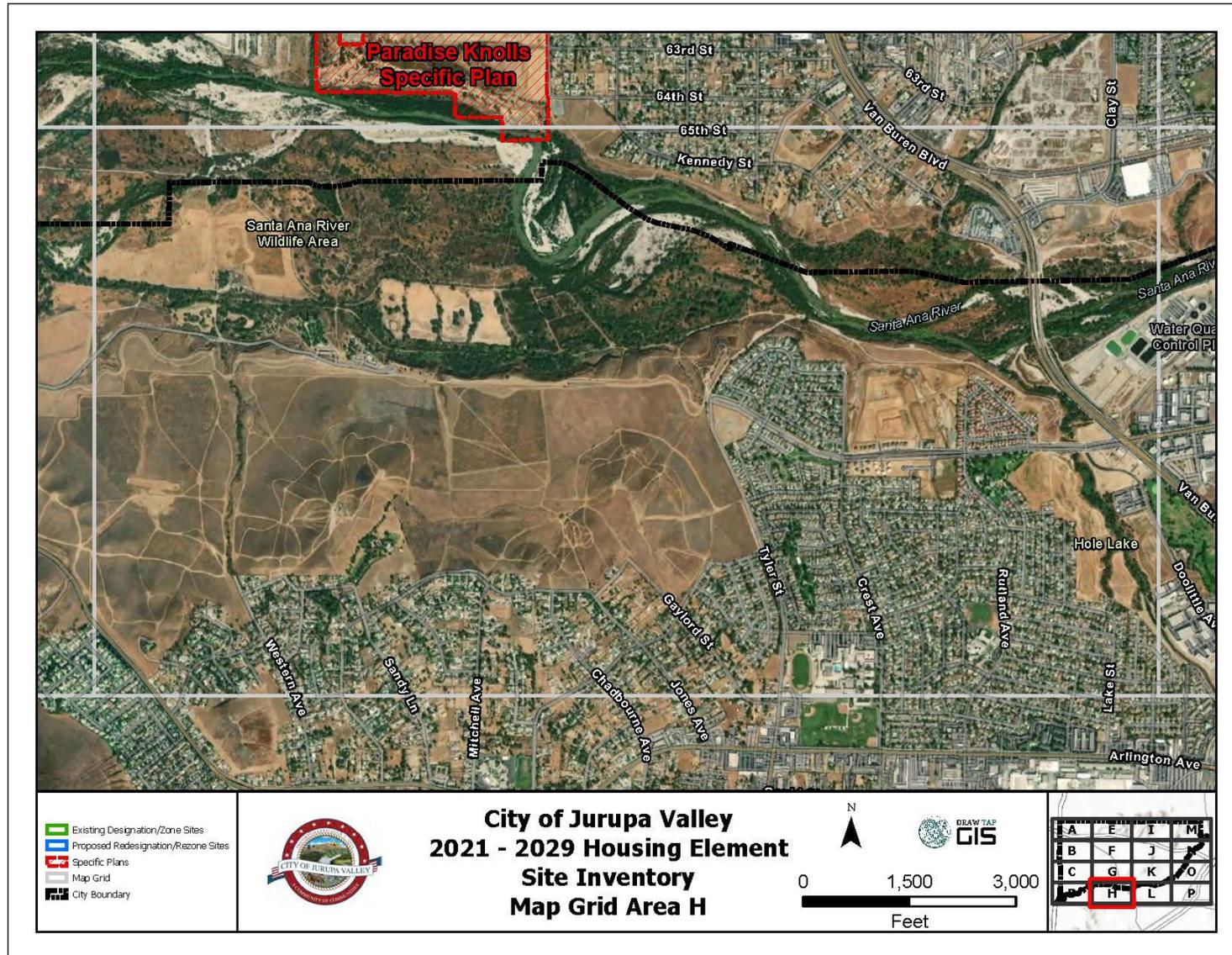


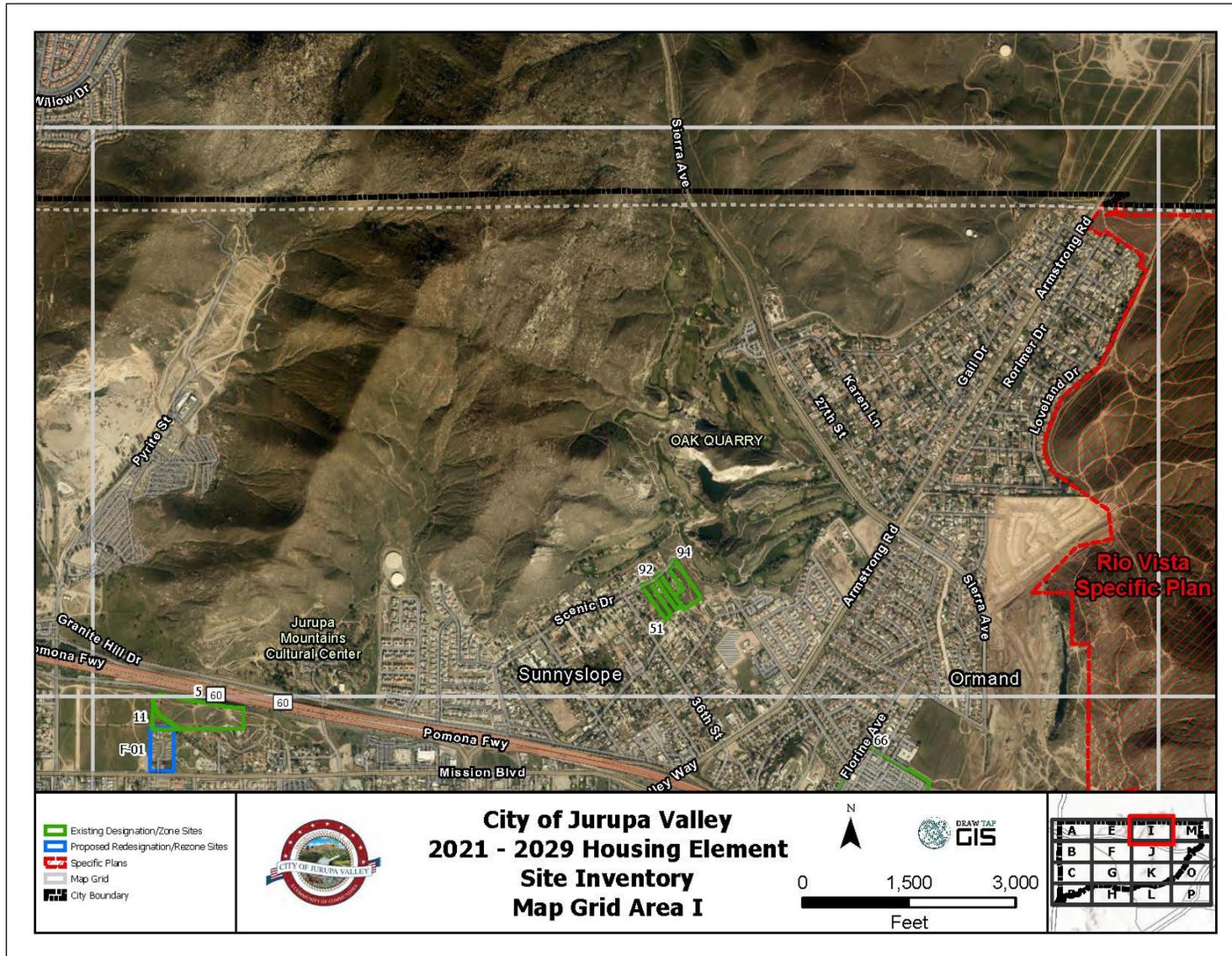


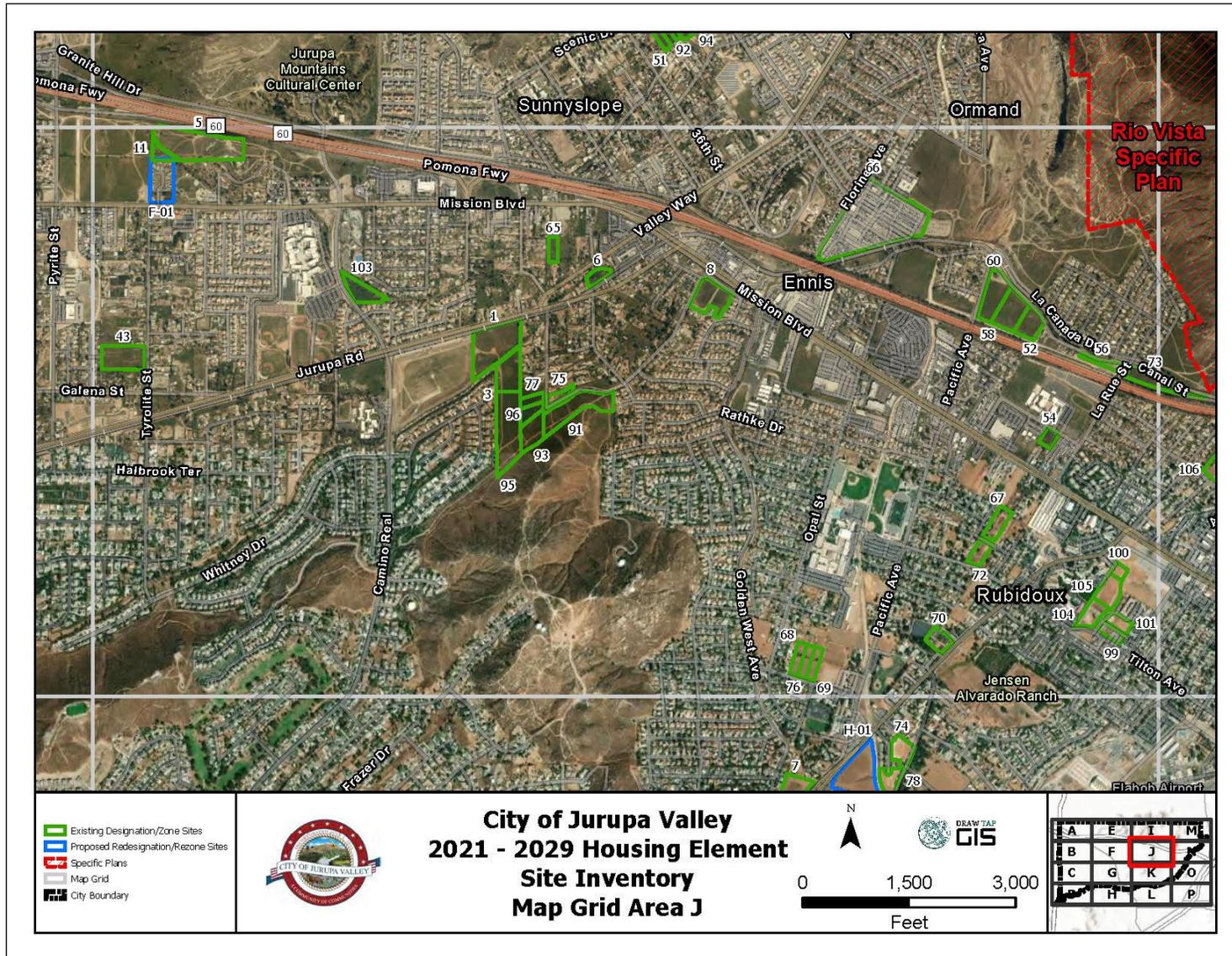


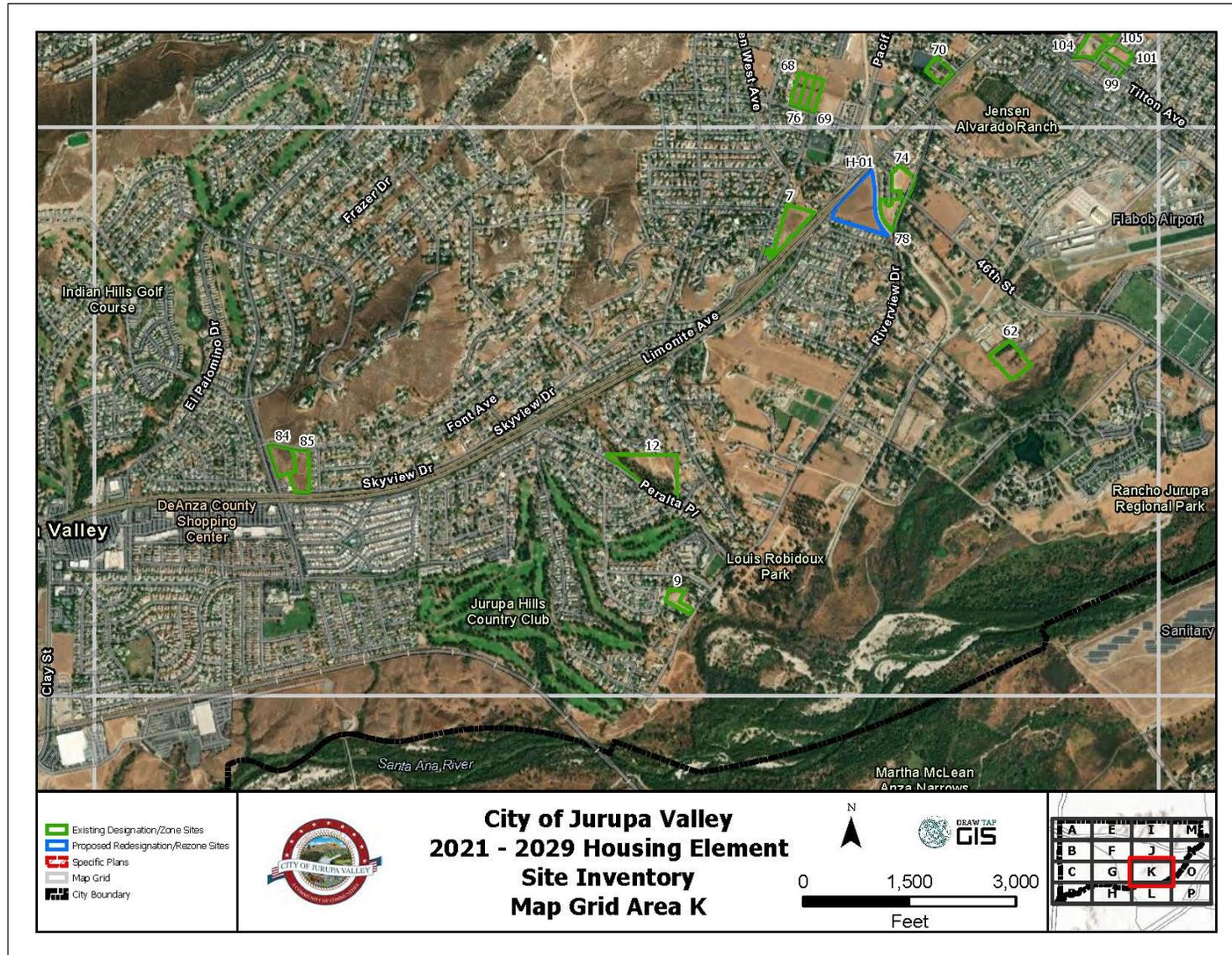


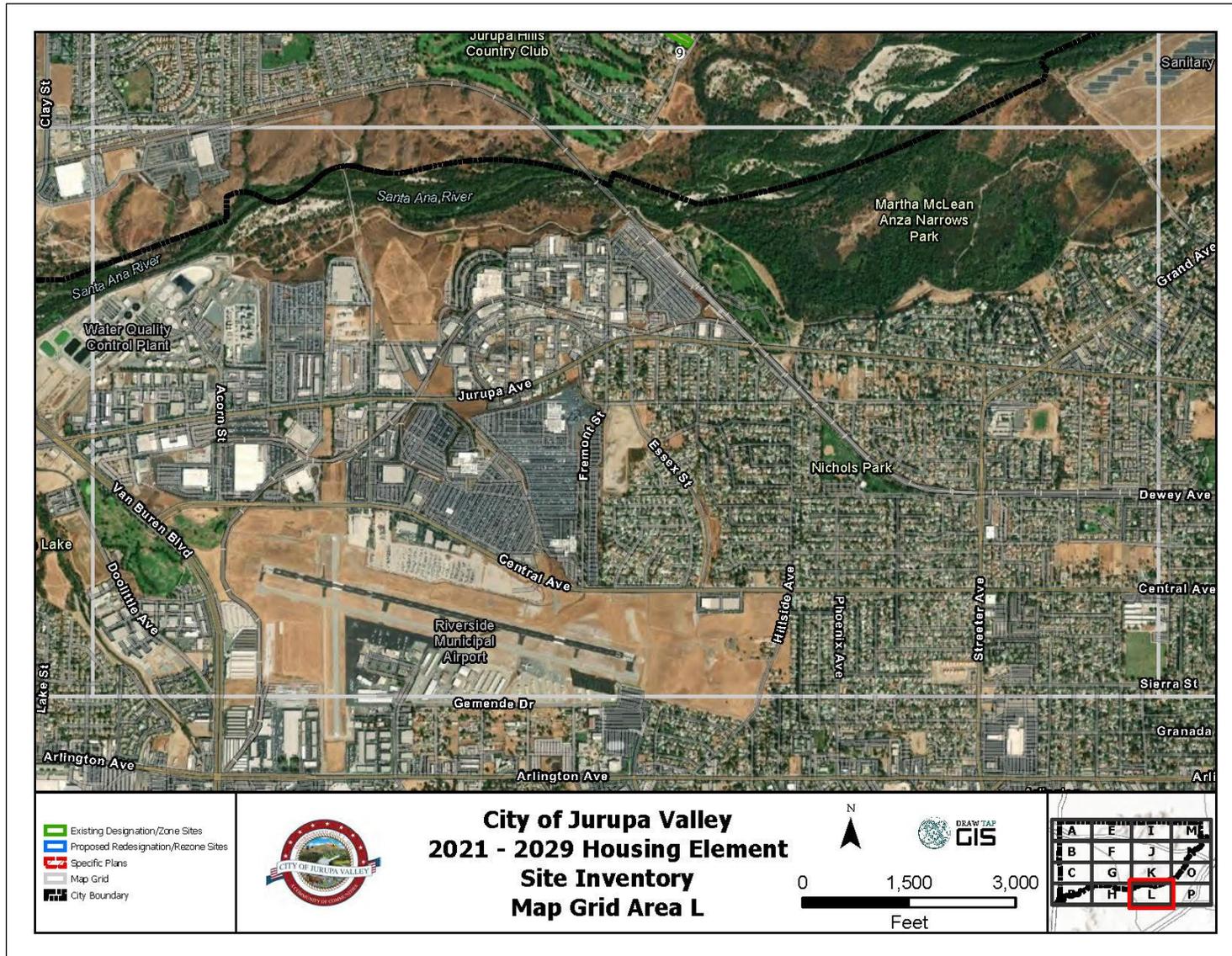


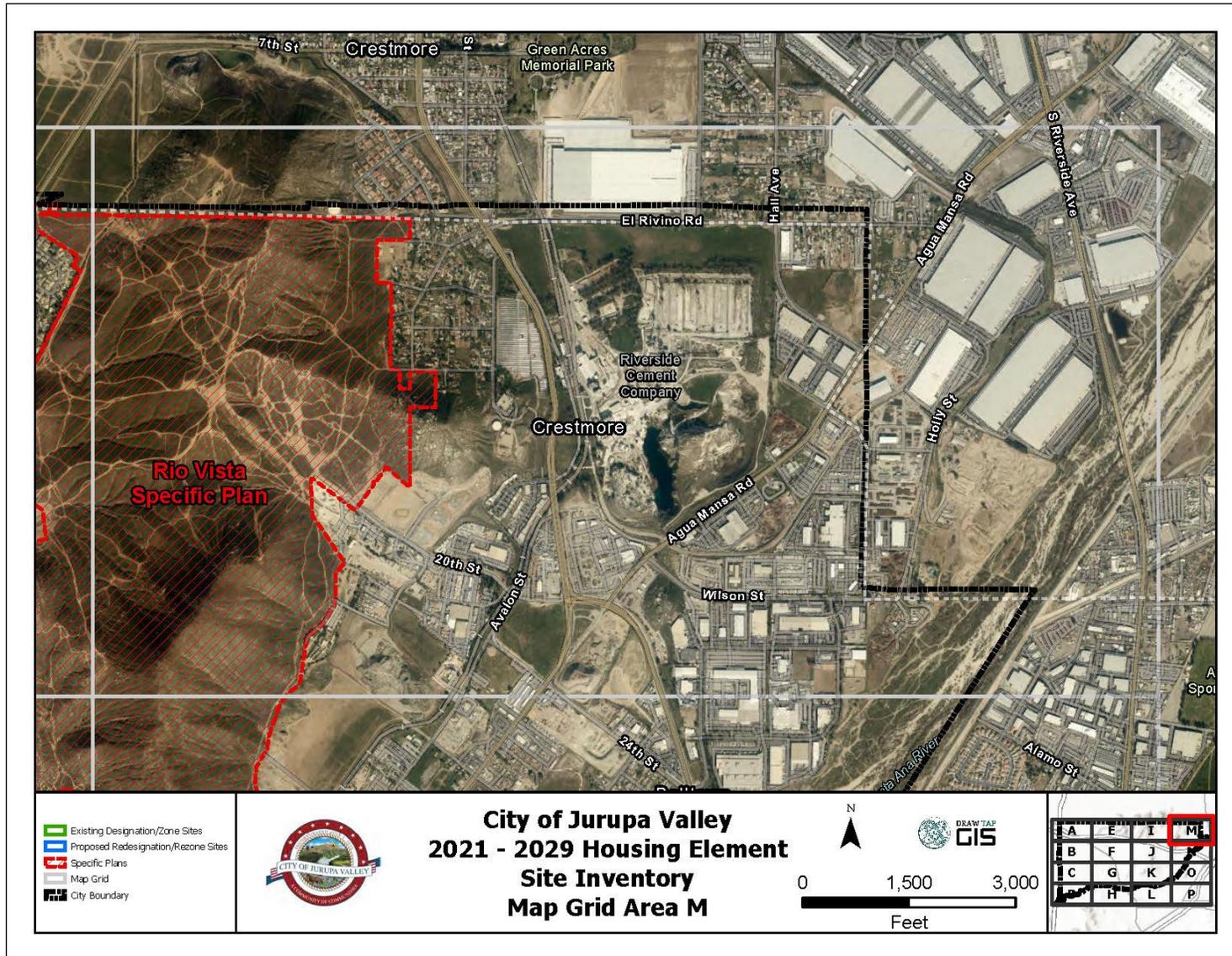


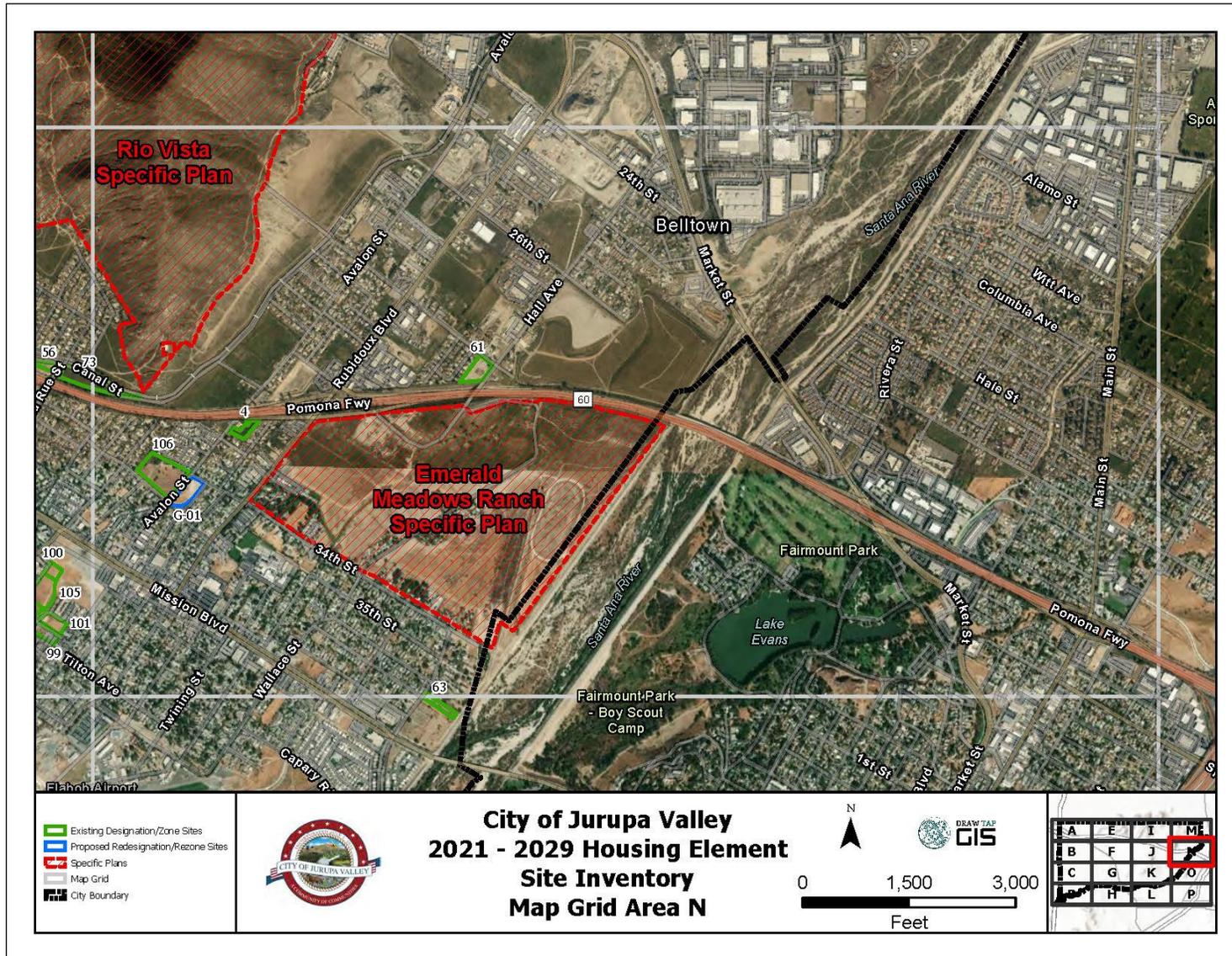


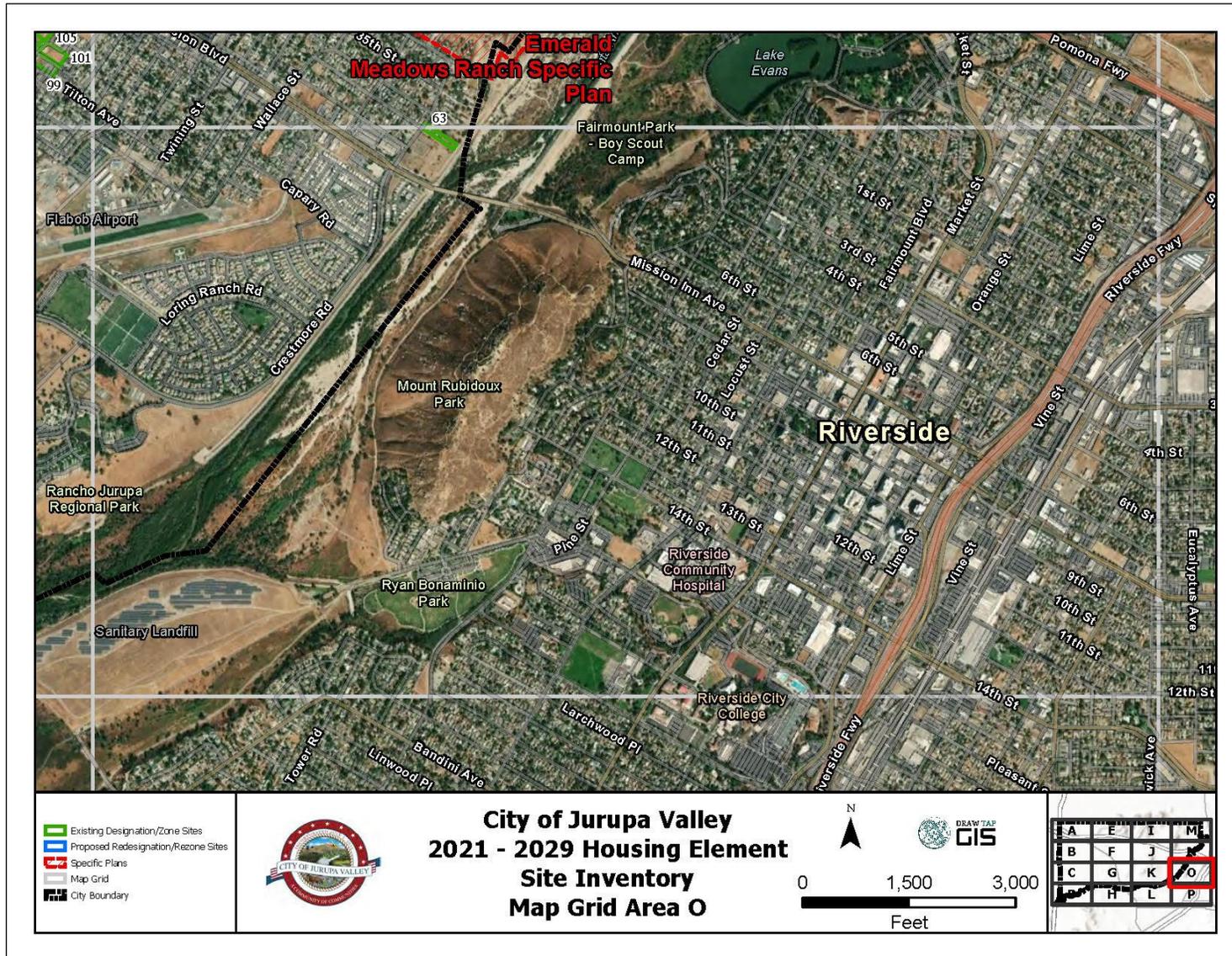


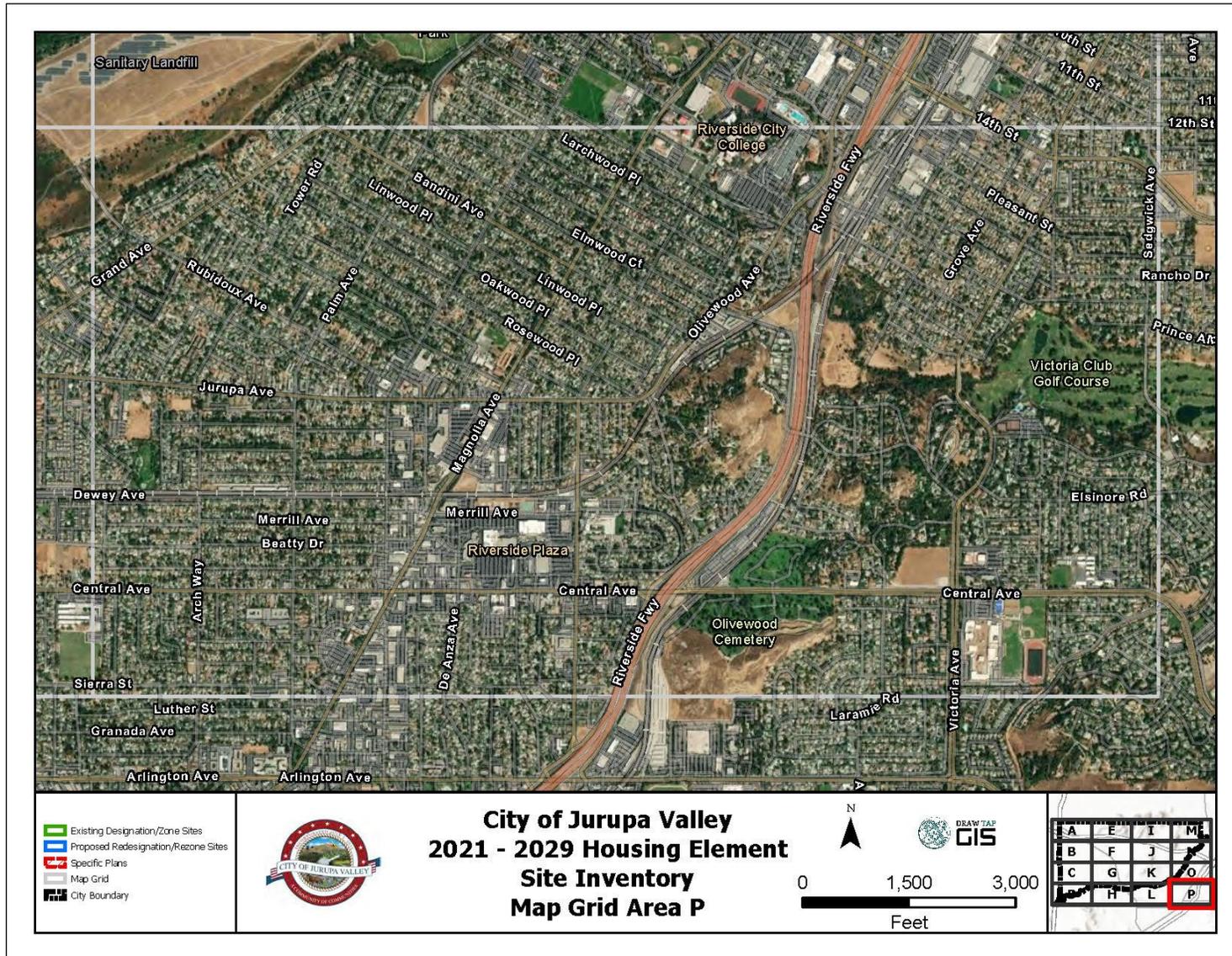












Appendix B – Proposed Redesignation/Rezone Sites

As outlined in the Housing Element, the City has identified 19 sites, totaling 69.2 acres, for redesignation to the City’s highest density, HHDR (20-25 du/ac) and rezoning to R-3. These sites are projected to accommodate a total of 1,169 gross dwelling units, or 1,147 net units after accounting for an overlap with another site. The remaining units will include 760 units of very low-income housing and 409 units of low-income housing, and will enable the City to adequately meet its RHNA in all income levels. Table B-1 below outlines the City’s ability to meet its RHNA. The sites proposed for redesignation are outlined on the following pages. The City will consider the redesignation and rezoning of these sites within one year of Housing Element adoption, as outlined in Action Item HE-1.1.1.

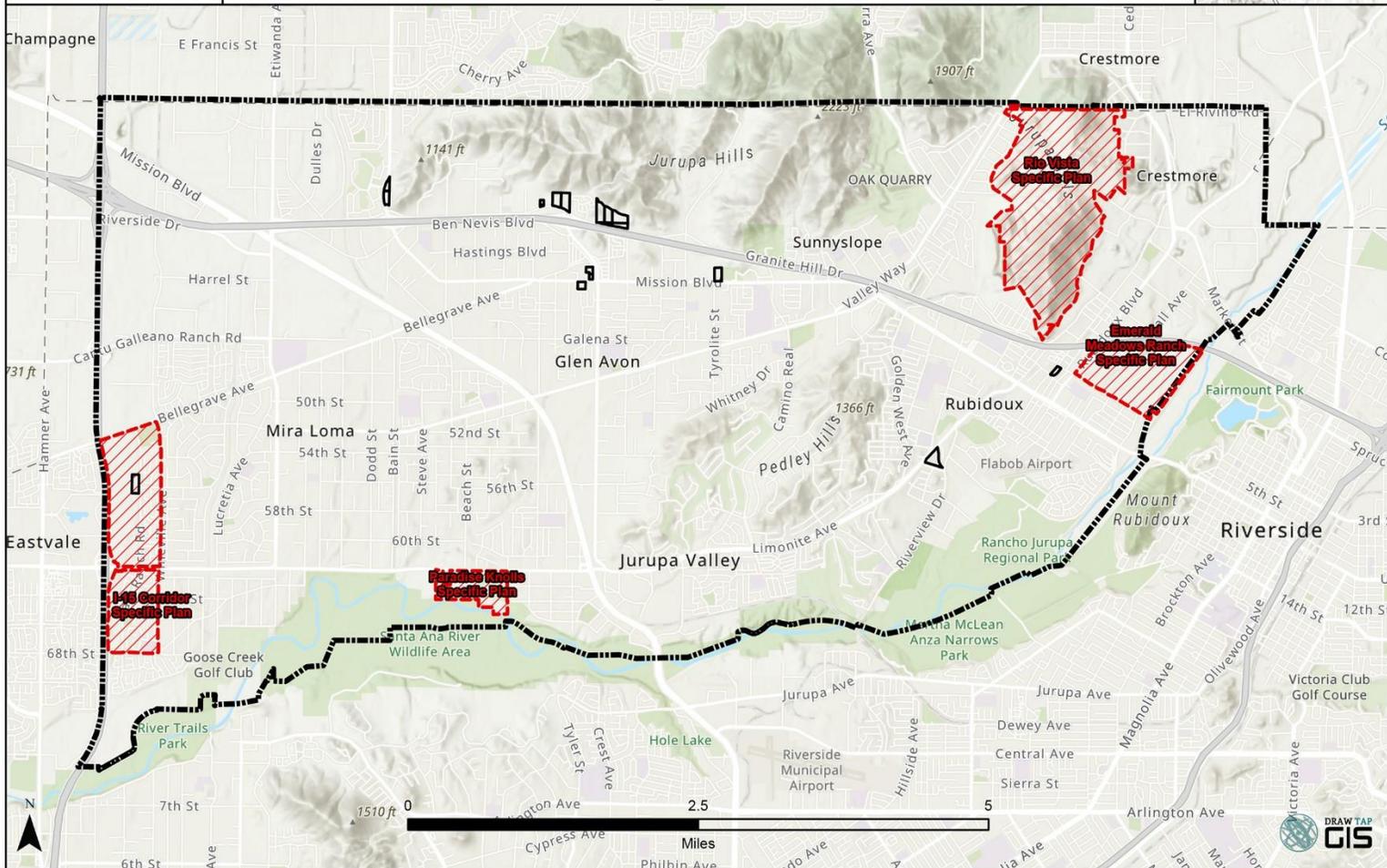
Table B-1 Jurupa Valley RHNA Summary

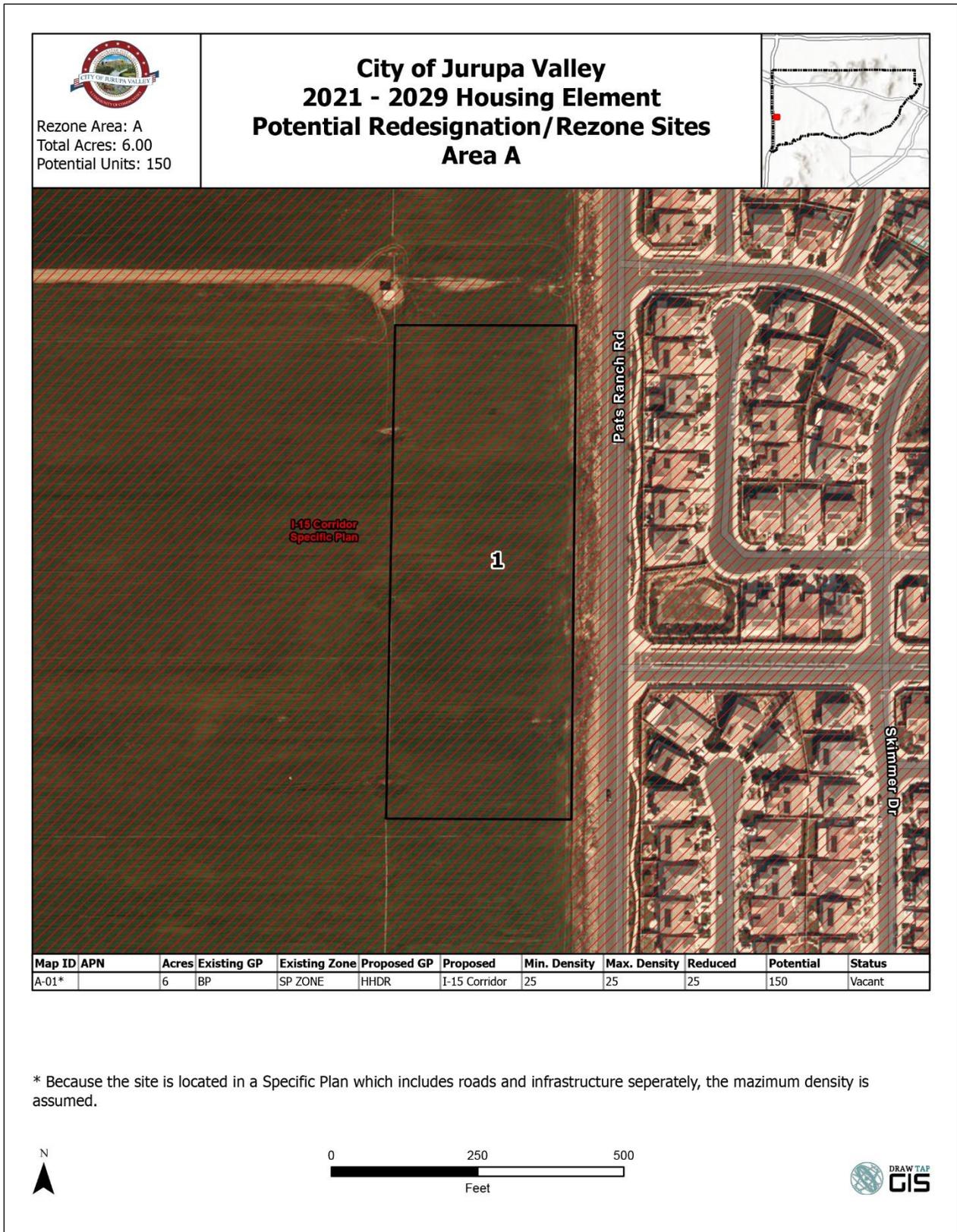
	Very Low Income Housing (DUs)	Low Income Housing (DUs)	Moderate Income Housing (DUs)	Above Moderate Income Housing (DUs)	Total (DUs)
RHNA	1,207	749	731	1,810	4,497
Approved Projects, Pipeline Projects, ADUs, Specific Plans, Site Inventory	678	395	1,093	3,006	5,172
New Redesignation Sites	760	409		-22	1,147
Surplus Dwelling Units Over RHNA	+231	+55	+362	+1,174	+1,822



Total Rezone: 19 Sites
 Total Acres: 69.2 Acres
 Potential Units: 1,169

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites

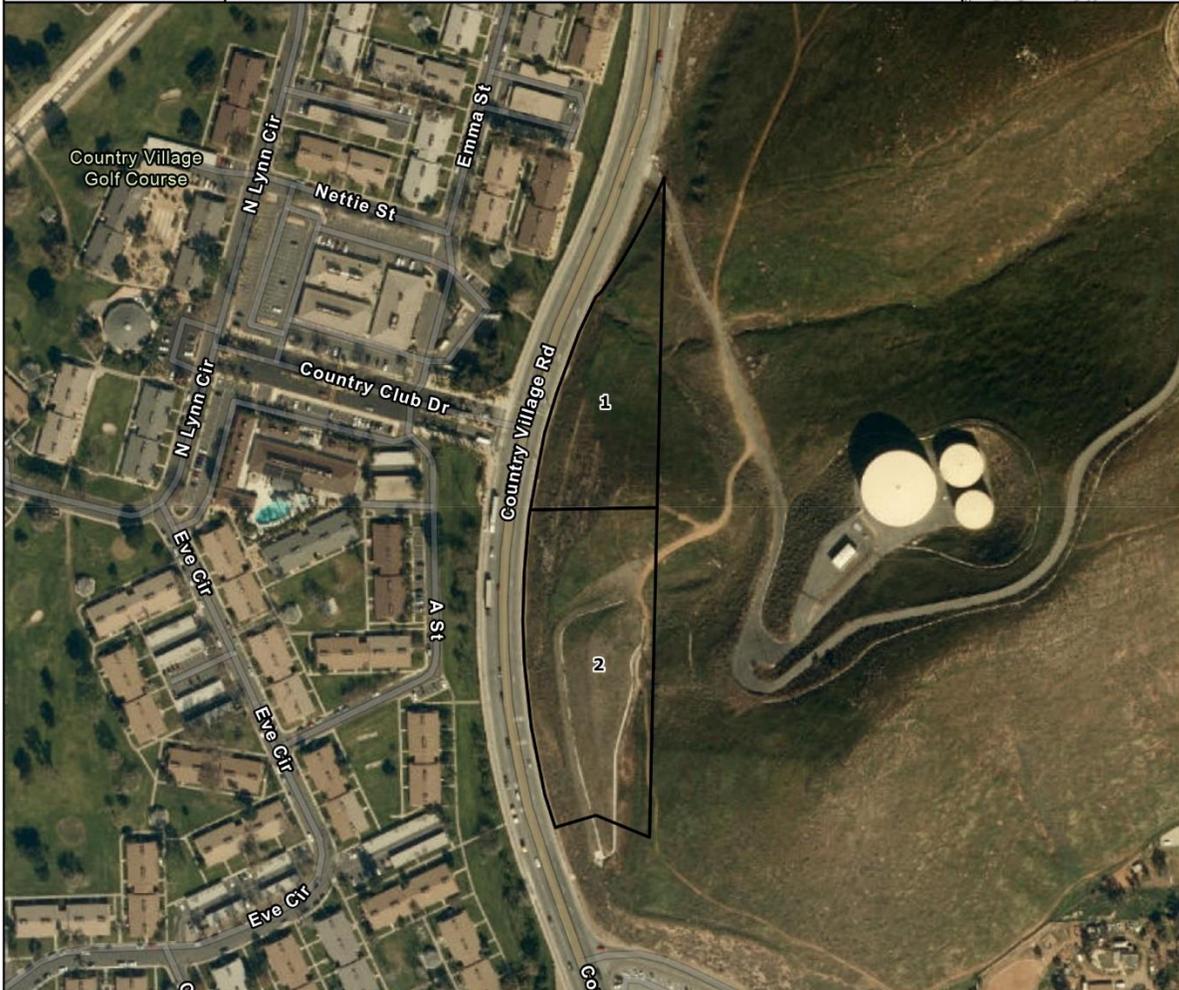




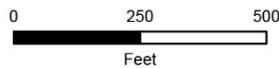


Rezone Area: B
 Total Acres: 5.80
 Potential Units: 101

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area B



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
B-01	156230004	2.3	PF	R-A-20	HHDR	R-3	20	25	17.5	40	Vacant
B-02	156220002	3.5	PF	R-A-20	HHDR	R-3	20	25	17.5	61	Vacant





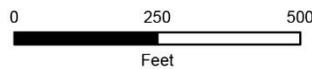
Rezone Area: C
 Total Acres: 7.29
 Potential Units: 127

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area C



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
C-01	173160002	0.8	LDR	W-2	HHDR	R-3	20	25	17.5	14	Vacant
C-02	173160003	0.3	LDR	W-2	HHDR	R-3	20	25	17.5	5	Vacant
C-04*	173160029	2.76	CR	C-P-S	HHDR	R-3	20	25	17.5	48	Vacant
C-05*	173160030	3.43	CR	C-P-S	HHDR	R-3	20	25	17.5	60	Vacant

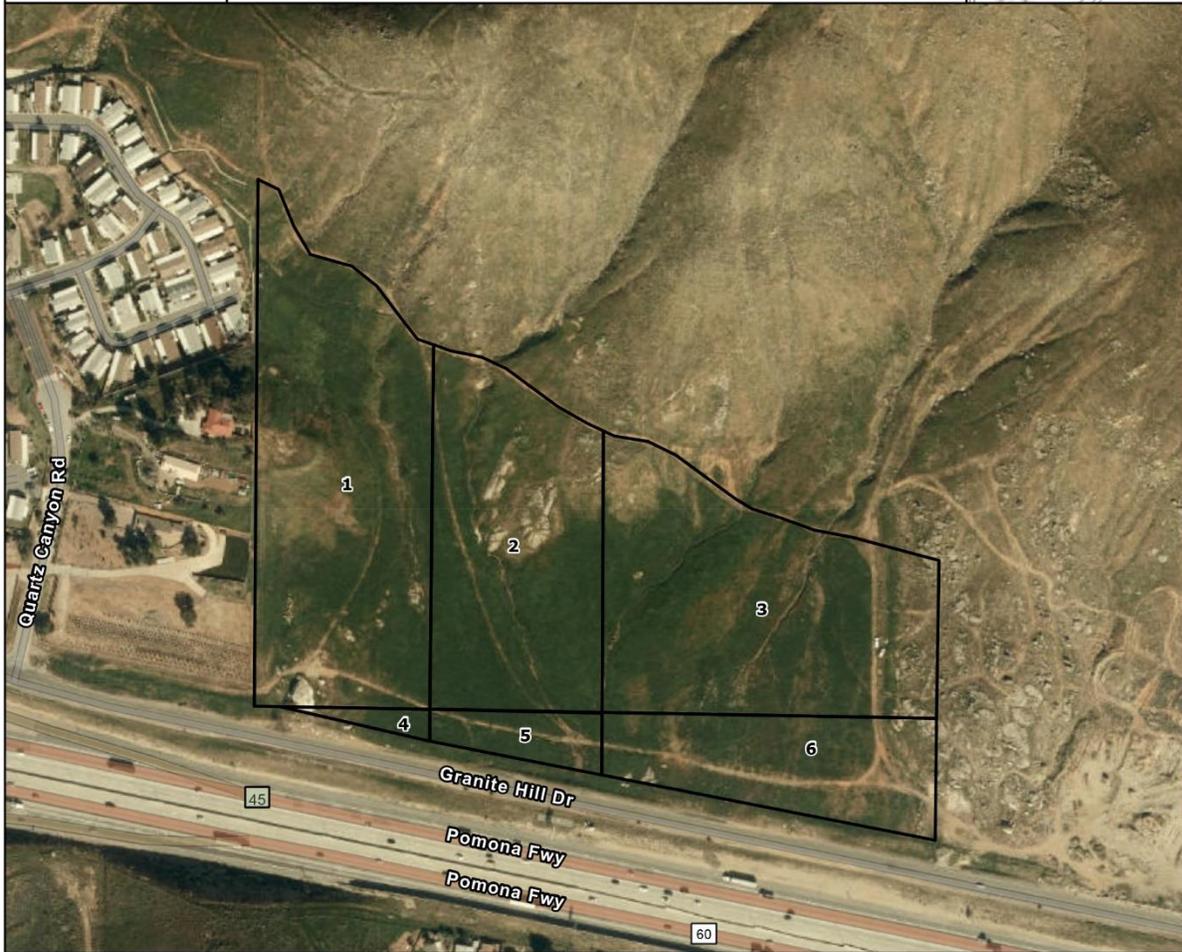
* These sites would be developed as mixed-use projects with commercial development on the southern half of each property and residential development on the northern half.





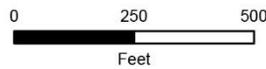
Rezone Area: D
 Total Acres: 29.90
 Potential Units: 445

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area D



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
D-01	173120005	6.4	LI	W-2	HHDR	R-3	20	25	17.5	112	Vacant
D-02	173120006	6.4	LI	W-2	HHDR	R-3	20	25	17.5	112	Vacant
D-03*	173120007	13	LI	W-2	HHDR	R-3	20	25	17.5	150	Vacant
D-04**	169040003	0.2	LI	W-2	HHDR	R-3	20	25	17.5	3	Vacant
D-05	169040004	0.8	LI	W-2	HHDR	R-3	20	25	17.5	14	Vacant
D-06	169040005	3.1	LI	W-2	HHDR	R-3	20	25	17.5	54	Vacant

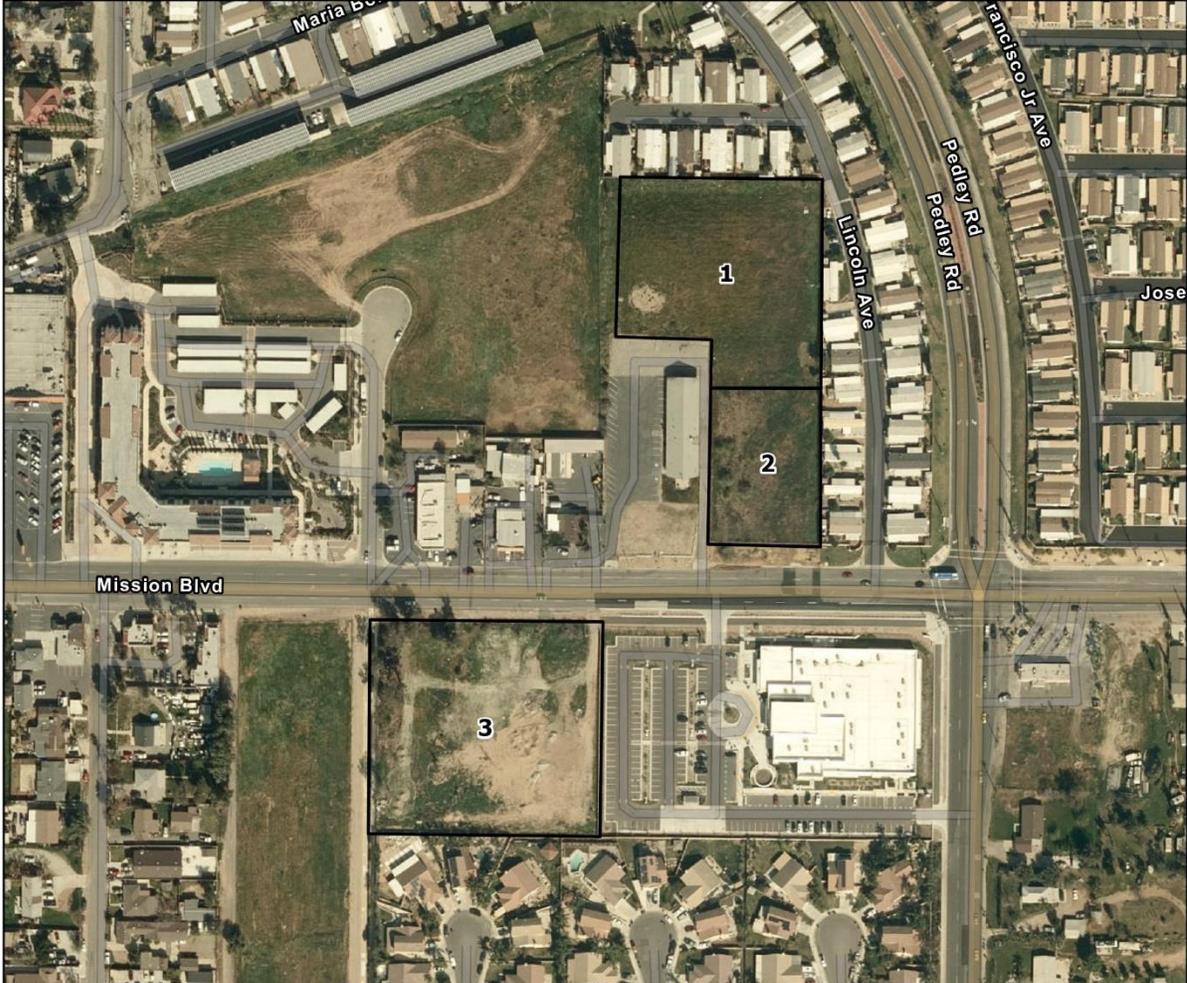
* Although site size could result in unit count of 228 under the HHDR a more realistic unit count of 150 has been assumed.
 ** Although < 0.5 acres, this analysis assumes site would be consolidated with D-01.



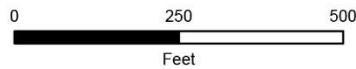


Rezone Area: E
 Total Acres: 5.40
 Potential Units: 93

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area E



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
E-01	169070002	1.9	MHDR	R-D	HHDR	R-3	20	25	17.5	33	Vacant
E-02	169070031	1	CR	C-1/C-P	HHDR	R-3	20	25	17.5	17	Vacant
E-03	169172075	2.5	CR	C-P-S	HHDR	R-3	20	25	17.5	43	Vacant



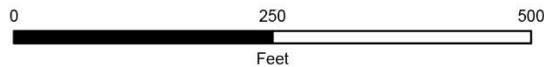


Rezone Area: F
 Total Acres: 4.70
 Potential Units: 82

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area F



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
F-01	171020006	4.7	BP	A-1	HHDR	R-3	20	25	17.5	82	Vacant

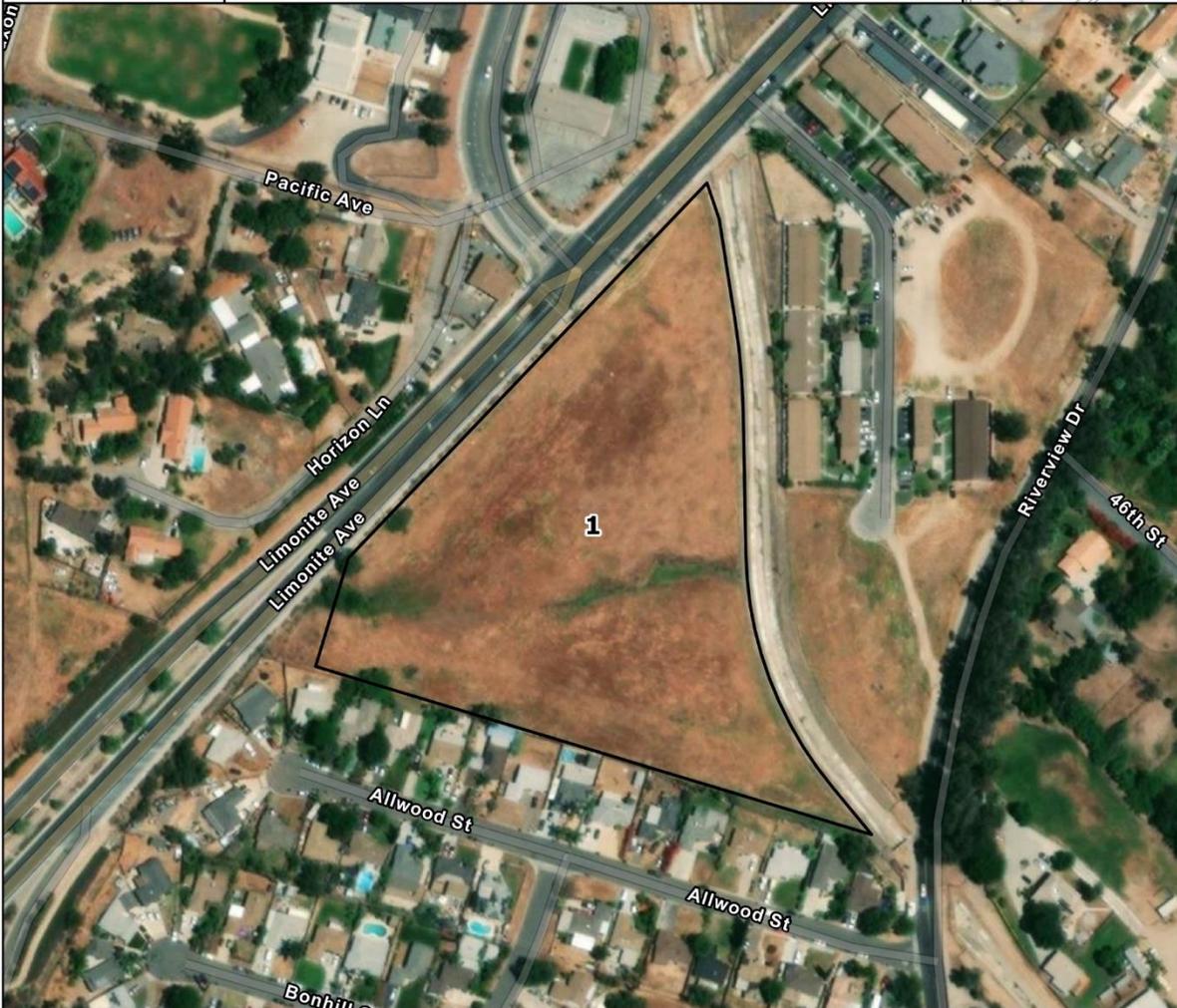






Rezone Area: H
 Total Acres: 7.40
 Potential Units: 129

City of Jurupa Valley 2021 - 2029 Housing Element Potential Redesignation/Rezone Sites Area H



Map ID	APN	Acres	Existing GP	Existing Zone	Proposed GP	Proposed	Min. Density	Max. Density	Reduced	Potential	Status
H-01	182350002	7.4	MDR	R-3	HHDR	R-3	20	25	17.5	129	Vacant

