



City of Jurupa Valley

Staff Report

DATE: February 5, 2026
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY
DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. N

ISSUANCE OF PUBLIC REPORT PURSUANT TO GOVERNMENT CODE SECTION 65858(D) REGARDING INTERIM URGENCY ORDINANCE NO. 2026-01 IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, OR APPROVAL OF NEW DEVELOPMENT APPLICATIONS WITHIN THE PROPOSED NORTH PYRITE MASTER PLAN AREA, PENDING COMPLETION OF ENVIRONMENTAL STUDIES TO DETERMINE PUBLIC HEALTH AND SAFETY CONDITIONS ASSOCIATED WITH THE STRINGFELLOW SUPERFUND SITE AND OTHER LEGACY CONTAMINATION CONCERNS

RECOMMENDATION

It is recommended that the City Council issue a report pursuant to Government Code Section 65858(d) regarding interim urgency Ordinance 2026-01.

BACKGROUND

Government Code Section 65858(d) requires that, at least ten (10) days prior to the expiration or extension of an interim urgency ordinance, the City Council issue a written report describing the measures taken to alleviate the conditions that led to adoption of the ordinance.

On January 15, 2026, the City Council adopted an Interim Urgency Ordinance imposing a temporary moratorium on the acceptance, processing, and approval of new development applications and expansion of existing uses within the North Pyrite Master Plan (NPMP) Area. The ordinance was adopted due to the absence of completed environmental studies necessary to

determine whether future development could safely occur in proximity to the Stringfellow Superfund Site and other legacy contamination concerns.

Absent any further action, the Interim Urgency Ordinance will expire forty-five (45) days after adoption. Additional time is necessary to continue environmental investigations, agency coordination, and planning analysis before new development approvals can safely proceed.

The City Council will conduct a public hearing on February 19, 2026 with both mail and newspaper notice, to decide whether to extend the Urgency Ordinance to January 17, 2027.

In compliance with Government Code Section 65858(d), the City Council hereby issues this report for Interim Urgency Ordinance No. 2026-01.

ANALYSIS

Measures taken to alleviate the conditions that led to the adoption of Interim Urgency Ordinance No. 2026-01:

- **Initiated environmental study planning efforts** for the North Pyrite Master Plan Area, including preparation of a Request for Proposal (RFP) for consultant services to prepare an area-wide hazard and environmental analysis to evaluate potential risks related to soil, groundwater, and vapor intrusion. The RFP will be presented to City Council for review at the February 5, 2025 City Council meeting.
- **Continued coordination with regulatory agencies and community groups**, including the U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), and Center for Community Action and Environmental Justice (CCA EJ) regarding the status of the Stringfellow Superfund Site, ongoing remediation activities, and anticipated land use considerations.
- **Engaged with the EPA's Superfund Redevelopment Program**, which provides technical assistance related to reuse planning, environmental constraints, and redevelopment compatibility at no cost to the City.
- **Evaluated potential regulatory and implementation options**, including zoning updates, development standards, and mitigation requirements that may be necessary once environmental studies are completed.
- **Maintained existing conditions within the NPMP Area** by refraining from approving new development entitlements or expansions of existing uses during the moratorium



period, thereby preventing premature development that could conflict with future regulations.

Based on the actions taken to date and the status of the ongoing consultant selection process, the conditions that led to adoption of Interim Urgency Ordinance No. 2026-01 have not yet been fully alleviated. The comprehensive Environmental Hazards and Development Safety Evaluation necessary to determine whether, where, and under what conditions future development may safely occur in the North Pyrite Master Plan Area has not been completed and remains essential to protecting public health and safety. Extending the Interim Urgency Ordinance is therefore necessary to allow sufficient time for completion of this evaluation, continued coordination with regulatory agencies, and translation of technical findings into appropriate land use and regulatory measures. Allowing new development approvals to proceed prior to completion of this work could expose future occupants, downstream residents, and the broader community to potential environmental and safety risks and could interfere with ongoing remediation efforts associated with the Stringfellow Superfund Site. Extension of the ordinance is required to maintain existing conditions while the City completes the analysis needed to make informed, defensible decisions that protect the health, safety, and welfare of the community.

FINANCIAL IMPACT

There is no fiscal impact associated with the issuance of the report.

ALTERNATIVES

1. **Recommended Action:** Issue a report pursuant to Government Code Section 65858(d) regarding interim urgency Ordinance 2026-01.
2. **Alternative Action:** Provide alternate direction or modify the report.
3. **Defer Action:** Take no action which would mean that the Council could not adopt an ordinance extending the moratorium, and the moratorium would expire on March 1, 2026.



Prepared by:



Joe Perez
Assistant City Manager/Community
Development Director

Submitted by:



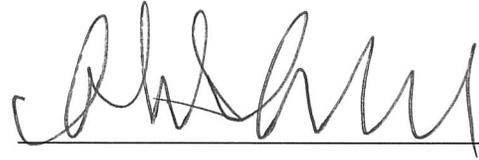
Rod B. Butler
City Manager

Reviewed by:



Susan Paragas
Director of Finance

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney



ATTACHMENTS

1. Ordinance No. 2026-01
2. January 18, 2026 Staff Report re: Urgency Ordinance without attachments



Attachment 1
Ordinance No. 2026-01

ORDINANCE NO. 2026-01

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, IMPOSING A TEMPORARY MORATORIUM PURSUANT TO GOVERNMENT CODE SECTION 65858 ON THE ACCEPTANCE, PROCESSING, OR APPROVAL OF NEW DEVELOPMENT APPLICATIONS WITHIN THE PROPOSED NORTH PYRITE MASTER PLAN AREA, PENDING COMPLETION OF ENVIRONMENTAL STUDIES TO DETERMINE PUBLIC HEALTH AND SAFETY CONDITIONS ASSOCIATED WITH THE STRINGFELLOW SUPERFUND SITE AND OTHER LEGACY CONTAMINATION CONCERNS, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(b)(3)

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:

Section 1. Purpose and Intent. The proposed North Pyrite Master Plan Area (“NPMP Area”) is approximately 215 acres with multiple ownerships including Assessor Parcel Numbers 171-030-002, 005, 012, 013, 014, 015, 016 & 035; portion of 173-180-011 with H-I land use, portion of 171-180-012, & 013 with C-T land use, 170-180-024, 028, 029 & 030 and is located in the lower portion of North Pyrite Canyon downstream from the Stringfellow Superfund Site (“Stringfellow Site”), as described in Exhibit “A”, one of California’s most significant hazardous waste remediation areas. The Stringfellow Site was an industrial waste disposal site that accepted approximately 35 million gallons of bulk liquid hazardous wastes between 1956 and 1972. The State of California is responsible for the cleanup of the Stringfellow Site. The U.S. Environmental Protection Agency (“EPA”) provides federal oversight over the California Department of Toxic Substances Control (“DTSC”), which is the agency that performs the necessary remediation and monitoring. The EPA and DTSC have undergone cleanup and long term containment efforts for decades, and uncertainty remains regarding the long-term safety of soils, groundwater, and potential vapor intrusion in lower portions of Pyrite Canyon. EPA correspondence indicates that while significant progress has been made in containment site-wide, the final Record of Decision (“ROD”) for the Stringfellow Site has not been issued. As such, the City does not have definitive confirmation of safe development conditions throughout the NPMP Area. Additionally, the City has received public comments that manufacturing and office uses in the NPMP Area might impact the ground water wells that are part of the Stringfellow clean-up and long term containment efforts. City has initiated development of a request for proposal (RFP) to hire a consultant to prepare special studies and an Environmental Impact Report under the California Environmental Quality Act for the NPMP Area. The City intends to establish a moratorium on the development and operation of new land entitlements and expansion of existing uses in the NPMP Area for the period of time as specified in this Ordinance, so as to permit further study of public health and safety conditions on the NPMP Area associated with the Stringfellow Superfund Site and other legacy contamination concerns.

Section 2. Legislative Findings. On January 15, 2026, the City Council considered the adoption of this Interim Ordinance and on the basis of the record thereof makes the following findings in support of the immediate adoption and application of this Interim Ordinance regulating land use within the City.

A. The City is responsible for adopting and implementing land use regulations within its boundaries. The Jurupa Valley Municipal Code generally regulates the entitlement, establishment and the health and safety conditions associated with the NPMP Area.

B. Without proper regulation and environmental study, the development of land and expansion of existing uses in the NPMP Area can create harmful health and safety effects for the residents and citizens near the NPMP Area. It is therefore necessary to update the City's Municipal Code to ensure the NPMP Area may be safely developed without detrimental effect to the residents and citizens of Jurupa Valley.

C. There is a current and immediate threat to the public health, safety and welfare presented by the establishment or operation of any new land entitlement and the expansion of existing uses within the NPMP Area. Furthermore, the approval of additional use permits, building permits or any other applicable entitlement within the NPMP Area could result in a threat to public health, safety or welfare because of the potential hazardous impacts in the Stringfellow Site. If new land entitlements are approved or existing uses are expanded without appropriate review, environmental study, and regulation, they could have potential adverse secondary effects on neighborhoods and result in significant irreversible health and safety impacts to the neighborhood and community.

D. The City Council finds that additional planning and research are necessary before the City adopts any regulations governing land entitlements in the NPMP Area. The City requires a sufficient and reasonably limited time to consider and study legally appropriate and reasonable policies regulating the land entitlements in the NPMP Area in order to prevent negative impacts on City residents, businesses and visitors. The City initiated the development of a request for proposal (RFP) to hire a consultant to complete such a study and intends to undertake further studies within a reasonable time. Given the time required to undertake the study and planning, the City Council finds that it is necessary that this urgency Interim Ordinance be declared to ensure that no establishment or operation of any new land entitlement or expansion of existing uses that may be in conflict with the contemplated new policies or regulations are permitted in the interim.

E. Absent the passage of this Interim Ordinance, continued approval of land use entitlements in the NPMP Area poses a current and immediate threat to the public health, safety or general welfare. If this Interim Ordinance does not become effective immediately, but instead becomes effective thirty (30) days after a second reading, there is a risk that further harm will be done to prevent the health and safety risks. There is, therefore, an urgent necessity for the City to adopt a moratorium on the establishment or operation of any new land entitlement and the expansion of existing uses in the NPMP Area to take effect immediately. This moratorium is intended to provide the City with an

opportunity to strengthen its zoning provisions to promote the appropriate development in the NPMP Area.

F. For the reasons specified above, and based on all the evidence in the record, the City Council finds that there is a current and immediate threat to the public health, safety and welfare presented by the development or operation of land entitlements and the expansion of uses in the NPMP Area that would be inconsistent with the City's land use goals. In the absence of immediate effectiveness, the approval of building permits or any other applicable entitlements for such development or use will frustrate the City's ability to adopt and enforce appropriate regulations designed to protect surrounding development, uses, and the public health, safety, and welfare from the potentially adverse effects of land entitlements in the NPMP Area. Due to the foregoing circumstances, the City Council finds and determines that the immediate preservation of the public health, safety, and welfare requires that this Interim Ordinance be enacted as an urgency ordinance pursuant to Government Code section 36934, 36937 and 65858 that it take effect immediately upon adoption, and that its urgency is hereby declared.

Section 3. CEQA Finding. The City Council hereby finds that it can be seen with certainty that there is no possibility the adoption of this Interim Ordinance will have a significant effect on the environment because the adoption of this Interim Ordinance will maintain the current environmental conditions and will serve to reduce potential significant adverse environmental impacts caused by the establishment of any new land entitlements or expansion of any existing uses in the NPMP Area. The City Council therefore determines that the adoption of this Interim Ordinance and the effects derivative from its adoption are exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.

Section 4. Moratorium Established. Based upon the findings contained in Sections 1 through 3, the City of Jurupa Valley hereby establishes a moratorium on the development or operation of new land entitlements and the expansion of existing uses in the NPMP Area as defined in Section 1. Notwithstanding any other ordinance or provision of the Jurupa Valley Municipal Code:

A. The establishment or operation of any new land entitlement, or the expansion of any existing uses in the NPMP Area, is prohibited during the term of the moratorium established in Section 5 below.

B. The City shall not approve any new or pending application for any permit, license or other entitlement for the establishment, operation or expansion of any land entitlement in the NPMP Area during the term of the moratorium established in Section 5 below.

C. The expansion of a use includes an extension of the hours of operation, increase in the size of the building where the land owner operates, or any other increase in the intensity or use of the property.

D. The City may approve building permits for the maintenance of existing uses in the NPMP Area.

Section 5. Moratorium Term. This Interim Ordinance shall expire, and the moratorium established hereby, shall terminate forty-five (45) days after the date of adoption of this Interim Ordinance, unless extended by the City Council, at a regularly noticed public hearing, pursuant to California Government Code Section 65858.

Section 6. Exceptions. This Interim Ordinance and the moratorium enacted hereby shall not affect any existing land use, previously approved pursuant to the Jurupa Valley Municipal Code that does not seek an expansion in use. All existing land uses in the NPMP Area shall comply with the requirements of the Jurupa Valley Municipal Code and the terms and conditions of any permit issued pursuant thereto.

Section 7. Immediate Effect. This Interim Ordinance is an urgency ordinance for the immediate preservation of the public peace, health, and safety within the meaning of Government Code sections 36934, 36937 and 65858 and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption, by a minimum four-fifths (4/5) vote of the City Council.

Section 8. Penalty. A violation of any provision of this Interim Ordinance shall constitute a misdemeanor and shall be punishable by a fine not to exceed One Thousand Dollars (\$1,000) or by imprisonment for a period not to exceed six (6) months, or by both such fine and imprisonment. Each and every day such a violation exists shall constitute a separate and distinct violation of this Interim Ordinance. In addition to the foregoing, any violation of this Interim Ordinance shall constitute a public nuisance and shall be subject to abatement as provided by all applicable provisions of law.

Section 9. Planning Studies and Written Report. City staff shall promptly commence the studies they may deem necessary and appropriate to make recommendations to the City Council regarding the development, use and expansion of land entitlements in the NPMP Area and the criteria for regulating these uses. Pursuant to Government Code Section 65858(d), City staff shall prepare and submit for City Council adoption, at least ten (10) days prior to the expiration of this Interim Ordinance, or any extension hereof, a written report describing the measures taken to alleviate the conditions that led to the adoption of this Interim Ordinance.

Section 10. Extension of Time. The Community Development Director and the City Clerk shall undertake all actions legally necessary to extend this Interim Ordinance in the event the studies desired by this City Council will not be concluded on or before the forty-fifth (45th) day subsequent to the adoption of this Interim Ordinance.

Section 11. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Interim Ordinance or any part thereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Interim Ordinance or any part hereof. The City Council of the City of Jurupa Valley hereby declares that it would have passed each section, subsection, subdivision, paragraph,

sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

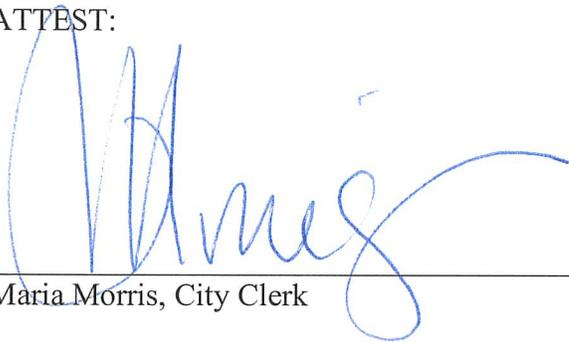
Section 12. Publication and Posting. The City Clerk shall certify to the passage and adoption of this Interim Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley
this 15th day of January 2026.



Brian Berkson, Mayor

ATTEST:



Maria Morris, City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF JURUPA VALLEY)

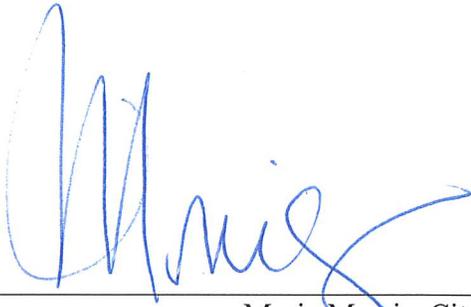
I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2026-01 was duly adopted by the City Council of the City of Jurupa Valley on the 15th day of January 2026, by the following vote:

AYES: COUNCIL MEMBERS: Carmona, Sanchez, Silva, Barajas and Mayor Berkson

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

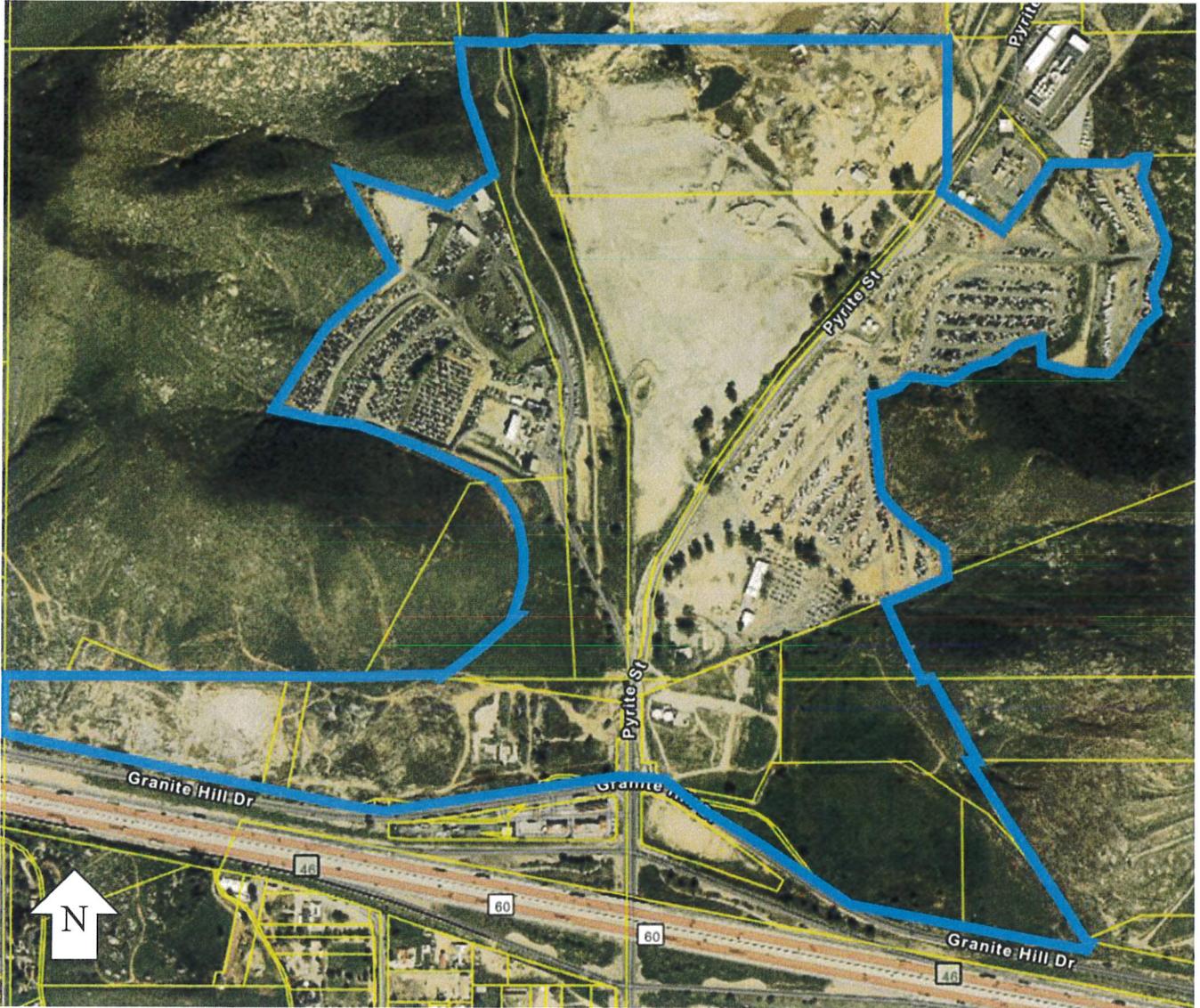
ABSENT: COUNCIL MEMBERS: None



Maria Morris, City Clerk

EXHIBIT A

North Pyrite Master Plan Area



Attachment 2

January 18, 2026 Staff Report

re: Urgency Ordinance



City of
Jurupa Valley

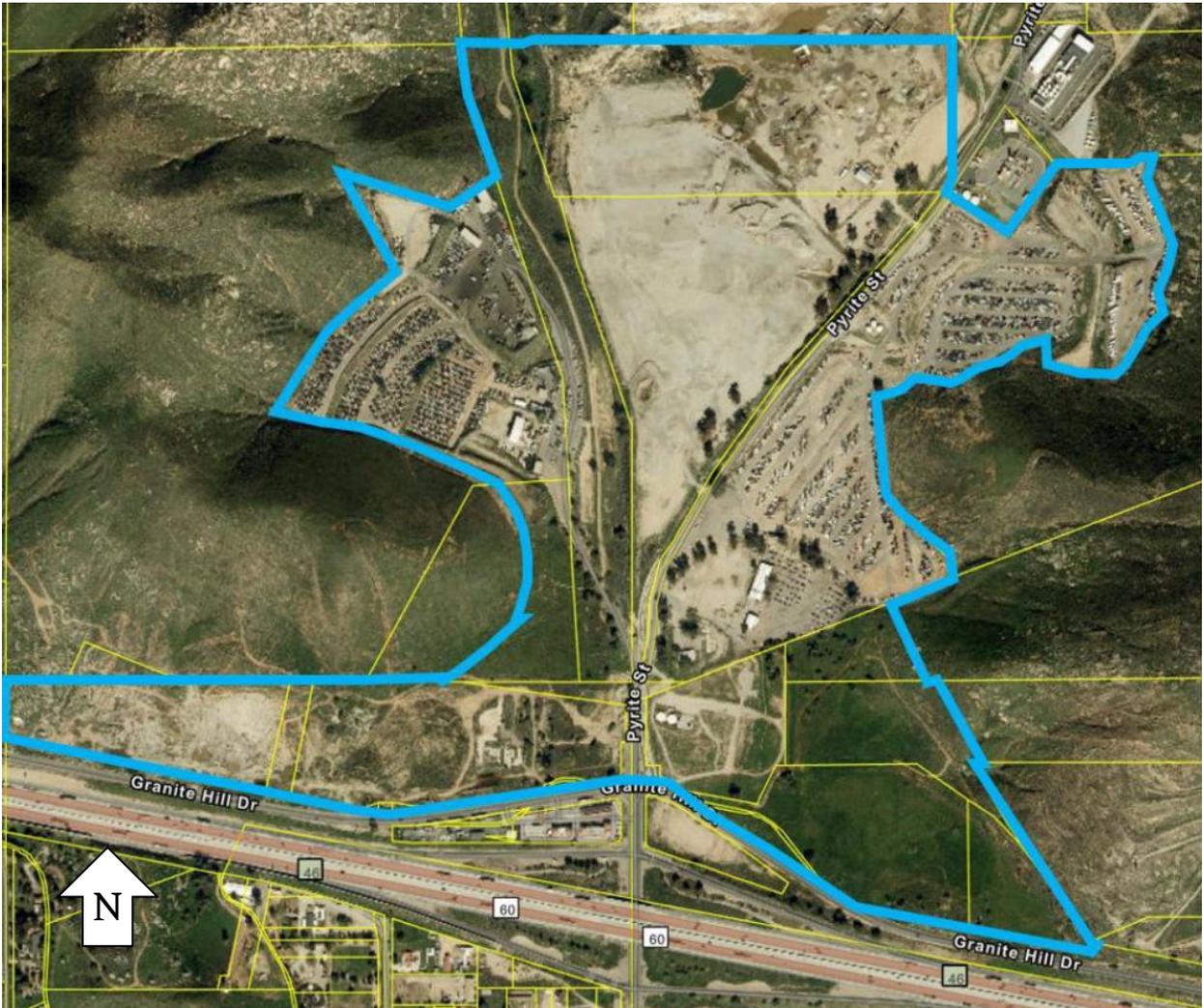
Staff Report

DATE: JANUARY 15, 2025
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY
DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. XX

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF NEW DEVELOPMENT APPLICATIONS WITHIN THE NORTH PYRITE MASTER PLAN AREA UNTIL COMPLETION OF ENVIRONMENTAL STUDIES IDENTIFYING AND ADDRESSING SAFETY CONCERNS FOR FUTURE DEVELOPMENT

RECOMMENDATION

That the City Council, by a four-fifths (4/5) vote, adopt an Interim Urgency Ordinance entitled:
AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, IMPOSING A TEMPORARY MORATORIUM PURSUANT TO GOVERNMENT CODE SECTION 65858 ON THE ACCEPTANCE, PROCESSING, OR APPROVAL OF NEW DEVELOPMENT APPLICATIONS WITHIN THE PROPOSED NORTH PYRITE MASTER PLAN AREA INCLUDING ASSESSOR PARCEL NUMBERS 171-030-002, 005, 012, 013, 014, 015, 016 & 035; 171-040-004, 005, 026, 034, 046, 047; 173-180-002, PORTION OF 173-180-011 WITH H-I LAND USE, PORTION OF 173-180-12, & 013 WITH C-T LAND USE, 173-180-024, 028, 029 & 030, PENDING COMPLETION OF ENVIRONMENTAL STUDIES TO DETERMINE PUBLIC HEALTH AND SAFETY CONDITIONS ASSOCIATED WITH THE STRINGFELLOW SUPERFUND SITE AND OTHER LEGACY CONTAMINATION CONCERNS, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(b)(3).



North Pyrite Master Plan Boundary

BACKGROUND

The proposed North Pyrite Master Plan Area (NPMP Area) is approximately 215 acres with multiple ownerships and is located in the lower portion of North Pyrite Canyon downstream from the Stringfellow Superfund Site (“Stringfellow Site”), as described in Attachment 2, one of

California’s most significant hazardous waste remediation areas. The Stringfellow Site was an industrial disposal site that accepted approximately 35 million gallons of bulk liquid hazardous wastes between 1956 and 1972. The State of California is responsible for the cleanup of the Stringfellow Site.



The U.S. Environmental Protection Agency (“EPA”) provides federal oversight over the California Department of Toxic Substances Control (“DTSC”), which is the agency that performs the necessary remediation and monitoring. The EPA and DTSC have undergone cleanup and long term containment efforts for decades, and uncertainty remains regarding the long-term safety of soils, groundwater, and potential vapor intrusion in lower portions of Pyrite Canyon.

During recent City Council meetings on August 7 and August 23, 2025, Councilmembers expressed serious concerns regarding the absence of comprehensive environmental data for the area and the need to protect future employees and residents from potential exposure risks.

The City Council emphasized that no new land use entitlements or construction approvals should proceed until independent, area-wide environmental assessments identify which portions of the NPMP Area are safe for development and which may require long-term restrictions or mitigation.

EPA correspondence indicates that while significant progress has been made in containment site-wide, the final Record of Decision (ROD) for the Stringfellow Site has not yet been issued. As such, the City does not have definitive confirmation of safe development conditions throughout the NPMP Area.

During the December 4, 2025 City Council meeting, Council Member Barajas requested the preparation of an urgency ordinance implementing a temporary moratorium on new development in the NPMP Area for City Council consideration.

Additionally, the City has received public comments that manufacturing and office uses in the NPMP area might impact the ground water wells that are part of the Stringfellow Site clean-up and long term containment efforts. The City has initiated special studies and an Environmental Impact Report under the California Environmental Quality Act for the NPMP Area.

DESCRIPTION OF ISSUES

1. Public Health and Safety Risk:

Without a completed environmental assessment and risk evaluation, approving new development or expansion of existing uses could expose future occupants, residents, citizens, and visitors to unknown soil vapor or groundwater or other contamination hazards.

2. Incomplete Environmental Data:

The EPA and DTSC have not yet finalized the mapping of “safe” and “restricted” areas within the lower Pyrite Canyon. There are no completed environmental hazard studies for the Pyrite Canyon area at this time.

3. Community Confidence and Transparency:



Residents have urged the City to ensure comprehensive safety verification before allowing new projects, consistent with the City’s Environmental Justice Element and General Plan policies.

ANALYSIS

To safeguard public health and safety and maintain regulatory compliance, the City must pause the acceptance and processing of land use applications and expansion of uses within the NPMP Area boundary while environmental investigations, studies, and assessments proceed.

Under Government Code § 65858, the City Council may adopt an interim urgency ordinance establishing a temporary moratorium on land use approvals that could conflict with future zoning, environmental, or safety regulations.

The moratorium will allow time for completion of the following tasks:

1. EPA Superfund Reuse Study: This study will include the mapping of contamination plumes, engineered controls, and safe reuse areas.
2. Citywide Environmental Impact Review: This review will include a comprehensive hazards analysis and vapor intrusion testing (estimated 18 months).
3. Cost Recovery Program: Developing a program that establishes a fair-share mechanism for property owners and future developers to contribute proportionally to the City’s environmental study expenses.

Pending these deliverables, City staff and consultants will coordinate with the EPA’s Superfund Redevelopment Program (SRP) to obtain technical assistance at no cost to the City.

The scope of the temporary moratorium will:

- Prohibit the acceptance, processing, or approval of any new discretionary or ministerial land use entitlement (e.g., General Plan Amendments, Zone Changes, CUPs, Site Development Permits, Building Permits) and the expansion of any existing uses within the NPMP Area.
- Exempt essential public safety infrastructure and ongoing remediation or monitoring activities by EPA/DTSC.
- However, the City may approve building permits for the maintenance of existing uses in the NPMP Area.
- Remain in effect for an initial 45 days from adoption and may be extended for an additional 10 months and 15 days, and subsequently for one year, if necessary, in accordance with § 65858.



Per Government Code § 65858(d), the City will prepare and submit a written report describing the measures taken to alleviate the conditions that led to the moratorium at least ten (10) days before its expiration or any extension.

CONCLUSION

Adoption of the proposed Interim Urgency Ordinance will ensure that no new projects move forward or existing uses are expanded in the NPMP Area until independent studies confirm the safety of the land for future use.

This moratorium aligns with the City Council's stated commitment to protect public health, ensure environmental justice, and maintain transparency while comprehensive environmental investigations are underway. The General Plan emphasizes the City's responsibility to proceed cautiously in areas affected by known or potential environmental hazards and to base land use decisions on adequate environmental analysis and coordination with responsible regulatory agencies. Given the North Pyrite area's proximity to the Stringfellow Superfund Site, the moratorium is also consistent with the City's Environmental Justice policies, which seek to prevent disproportionate health and environmental impacts on communities with a legacy of contamination. By temporarily pausing new development approvals until area-wide environmental studies are completed and publicly reviewed, the City is acting in a manner that is deliberate, transparent, and protective of long-term community health and safety.

ENVIRONMENTAL REVIEW

The proposed urgency ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines § 15061(b)(3) because it can be seen with certainty that adoption of the ordinance has no possibility of resulting in a significant effect on the environment. By temporarily restricting new development, and expansion of existing uses, the moratorium prevents potential environmental impacts during the study period.

NOTICING REQUIREMENTS

The adoption of the interim urgency ordinance establishing the moratorium does not require published notice or a public hearing.

FINANCIAL IMPACT

City staff time will be funded through the Community Development Department's Advance Planning Budget. Future consultant costs for the environmental safety assessment will be proposed through a cost-sharing or reimbursement program once established.

PUBLIC COMMENTS

A letter was received from legal counsel for Riverside Legacy IV, LLC requesting exclusion of the Glen Avon project property from the North Pyrite Master Plan environmental review and any associated moratorium. This letter is provided as Attachment No. 3.



ALTERNATIVES

1. **Recommended Action:** Adopt the Interim Urgency Ordinance imposing a moratorium on all new development in the NPMP Area until completion of environmental studies.
2. **Alternative Action:** Provide alternate direction or modify the moratorium scope.
3. **Defer Action:** Take no action, allowing current development applications to proceed under existing conditions.

Prepared by:



Joe Perez
Assistant City Manager/Community
Development Director

Submitted by:

Rod B. Butler
City Manager

Reviewed by:

Susan Paragas
Director of Finance

Reviewed by:

Peter M. Thorson
City Attorney

Reviewed by:

Michael Flad
Assistant City Manager



ATTACHMENTS

1. City Council Interim Urgency Ordinance
2. Map of the North Pyrite Master Plan boundary
3. Letter from counsel for Riverside Legacy IV, LLC

