

City of Jurupa Valley

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday March 10, 2021

Study Session: 5:30 P.M.

Regular Meeting: 7:00 P.M.

City of Jurupa Valley City Hall

City Council Chambers

8930 Limonite Ave., Jurupa Valley, CA 92509

SPECIAL NOTICE

In an effort to prevent the spread of COVID-19 (Coronavirus), and in accordance with the Governor's Executive Orders and a directive from the Riverside County Department of Public Health, this meeting will be closed to the public. You may watch the live webcast at this link: <https://www.jurupavalley.org/422/Meeting-Videos>. Members of the public wishing to speak during public comments may email your public comments to the Planning Secretary at greed@jurupavalley.org. Members of the public are encouraged to submit email comments prior to 6:00 p.m. the day of the meeting, but email comments must be submitted prior to the item being called by the Planning Chair. The Planning Secretary shall announce all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Commission may provide, because this is the time limit for speakers at the Planning Commission Meeting. Comments on Agenda items during the Planning Commission Meeting can only be submitted to the Planning Secretary by email. The City cannot accept comments on Agenda items during the Planning Commission Meeting on Facebook, social media or by text.

STUDY SESSION

1. 5:30 P.M. – Call to Order and Roll Call

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Commissioner
- Hakan Jackson, Commissioner
- Laura Shultz, Commissioner

2. Public Appearance / Comments

3. Commission Business – Study Session

3.1 STUDY SESSION: OVERVIEW OF CITY GOVERNMENT

REGULAR SESSION

1. 7:00 P.M. – Call to Order and Roll Call

- Penny Newman, Chair
- Arlene Pruitt, Chair Pro Tem
- Armando Carmona, Commissioner
- Hakan Jackson, Commissioner
- Laura Shultz, Commissioner

2. Pledge of Allegiance

3A. Public Appearance/Comments (30 minutes)

3B. Continued Study Session (if necessary)

3.1 STUDY SESSION: OVERVIEW OF CITY GOVERNMENT

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- February 24, 2021 Regular Meeting

5.2 Development Update

5B. Consideration of Any Items Removed from the Consent Calendar

6. Public Hearings

6.1 ZONING CODE AMENDMENT NO. 21003 (ZCA21003) REVISING MUNICIPAL CODE CHAPTER 9.145 (INDUSTRIAL PARK (I-P) ZONE) PERTAINING TO EMERGENCY SHELTERS FOR INDIVIDUALS EXPERIENCING HOMELESSNESS

No further environmental review is necessary for ZCA21003 pursuant to Section 15061 (b) (3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines).

RECOMMENDATION

By motion, adopt Resolution No. 2021-03-10-01 recommending that the City Council approve Zoning Code Amendment No. 21003 (ZCA21003) to amend provisions of the Municipal Code pertaining to emergency shelters for individuals experiencing homelessness.

6.2 ZONING CODE AMENDMENT NO. 21004 (ZCA21004) REPLACING THE TERM “PLANNING DIRECTOR” WITH THE TERM “COMMUNITY DEVELOPMENT DIRECTOR” THROUGHOUT THE MUNICIPAL CODE

No further environmental review is necessary for ZCA21003 pursuant to Section 15061 (b) (3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines).

RECOMMENDATION

By motion, adopt Resolution No. 2021-03-10-02 recommending that the City Council approve Zoning Code Amendment No. 21004 (ZCA21004) replacing the term “Planning Director” with the term “Community Development Director” throughout the Municipal Code.

7. Commission Business

7.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 18008 (GPA18001, CZ20004, DA18001, SDP18048 & VAR18005)

PROJECT: “AGUA MANSA ROAD DEVELOPMENT PROJECT” – TWO (2) INDUSTRIAL WAREHOUSE BUILDINGS TOTALING 335,002 SQUARE-FEET ON 23.4 ACRES

LOCATION: 12340 AGUA MANSA ROAD (APNS: INSERT NEW)

APPLICANT: CARON-VA INDUSTRIAL II, LP

A study session review of a proposed project is not subject to the California Environmental Quality Act.

RECOMMENDATION

That the Planning Commission (1) receive an introduction of the project and (2) identify items of concerns or requests for additional information that will need to be addressed prior to the public hearing(s). Since this is a study session, no action will be taken.

7.2 STUDY SESSION: INTRODUCTION TO THE 6TH CYCLE HOUSING ELEMENT UPDATE AND PRELIMINARY SITES INVENTORY

A study session review of a proposed project is not subject to the California Environmental Quality Act.

RECOMMENDATION

Receive a staff presentation introducing the 6th Cycle Housing Element Update and preliminary analysis of potential housing sites, and provide input and direction.

8. Public Appearance/Comments

9. Planning Commissioner’s Reports and Comments

10. Community Development Director’s Report

11. Adjournment to the March 24, 2021 Regular Meeting

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley Planning Commission, please call 951-332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at www.jurupavalley.org.

City of Jurupa Valley

[RETURN TO AGENDA](#)

AGENDA ITEM NO. 5.1
DRAFT MINUTES
PLANNING COMMISSION
February 24, 2021

1. Call to Order and Roll Call

A Study Session of the Jurupa Valley Planning Commission meeting was called to order at 6:00 p.m. on February 24, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair Pro Tem
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member
- Armando Carmona, Commission Member (arrived at 6:10 pm)

Member(s) absent: Penny Newman, Chair

2. Public Appearance/Comments - None

3. Commission Business

3.1 STUDY SESSION – CONSIDER A COMPREHENSIVE REVISION TO THE PROVISIONS OF THE CITY’S ZONING CODE REGULATING ALCOHOL SALES

Ms. Tamara Campbell, Principal Planner, provided a PowerPoint presentation and provided a summary of the City Council's direction for staff to initiate a study for a comprehensive revision to the municipal code regarding alcohol sales. Ms. Campbell summarized the current process and provided details and differences between the Jurupa Valley and El Cajon Ordinances

COMMISSIONER DISCUSSION

The Planning Commission directed that new regulations be brought back for consideration and that the following issues be addressed:

- Require a CUP for “on sale” as well as “off sale” alcohol sales
- Incorporate findings to address potential impacts
- Include a process for “deemed approved” uses
- Provide operational standards (excluding hours of operation)
- Establish separation distance requirements between uses, including sensitive uses such as day-care centers, schools, recreational facilities, churches, etc.

- Investigate implementation of annual fee to recover costs associated with enforcement with violations occur
- The Planning Commission also requested information regarding the number of on- and off-sale licenses and code enforcement / public safety violations from existing businesses serving alcohol

NO PUBLIC COMMENT RECEIVED

REGULAR SESSION

1. 7:00 P.M. – Call to Order and Roll Call

Members present:

- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Commission Member
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Member(s) absent: Penny Newman, Chair

2. Pledge of Allegiance – Commissioner Laura Shultz led the Pledge of Allegiance.

3A. Public Appearance / Comments - NONE

4. Approval of Agenda

Chair Pro Tem Pruitt moved and Commissioner Shultz seconded, a motion to approve the February 24, 2021 agenda. The motion was approved 4-0-1.

Ayes: Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: Newman

5. Consent Calendar

A. Approval of the Minutes

B. Development Updates

Chair Pro Tem Pruitt moved and Commissioner Jackson seconded, a motion to approve the Consent Calendar. The motion was approved 4-0-1.

Ayes: Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: Newman

6. Public Hearings - NONE

7. Commission Business - NONE

8. Public Appearance / Comments – NONE

9. Planning Commissioners' Reports and Comments

Chair Pro Tem Pruitt thanked City Manager, Rod Butler, for providing informative updates on the City's Facebook website. Commissioner Shultz thanked staff for the Study Sessions.

10. Community Development Department Report

Mr. Joe Perez, Community Development Director, provided an update: (1) City Council actions at the February 18, 2021 City Council meeting; (2) future initiatives to improve communications regarding new development projects; and (3) plans for Planning Commission workshops.

Respectfully submitted,

Joe Perez, Community Development Planning Director
Secretary of the Planning Commission

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: MARCH 10, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. 5.2
DEVELOPMENT UPDATE

RECOMMENDATION

That the Planning Commission receive and file the development update.

DEVELOPMENT UPDATES

- **City Council Action(s) on March 4, 2021**

Implementation of the City's Fifty-Cycle Housing Element Housing Program. City Council conducted the first reading and introduced Ordinance No. 2021-07 and adopted Resolution No. 2021-07 approving several General Plan Amendments and Change of Zones for approximately 34 acres, consistent with the Planning Commission's recommendation, to facilitate potential housing projects.

- **Proposed New Rio Vista Specific Plan.** In 2016, Richland Communities (owner and applicant) submitted an application to replace the existing Rio Vista Specific Plan that was adopted when the City was under Riverside County's jurisdiction. The adopted Rio Vista Specific Plan is a master planned residential community within a rural setting which preserves and enhances the natural topography of the site. The adopted Specific Plan allows for a maximum of 1,697 homes (1,249 single family detached residential units and 458 multi-family attached residential units), neighborhood commercial uses, recreational opportunities, and a public school.

Proposed Project:

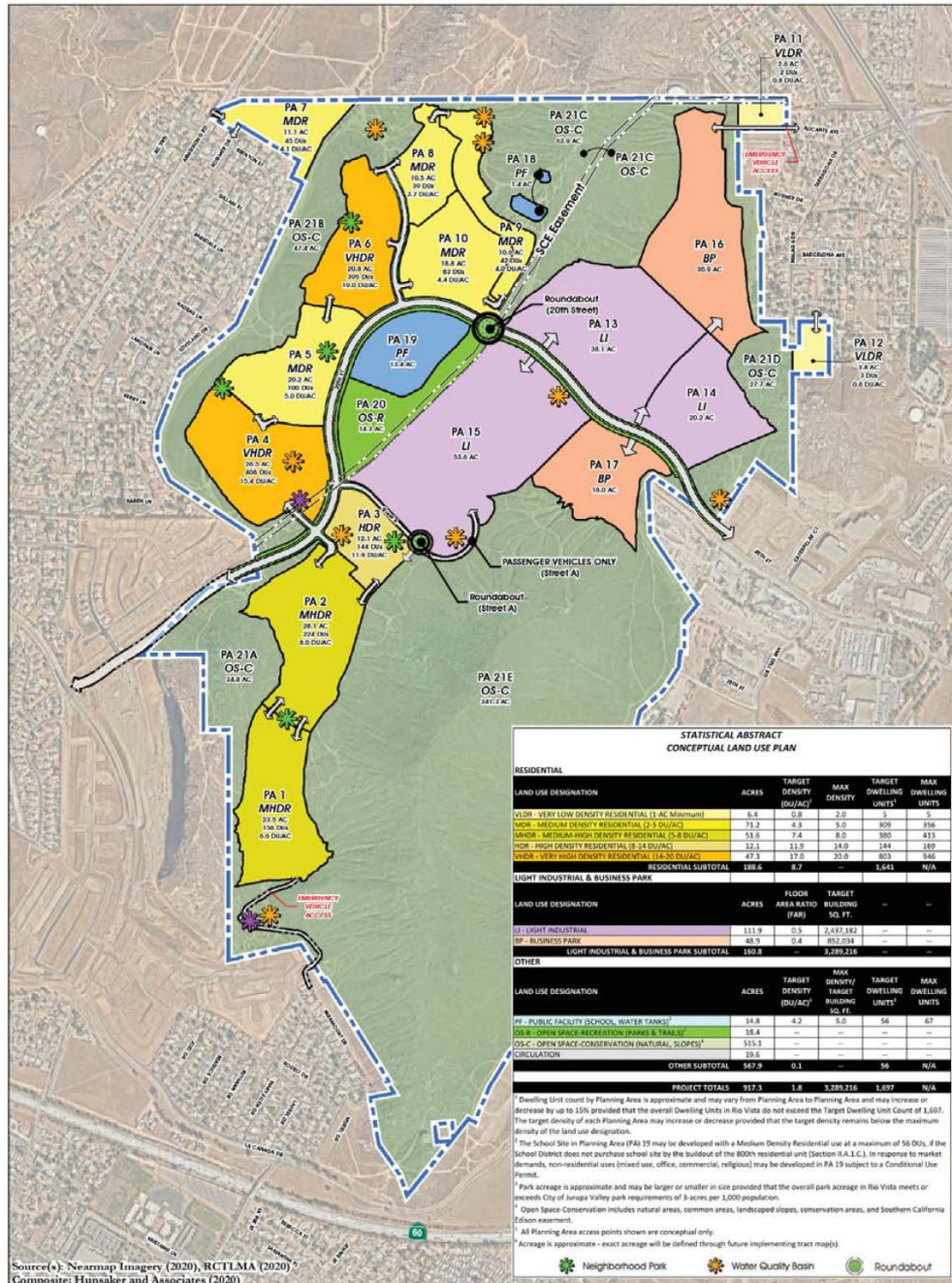
We have received a revised proposed Specific Plan that proposes the following land uses:

- 1,641 residential units
- Light Industrial Park – maximum 2,437,182 square-foot of building area
- Business Park – maximum 852,034 square-foot of building area
- 13-acres for a public school
- 515 acres of preserved open space area
- 18 acres of open space recreational area

This project requires City Council action. There will be a public hearing held by the Planning Commission and City Council. See Exhibit A for the proposed Land Use Map.

City of Jurupa Valley

Exhibit A. Proposed Land Use Map



- The Shops at Jurupa Valley.** The Shops at Jurupa Valley is a proposed 30-acre shopping center located at northeast corner of Pyrite Street and Mission Boulevard. As proposed, there would be several retail buildings, a 60-room hotel, fitness center, restaurants including drive-thru restaurants, gas station with convenience store, and car wash. This project would require public hearings by the Planning Commission and City Council.

City of Jurupa Valley

The comment period for the Draft Environmental Impact Report (DEIR) started on February 22, 2021, and will end at 5:00PM on April 7, 2021. The DEIR is available online for viewing (Link: <https://www.jurupavalley.org/DocumentCenter/Index/286>).

Prepared by:



Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: MARCH 10, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: TAMARA CAMPBELL, PRINCIPAL PLANNER
SUBJECT: AGENDA ITEM NO. 6.1
ZONING CODE AMENDMENT NO. 21003 (ZCA21003) REVISING
MUNICIPAL CODE CHAPTER 9.145 (INDUSTRIAL PARK (I-P) ZONE)
PERTAINING TO EMERGENCY SHELTERS FOR INDIVIDUALS
EXPERIENCING HOMELESSNESS

RECOMMENDATION

By motion, adopt Resolution No. 2021-03-10-01 recommending that the City Council approve Zoning Code Amendment No. 21003 (ZCA21003) to amend provisions of the Municipal Code pertaining to emergency shelters for individuals experiencing homelessness.

BACKGROUND

At the December 3, 2020 City Council meeting, the City Council initiated an action to amend Jurupa Valley Municipal Code (JVMC) Chapter 9.145 pertaining to emergency shelters in response to requirements by the California Department of Housing and Community (HCD) and the passage of State legislation. Emergency shelters are only allowed in the Industrial Park (I-P) Zone and, currently, there are no emergency homeless shelters in Jurupa Valley.

The City of Jurupa Valley has been advised by HCD that its current parking requirements for emergency shelters are considered a barrier to the development of such facilities. The JVMC stipulates that one on-site parking space is required for each employee as well as one space for each client bed. HCD has indicated that the City must amend its parking regulation to remove the parking space for client beds since many individuals using the facility arrive without automobiles. In addition, the one on-site parking space required for each client bed is considered an additional impediment to the development of emergency shelters.

We have also been advised that the City's current distance requirements from airport runways are considered another barrier to the development of emergency shelters and should be removed. The applicable JVMC provisions (which the City inherited from the County of Riverside upon incorporation) establish varying setback requirements based on a proposed shelter's proximity to an airport landing strip. These distance requirements are considered by HCD to be additional barriers to the development of emergency shelters.

It should be noted that the above two revisions are tied closely to the City's ability to achieve and retain its "certified status" of its Housing Element with HCD.

ANALYSIS

Parking Space Requirement

Currently, the JVMC requires one on-site parking space for each employee and one space for each client bed. As described above, the City has been advised to remove this aspect of the parking requirement. The existing development standard is provided below:

Sec. 9.145.050.(15)(e). Development Standards.

The following standards of development are required in the Industrial-Park Zone:

(15) Emergency shelters. In addition to all other development standards of the Industrial-Park Zone, the following development standards shall apply to emergency shelters:

(e) The following off-street parking shall be provided: One (1) space each for the maximum number of employees who will be present on the site at the same time and one (1) space for each client bed in the shelter, rounded up to the nearest whole number.

The removal of the parking requirement for client beds is considered particularly time sensitive since it was listed as a task to be completed in the City's 2017 Housing Element (its 5th Cycle). Now that the City is moving forward with the State-mandated update of the City's next Housing Element (6th Cycle) submittal, commitments made during the 5th Cycle must be fulfilled or Jurupa Valley's certification may be compromised. It is important to note that maintaining a "certified" Housing Element status is essential or the City could be at risk to lose its existing certification and be ineligible for any future HCD grant funding. As a result, it is recommended that the standard be revised to eliminate the "per bed" requirement.

Distance Requirement

The JVMC currently requires that emergency shelters be setback from airports and airport landing strips by varying distances depending on the proposed location of the facility in proximity to the airport/landing strip. As indicated previously, the City inherited the County of Riverside zoning regulations upon its incorporation. Since then, State law has changed and the limitation these setbacks requirements impose must be removed so the JVMC is no more restrictive than the provisions of State law (Senate Bill 2 (SB2)).

Senate Bill 2 establishes the maximum development standards a city may adopt. The City may only establish a 300-foot distance between two shelters and no other distance or setback requirements are allowed. With the removal of the following development standards, the City will be compliant with State law.

Sec. 9.145.050. Development Standards.

The following standards of development are required in the Industrial-Park Zone:

(15) Emergency shelters. In addition to all other development standards of the Industrial-Park Zone, the following development standards shall apply to emergency shelters:

(k) No emergency shelter shall be located within one thousand, seven-hundred (1,700) feet of any point on the centerline of a runway of a public use airport if the runway is less than six thousand (6,000) feet in length. No emergency shelter shall be located within two thousand five hundred feet (2,500) feet of any point on the centerline of a runway of a public use airport if the runway is six thousand (6,000) feet or more in length but less

than twelve thousand (12,000 feet) in length. No emergency shelter shall be located within three thousand (3,000) feet of any point on the center line of a runway of a public use airport or a military airport if the runway is twelve thousand (12,000) feet or more in length.

(l) The maximum number of beds in an emergency shelter shall be eleven (11) when the emergency shelter is located within twenty-one thousand, five hundred feet of any point on the center line of a runway of a public use airport or located within forty-three thousand, three hundred (43,300) feet of any point on the center line of a runway of a military airport. In all other instances, the maximum number of beds in an emergency shelter shall be seventy-five (75).

We recommend the following:

- a) removal of the both regulations for parking spaces and separation distance; and
- b) adoption of a standard that requires emergency shelters to be at least 300 feet apart from each other.

These two actions will ensure consistency with SB 2 and lend to the City's certification of its next Housing Element.

Other Code Change

State law mandates that the City allow emergency shelters as "permitted uses," which means it can not be subject to a Conditional Use Permit approval or any other discretionary permit approval. Although the JVMC includes emergency shelters in the Industrial-Park Zone, it is not currently listed as a permitted use "by right." Although such facilities are presumed to be allowed in the Industrial Park (IP) Zone, the Code is not clear that they are permitted by right. Emergency shelters are currently subject to either a Conditional Use Permit or a Site Development Permit, which are both discretionary entitlements. A strict reading of the law could determine the City's regulations as non-compliant with State law. It is recommended that a new section be created that identifies emergency shelters as permitted uses by right. The new section is included as a change described in the attached draft ordinance.

Assembly Bill 101

Additionally, at the December 3, 2020 City Council meeting, the City Council initiated an amendment in response to the passage of Assembly Bill 101 (AB 101). AB 101 requires a city to add a new section to its zoning code pertaining to factors that a city uses to assess the need for an emergency shelter and to establish "Low Barrier Navigation Centers" as a use allowed "by right" (no entitlement required) if certain requirements are met. The bill defines "Low Barrier Navigation Centers" as a low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

Developing the provisions required by AB 101 will require substantial review and analysis. The goal is to adopt a Code amendment to be in compliance with AB 101 within the next year. Undertaking the effort at this time will impede the timely passage of the aforementioned parking revision, the immediate need to remove the airport/landing strip setbacks, and the desired clarification allowing emergency shelters "by right." These are considered essential changes required for adoption prior to submittal of the City's updated Housing Element expected for May 2021.

Recommendations for changes necessitated by AB 101 to the Planning Commission are anticipated to be made to the Planning Commission after the new Housing Element is submitted to the State for certification in October 2021.

NOTICING REQUIREMENT

A public hearing notice was published in the Press Enterprise on February 28, 2021.

CEQA DETERMINATION

The proposed Zoning Code text amendment to Jurupa Valley Municipal Code Chapter 9.145 to amend distance, parking, and other development standards for emergency shelters for homeless individuals consistent with State law, is exempt from CEQA because the Zoning Code Amendment is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In this case, the amended development standards to be imposed on emergency shelters will not result in an immediate or indirect change to the physical environment.

CONCLUSION

The proposed Zoning Code text amendments will make the current Code consistent with State housing laws and fulfill the City's Housing Element's 5th Cycle requirements. As the next cycle (Sixth Cycle) for updating the Housing Element approaches, the City will schedule its amendment of the Zoning Code to include provisions related to Low Barrier Navigation Centers for consistency with AB 101.

Prepared by:



Tamara Campbell
Principal Planner

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//s// *Serita Young*

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Planning Commission Resolution No. 2021-03-10-01
2. Exhibit "A" Draft Ordinance
3. December 3, 2020 City Council Staff Report and Minutes
4. Zoning Code Chapter 9.145 Industrial Park (I-P) Zone

ATTACHMENT 1

RESOLUTION NO. 2021-03-10-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMEND SECTIONS 9.145.020 (“USES PERMITTED”) AND 9.145.050 (“DEVELOPMENT STANDARDS”) OF CHAPTER 9.145 (“I-P ZONE (INDUSTRIAL PARK)”) OF TITLE 9 (“PLANNING AND ZONING”) OF THE JURUPA VALLEY MUNICIPAL CODE CONCERNING EMERGENCY SHELTER DEVELOPMENT STANDARDS, AND MAKE A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(B)(3)

THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. Zoning Code Amendment.

(a) At the December 3, 2020 regular City Council meeting, the City Council initiated an amendment to Sections 9.145.020 and 9.145.050 of Chapter 9.145 (“I-P Zone (Industrial Park)”) of Title 9 (“Planning and Zoning”) of the Jurupa Valley Municipal Code, to amend parking and distance development standards applicable to emergency shelters for individuals experiencing homelessness (ZCA No. 21003) (the “Code Amendment”), and requested that the Planning Commission study and report on the proposed Code Amendment, attached hereto as Exhibit “A”.

(b) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 may be initiated by either the Planning Commission or the City Council.

(c) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 shall be made in accordance with the procedure set forth in Government Code Section 65800 *et seq.*, as now enacted and hereafter amended, and the requirements of Chapter 9.285.

(d) Section 9.285.030 of the Jurupa Valley Municipal Code provides that amendments to Title 9 that propose to regulate the use of buildings, structures, and land as between industry, business, residents, open space, and other purposes, and that propose to regulate the use of lots, yards, courts, and other open spaces, shall be adopted in the manner set forth in Section 9.285.040. Further, Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment proposes to impose any regulations listed in Government Code Section 65850 not theretofore imposed, must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive.

(e) Section 9.285.040 of the Jurupa Valley Municipal Code provides that the Planning Commission must hold a public hearing on the proposed amendment. After closing the public hearing the Planning Commission must render its decision within a reasonable time and

transmit it to the City Council in the form of a written recommendation, which must contain the reasons for the recommendation. If the Planning Commission does not reach a decision due to a tie vote, that fact must be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(f) Government Code Section 65853 provides that when the legislative body has requested the planning commission to study and report upon an amendment to the zoning ordinance and the planning commission fails to act upon such request within a reasonable time, the legislative body may, by written notice, require the planning commission to render its report within 40 days. Upon receipt of the written notice, the planning commission, if it has not done so, shall conduct the public hearing as required by Section 65854. Failure to so report to the legislative body within the above time period shall be deemed to be approval of the proposed amendment to the zoning ordinance.

(g) Government Code Section 65854 provides that the planning commission shall hold a public hearing on the proposed amendment to a zoning ordinance. Notice of the hearing shall be given pursuant to Government Code Section 65090.

(h) Government Code Section 65855 provides that after the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body. Such recommendation shall include the reasons for the recommendation, the relationship of the proposed amendment to the general plan, and shall be transmitted to the legislative body in such form and manner as may be specified by the legislative body.

Section 2. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) ZCA No. 21003 (the "Project") was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On March 10, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on ZCA No. 21003, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

(c) All legal preconditions to the adoption of this Resolution have occurred.

Section 3. California Environmental Quality Act Findings. The Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of ZCA No. 21003:

(a) The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, amending parking and distance development standards applicable to emergency shelters for individuals experiencing homelessness, will have a significant effect on the environment. The proposed Code Amendment is an administrative

process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

Section 4. **Findings for Recommendation of Approval of Code Amendment.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that the proposed Code Amendment (ZCA No. 21003) should be adopted because:

(a) The proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that the Housing Element of the City's General Plan was deemed "certified" by the State of California Department of Housing and Community Development contingent upon the City adopting the ordinance revisions for "Emergency Shelters" as presented to the Planning Commission on March 10, 2021 prescribed by State Housing legislation.

Section 5. **Recommendation of Approval of Code Amendment.** Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley adopt the proposed Code Amendment attached hereto as Exhibit "A".

Section 6. **Certification.** The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 10th day of March, 2021.

Penny Newman
Chair of Jurupa Valley Planning Commission

ATTEST:

Joe Perez
Community Development Director/Secretary to the Planning Commission

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Joe Perez, Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2021-03-10-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 10th day of March 2021, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT 2

EXHIBIT "A"

ORDINANCE NO. 2021-XX

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY
AMENDING SECTIONS 9.145.020 ("USES PERMITTED")
AND 9.145.050 ("DEVELOPMENT STANDARDS") OF
CHAPTER 9.145 ("I-P ZONE (INDUSTRIAL PARK)") OF
TITLE 9 ("PLANNING AND ZONING") OF THE JURUPA
VALLEY MUNICIPAL CODE CONCERNING
EMERGENCY SHELTER DEVELOPMENT STANDARDS,
AND FINDING AN EXEMPTION FROM CEQA UNDER
SECTION 15061(B)(3) OF THE CEQA GUIDELINES**

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

Section 1. Project Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) At the December 3, 2020 regular City Council meeting, the City Council initiated an amendment to Sections 9.145.020 and 9.145.050 of Chapter 9.145 ("I-P Zone (Industrial Park)") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, to amend parking and distance development standards applicable to emergency shelters for individuals experiencing homelessness (ZCA No. 21003) (the "Code Amendment"), and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in this Ordinance.

(b) On March 10, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing. At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2021-03-10-01 recommending that the City Council approve the proposed Code Amendment.

(c) On _____, 2021, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Code Amendment, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing and duly considered the written and oral testimony received.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

Section 2. California Environmental Quality Act Findings. The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act

("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, amending parking and distance development standards applicable to emergency shelters for individuals experiencing homelessness, will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

Section 3. Project Findings. The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that the City's General Plan Housing Element was deemed "certified" by the State of California Department of Housing and Community Development contingent on the City adopting the ordinance revisions for "Emergency Shelters" as presented to the Planning Commission on March 10, 2021 prescribed by State Housing Legislation.

Section 4. Amendment to Section 9.145.020. A new Subsection J. is hereby added to Section 9.145.020., Uses Permitted, of Chapter 9.145, I-P Zone (Industrial Park), of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code to read as follows:

"J. Emergency shelters are permitted, subject to compliance with the development standards set forth in Section 9.145.050, and provided a building permit has been approved pursuant to the provisions of Title 8.

Section 5. Amendment to Section 9.145.050. Subsection (15) of Section 9.145.050., Development Standards, of Chapter 9.145, I-P Zone (Industrial Park), of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

"(15) Emergency shelters. In addition to all other development standards of the I-P Zone, the following development standards shall apply to emergency shelters:

- (a) For purposes of this section, the term "client" shall mean a homeless person who uses the facilities of an emergency shelter to eat, shower or sleep but is not a staff member.
- (b) A minimum of one hundred and twenty-five (125) square feet of floor area shall be provided for each client served (eating, showering or sleeping) at any one time. One (1) bed shall be provided for each client sleeping at the emergency shelter.
- (c) The minimum interior waiting and client intake area for a shelter with fourteen (14) or fewer beds shall be one hundred and twenty-five (125) square feet. The minimum interior waiting and client intake area for a

shelter with fifteen (15) or more beds shall be two hundred (200) square feet.

- (d) The minimum exterior waiting and client intake area for a shelter with fourteen (14) or fewer beds shall be four hundred and fifty (450) square feet. The minimum exterior waiting and client intake area for a shelter with fifteen (15) or more beds shall be nine hundred (900) square feet.
- (e) The following off-street parking shall be provided: One (1) space each for the maximum number of employees who will be present on the site at the same time ~~and one (1) space for each size client beds in the shelter~~, rounded up to the nearest whole number..
- (f) Outdoor lighting shall be provided in all parking areas, exterior waiting and client intake areas, and outdoor common areas.
- (g) If the emergency shelter accommodates both men and women, separate sleeping, lavatory and bathing areas shall be provided for men and for women.
- (h) An emergency shelter shall have a manager and at least one (1) other staff member present on site during all hours of operation. If the emergency shelter accommodates both men and women, one (1) employee, manager or staff member, of each sex shall be present during all hours of operation. The manager and all staff members shall be persons who maintain a separate residence.
- (i) No client shall be allowed to stay more than three hundred (300) total days within any twelve (12) month period or more than one hundred and eighty (180) consecutive days.
- (j) No emergency shelter shall be located on a lot where any lot line of such lot is within three hundred (300) feet of any lot line of a lot where another emergency shelter is located.
- (k) ~~No emergency shelter shall be located within one thousand, seven hundred (1,700) feet of any point on the centerline of a runway of a public-use airport if the runway is less than six thousand (6,000) feet in length. No emergency shelter shall be located within two thousand five hundred (2,500) feet of any point on the centerline of a runway of a public-use airport if the runway is six thousand (6,000) feet or more in length but less than twelve thousand (12,000) feet in length. No emergency shelter shall be located within three thousand (3,000) feet of any point on the centerline of a runway of a public-use airport or a military airport if the runway is twelve thousand (12,000) feet or more in length.~~
- (l) ~~The maximum number of beds in an emergency shelter shall be eleven (11) when the emergency shelter is located within twenty-one thousand, five~~

~~hundred (21,500) feet of any point on the centerline of a runway of a public-use airport or located within forty-three thousand, three hundred (43,300) feet of any point on the centerline of a runway of a military airport. In all other instances, the maximum number of beds in an emergency shelter shall be seventy-five (75)."~~

Section 6. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 7. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

Section 8. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 9. Effective Date. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this ____ day of _____, 2021.

Lorena Barajas
Mayor

ATTEST:

Victoria Wasko, CMC
City Clerk

CERTIFICATION

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2021-XX was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the ____ day of _____, 2021, and thereafter at a regular meeting held on the ____ day of _____, 2021, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this ____ day of _____, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

ATTACHMENT 3

City of Jurupa Valley

STAFF REPORT

DATE: DECEMBER 3, 2020
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. 14.A

INITIATION OF A STUDY TO REVISE ZONING CODE DEVELOPMENT STANDARDS TO ACHIEVE CONSISTENCY WITH THE GENERAL PLAN, ASSEMBLY BILL 101 AND ASSEMBLY BILL 139

RECOMMENDATION

That the City Council initiate a study to revise Jurupa Valley Zoning Ordinance Sections 9.145.050.K(e) and 9.145.050(k) to establish a homeless shelter parking requirement of one space per employee or volunteer; eliminate the prohibition of or modify the operation of an emergency shelter within any distance of an airport; and add new Sections to reflect new state law, pertaining to, among other things, the factors the City uses to assess the need for an emergency shelter and establish that low barrier navigation centers are allowed "by right" if certain requirements are met.

This action will result in consistency between the zoning code and the General Plan in addition to bringing the City into compliance with State Law.

BACKGROUND

Page 82 of the City's Housing Element reads as follows:

"An emergency shelter is a facility that provides temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. State law requires jurisdictions to identify adequate sites for housing that will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (§65583(c)(1) of the *California Government Code*). State law (SB 2) requires that local jurisdictions make provisions in their zoning codes to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may establish standards to regulate the development of emergency shelters.

The City of Jurupa Valley permits emergency shelters in its Industrial Park (I-P) zone, subject to the development standards allowed under SB 2, such as minimum floor area for each client, minimum interior waiting and client intake areas, off-street parking and outdoor lighting requirements, and the requirement for an on-site manager and at least one additional staff member to be present on-site during hours of operation.

The City has a number of large, vacant I-P zoned sites totaling 290 acres. Upon incorporation, the City adopted the Riverside County Zoning Code by reference. The County Zoning Code contains distance requirements for emergency shelters that are above and beyond the basic 300-foot distance between two shelters as permitted by SB 2. As part of the development of the City's first General Plan, and accompanying comprehensive Zoning Code update, the City will remove the distance requirement between emergency shelters and airports. With this amendment, the City's provisions for emergency shelters will fully comply with SB 2.

Subsequent to the General Plan adoption, two additional state laws went into effect that must be addressed in order for the California State Department of Housing and Community Development to certify/approve the City's Sixth Cycle Housing Element: Assembly Bill 101 and Assembly Bill 139.

Among other things, Assembly Bill 101 requires that a Low Barrier Navigation Center use be allowed by right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The bill defines "Low Barrier Navigation Center" as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The bill defines the term "use by right" in this context to mean that the City's review of the Low Barrier Navigation Center development may not impose certain requirements, such as a conditional use permit or other discretionary review or approval. In addition, Assembly Bill 101 clarifies how the City must calculate areas dedicated for residential use for projects proposed under existing State Density Bonus Law. We recommend codification of these state requirements in order to ensure clarity for both project proponents and the City.

Assembly Bill 139 establishes new requirements for the preparation of Housing Elements, and it authorizes the City to apply a written objective standard that provides sufficient parking to accommodate the staff working in the emergency shelter, except as provided. We recommend amending the Zoning Ordinance for consistency and clarity in this new parking requirement, as noted above.

ANALYSIS

As noted, the above Zoning Code Amendments are required in order for the City's Housing Element to be certified/approved. We intend to begin work on these amendments well in advance of the approval process of the City's Sixth Cycle Housing Element so that there is no delay in gaining approval by the State of California Department of Housing and Community Development. Comprehensive discussion and analysis of the proposed Amendments will be provided to the City Council when precise language

has been crafted by us. As with all Zoning Code Amendments, the codification process will include the solicitation of public input and review by the Planning Commission. It is anticipated that these Amendments will return to Council for action in the first quarter of calendar year 2021.

FINANCIAL IMPACT

No General Fund impact. The cost associated with Planning Department staff time to prepare these amendments is estimated at \$3,500.00, and funding is anticipated to come from the \$500,000 Local Early Action Planning Grant funds recently awarded by the State of California's Housing and Community Development Department.

ALTERNATIVES

1. Recommended Action: That the City Council initiate a study to revise Jurupa Valley Zoning Ordinance Sections 9.145.050.K(e) and 9.145.050(k) to establish a homeless shelter parking requirement of one space per employee or volunteer; eliminate the prohibition of operating an emergency shelter within any distance of an airport; and add new Sections pertaining to the factors the City uses to assess the need for an emergency shelter. This action will result in consistency between the zoning code and the General Plan in addition to bringing the City into compliance with State Law.
2. Provide alternative direction to staff.
3. Council may elect to not direct staff to work on these amendments. However, this will result in the City's Sixth Cycle Housing Element, which is now being prepared, to be found uncertifiable by the State of California's Housing and Community Development Department, because it is not in compliance with state law.

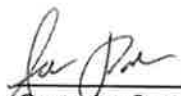
Prepared by:


Joe Perez
Community Development Director

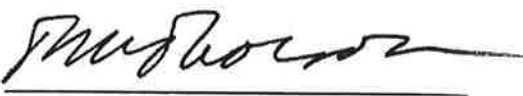
Submitted by:


Rod B. Butler
City Manager

Reviewed by:

 (Abdon Padilla for Connie Cardenas)
Connie Cardenas
Administrative Services Director

Reviewed by:


Peter M. Thorson
City Attorney

14. COUNCIL BUSINESS

A. INITIATION OF A STUDY TO REVISE ZONING CODE DEVELOPMENT STANDARDS TO ACHIEVE CONSISTENCY WITH THE GENERAL PLAN AND STATE LAW PERTAINING TO EMERGENCY SHELTERS FOR PEOPLE EXPERIENCING HOMELESSNESS

Tamara Campbell, Principal Planner, presented the staff report.

Further discussion followed.

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to initiate a study to revise Jurupa Valley Zoning Ordinance Sections 9.145.050.K(e) and 9.145.050(k) to establish a homeless shelter parking requirement of one space per employee or volunteer; eliminate the prohibition of or modify the operation of an emergency shelter within any distance of an airport; and add new Sections to reflect new state law, pertaining to, among other things, the factors the City uses to assess the need for an emergency shelter and establish that low barrier navigation centers are allowed “by right” if certain requirements are met. This action will result in consistency between the zoning code and the General Plan in addition to bringing the City into compliance with State Law.

A roll-call vote was taken.

Roll-Call:

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

ATTACHMENT 4

CHAPTER 9.145. - I-P ZONE (INDUSTRIAL PARK)

Sec. 9.145.010. - Scope.

The provisions of this chapter shall apply in all I-P Zones:

Sec. 9.145.020. - Uses permitted.

A. The following uses are permitted, provided an industrial park site development permit has been approved pursuant to the provisions of Section 9.240.330:

(1) The following industrial and manufacturing uses:

(a) Food, lumber, wood, and paper products:

(i) Grain and bakery products.

(ii) Sugar and confectionary products.

(iii) Nonalcoholic beverages.

(iv) Ice.

(v) Manufacture of furniture and fixtures including cabinets, partitions, and similar items.

(vi) Printing and publishing or newspapers, periodicals, books, forms, cards, and similar items.

(vii) Binding of books and other publications.

(b) Textile and leather products:

(i) Wearing apparel and accessory products.

(ii) Manufacture of handbags, luggage, footwear, and other personal leather goods.

(c) Chemical and glass products:

(i) Pharmaceutical research and manufacture.

(ii) Glassblowing, pressing, cutting, and other glassware products.

(d) Metal, machinery, and electrical products:

(i) Jewelry manufacture and repair.

(ii) Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature, such as, but not limited to:

a. Television and radio equipment and systems.

- b. Phonographs and audio units.
 - c. Metering instruments, equipment and systems.
 - d. Radar, infrared and ultraviolet equipment and systems.
 - e. Coils, tubes, semiconductors and similar components.
 - f. Scientific and mechanical instruments.
 - g. Data processing equipment and systems.
 - h. Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems.
 - i. Musical and recording equipment.
- (iii) Office and computing machine manufacture, repair, and sales.
- (iv) Control devices and gauges.
- (v) Equipment sales, rental and storage.
- (vi) Appliance manufacture, and repair.
- (vii) Manufacture of lighting fixtures, and supplies.
- (e) Transportation and related industries (Reserved).
- (f) Engineering and scientific instruments: Manufacture and repair of engineering, scientific, and medical instrumentation, including, but not limited to:
 - (i) Measuring devices, watches, clocks, and related items.
 - (ii) Optical goods.
 - (iii) Medical, and dental instruments.
 - (iv) Engineering, survey, and drafting instruments.
 - (v) Photographic equipment.
- (g) Industrial uses:
 - (i) Public utility substations and storage buildings.
 - (ii) Communications and microwave installations.
 - (iii) Telephone exchanges and switching equipment.
 - (iv) Post offices.
 - (v) Fire and police stations.
 - (vi) Water and gas company service facilities.
 - (vii) Parcel delivery services.
 - (viii) Mini warehouses.

(2) The following service and commercial uses:

- (a) Banks and financial institutions.
- (b) Blueprint and duplicating services.
- (c) Laboratories, film, medical, research, or testing centers.
- (d) Office equipment sales and service.
- (e) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.
- (f) Parking lots and parking structures.
- (g) Restaurants and other eating establishments.
- (h) Barber and beauty shops.
- (i) Day care centers.
- (j) Health and exercise centers.
- (k) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit.
- (l) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.
- (m) Signs, on-site advertising.
- (n) Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (o) Motels.
- (p) Churches, temples, or other structures used primarily for religious worship.

B. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:

- (1) Airports.
- (2) Heliports.
- (3) Lumber yards.
- (4) Vehicle storage and impoundment within an enclosed building.
- (5) Trailer, recreational vehicle, and boat storage within an enclosed building.
- (6) Warehousing and distribution.
- (7) Mini storage facilities for the general public.

- (8) Cold storage facilities.
 - (9) Recycling collection facilities.
 - (10) Recycling processing facilities.
- C. A conditional use permit required for the uses listed in subsection (B)(3)—(10) of this section shall not be granted unless the applicant demonstrates that the proposed use meets the general welfare standard articulated in Section 9.240.280(4) and meets all of the following additional findings:
- (1) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
 - (2) The proposed use will not impact traffic on local or collector streets.
 - (3) The proposed use is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities.
 - (4) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
- D. Development agreement. Notwithstanding any other provision, the requirement of a conditional use permit in subsection (B)(3)—(10) of this section shall not apply to any property for which a development agreement has been adopted by the City Council.
- E. Prospective application. No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, which have received discretionary or ministerial approvals issued by the County or City of Jurupa Valley are still in effect, as of the effective date of Ordinance No. 2012-10.
- F. Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (A) and (B) of this section do not include sex-oriented businesses.
- G. Any use that is not specifically listed in subsections (A) and (B) of this section may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- H. Warehousing and shipping uses are prohibited as primary uses where they conflict with the Mira Loma Warehouse policy identified as Planning Department Policy Directive 12-01.
- I. It is the intent of the City Council that a legally established pre-existing land use of an occupied property shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency

with the 2017 General Plan. Any pre-existing use certified pursuant to [Section 9.240.080] that is not specifically listed in subsections A. and B. shall be considered a permitted or conditionally permitted use the same as provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14[A5] adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § 1(A), 11-1-2012; Ord. No. 2017-09, §§ 7A., 8G., 9-21-2017)

Sec. 9.145.030. - Planned industrial developments.

Planned industrial developments are permitted provided a land division has been approved pursuant to the provisions of Title 7.

Sec. 9.145.040. - Industrial park site development permit.

Applications for an industrial park site development permit shall be made pursuant to the provisions of Section 9.240.330. In addition to the requirements of Section 9.240.330, the application shall contain:

- (1) A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gases, liquids and other materials.
- (3) Plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials.
- (4) An architectural perspective of all buildings and grounds showing the relationship of the proposed development to adjacent properties.

(Ord. No. 2012-02, § 1, 6-7-2012)

Sec. 9.145.050. - Development standards.

The following standards of development are required in the I-P Zone:

- (1) The minimum lot size shall be twenty thousand (20,000) square feet with a minimum

average lot width of one hundred (100) feet.

- (2) The maximum height of all structures, including buildings, shall be thirty-five (35) feet at the yard setback line. Any portion of a structure that exceeds thirty-five (35) feet in height shall be set back from each yard setback line not less than two (2) feet for each one (1) foot in height that is in excess of thirty-five (35) feet. All buildings and structures shall not exceed fifty (50) feet in height, unless a height up to seventy-five (75) feet for buildings, or one hundred and five (105) feet for other structures is specifically permitted under the provisions of Section 9.240.370.
- (3) A minimum fifteen (15) percent of the site shall be landscaped and automatic irrigation shall be installed.
- (4) A minimum twenty-five (25) foot setback shall be required on any street. A minimum ten (10) foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.
- (5) The minimum sideyard setback shall equal not less than ten (10) feet for the two (2) side lot areas combined.
- (6) The minimum rear yard setback shall be fifteen (15) feet.
- (7) A minimum fifty (50) foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of twenty (20) feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.
- (8) Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.
- (9) Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park site development permit, and shall be set back at least ten (10) feet from the street line.
- (10) Automobile parking shall be provided as required by Section 9.240.120.
- (11) All new utilities shall be underground.
- (12) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand, three hundred and twenty (1,320) feet.

- (13) All signs shall be in conformance with Chapter 9.245.
- (14) All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
- (15) Emergency shelters. In addition to all other development standards of the I-P Zone, the following development standards shall apply to emergency shelters:
- (a) For purposes of this section, the term "client" shall mean a homeless person who uses the facilities of an emergency shelter to eat, shower or sleep but is not a staff member.
 - (b) A minimum of one hundred and twenty-five (125) square feet of floor area shall be provided for each client served (eating, showering or sleeping) at any one time. One (1) bed shall be provided for each client sleeping at the emergency shelter.
 - (c) The minimum interior waiting and client intake area for a shelter with fourteen (14) or fewer beds shall be one hundred and twenty-five (125) square feet. The minimum interior waiting and client intake area for a shelter with fifteen (15) or more beds shall be two hundred (200) square feet.
 - (d) The minimum exterior waiting and client intake area for a shelter with fourteen (14) or fewer beds shall be four hundred and fifty (450) square feet. The minimum exterior waiting and client intake area for a shelter with fifteen (15) or more beds shall be nine hundred (900) square feet.
 - (e) The following off-street parking shall be provided: One (1) space each for the maximum number of employees who will be present on the site at the same time and one (1) space for each size client beds in the shelter, rounded up to the nearest whole number.
 - (f) Outdoor lighting shall be provided in all parking areas, exterior waiting and client intake areas, and outdoor common areas.
 - (g) If the emergency shelter accommodates both men and women, separate sleeping, lavatory and bathing areas shall be provided for men and for women.
 - (h) An emergency shelter shall have a manager and at least one (1) other staff member present on site during all hours of operation. If the emergency shelter accommodates both men and women, one (1) employee, manager or staff member, of each sex shall be present during all hours of operation. The manager and all staff members shall be persons who maintain a separate residence.
 - (i) No client shall be allowed to stay more than three hundred (300) total days within any

twelve (12) month period or more than one hundred and eighty (180) consecutive days.

- (j) No emergency shelter shall be located on a lot where any lot line of such lot is within three hundred (300) feet of any lot line of a lot where another emergency shelter is located.
 - (k) No emergency shelter shall be located within one thousand, seven hundred (1,700) feet of any point on the centerline of a runway of a public-use airport if the runway is less than six thousand (6,000) feet in length. No emergency shelter shall be located within two thousand five hundred (2,500) feet of any point on the centerline of a runway of a public-use airport if the runway is six thousand (6,000) feet or more in length but less than twelve thousand (12,000) feet in length. No emergency shelter shall be located within three thousand (3,000) feet of any point on the centerline of a runway of a public-use airport or a military airport if the runway is twelve thousand (12,000) feet or more in length.
 - (l) The maximum number of beds in an emergency shelter shall be eleven (11) when the emergency shelter is located within twenty-one thousand, five hundred (21,500) feet of any point on the centerline of a runway of a public-use airport or located within forty-three thousand, three hundred (43,300) feet of any point on the centerline of a runway of a military airport. In all other instances, the maximum number of beds in an emergency shelter shall be seventy-five (75).
- (16) Notwithstanding the requirements of Section 9.240.270 to the contrary, any variance from the development standards of this section shall be heard by the Planning Director pursuant to Section 9.240.330(4)(b) unless the proposed use also requires approval of a conditional or public use permit.

(Ord. No. 2012-02, § 1, 6-7-2012)

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: MARCH 10, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: TAMARA CAMPBELL, PRINCIPAL PLANNER
SUBJECT: AGENDA ITEM NO. 6.2
ZONING CODE AMENDMENT NO. 21004 (ZCA21004) REPLACING THE TERM “PLANNING DIRECTOR” WITH THE TERM “COMMUNITY DEVELOPMENT DIRECTOR” THROUGHOUT THE MUNICIPAL CODE

RECOMMENDATION

By motion, adopt Resolution No. 2021-03-10-02 recommending that the City Council approve Zoning Code Amendment No. 21004 (ZCA21004) replacing the term “Planning Director” with the term “Community Development Director” throughout the Municipal Code.

BACKGROUND

On February 4, 2021, the City Council initiated a Zoning Code Amendment to update the Municipal Code by replacing the term “Planning Director” with the term “Community Development Director” throughout the Municipal Code.

ANALYSIS

Throughout the City’s Municipal Code, the term “Planning Director” is referred to for particular duties and authority. Last year, a full-time Community Development Director was hired to oversee the Planning Division. To provide consistency with the City’s current employment title and its Municipal Code provisions, a code amendment is needed to reflect this change.

NOTICING REQUIREMENTS

An advertisement was published with the Press Enterprise on February 28, 2021.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

No further environmental review is necessary for ZCA21003 pursuant to Section 15061 (b) (3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines).

Prepared by:



Tamara Campbell
Principal Planner

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

ATTACHMENT

1. Resolution No. 2021-03-10-02
2. Exhibit A. Draft Ordinance

ATTACHMENT A

RESOLUTION NO. 2021-03-10-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVE ZONING CODE AMENDMENT NO. 21004, REPLACING THE TERM "PLANNING DIRECTOR" WITH THE TERM "COMMUNITY DEVELOPMENT DIRECTOR," AND MAKE FINDINGS PURSUANT TO CEQA AND MAKE A DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15061(B)(3)

THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. Zoning Code Amendment.

(a) At the February 4, 2021 regular City Council meeting, the City Council initiated an amendment to the Jurupa Valley Municipal Code to replace the term "Planning Director" with the term "Community Development Director" (ZCA No. 21004) (the "Code Amendment"), and requested that the Planning Commission study and report on the proposed Code Amendment, attached hereto as Exhibit "A".

(b) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 may be initiated by either the Planning Commission or the City Council.

(c) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 shall be made in accordance with the procedure set forth in Government Code Section 65800 *et seq.*, as now enacted and hereafter amended, and the requirements of Chapter 9.285.

(d) Section 9.285.030 of the Jurupa Valley Municipal Code provides that amendments to Title 9 that propose to regulate the use of buildings, structures, and land as between industry, business, residents, open space, and other purposes, and that propose to regulate the use of lots, yards, courts, and other open spaces, shall be adopted in the manner set forth in Section 9.285.040. Further, Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment proposes to impose any regulations listed in Government Code Section 65850 not theretofore imposed, must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive.

(e) Section 9.285.040 of the Jurupa Valley Municipal Code provides that the Planning Commission must hold a public hearing on the proposed amendment. After closing the public hearing the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which must contain the reasons for the recommendation. If the Planning Commission does not reach a decision due to a tie vote, that fact must be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(f) Government Code Section 65853 provides that when the legislative body has requested the planning commission to study and report upon an amendment to the zoning ordinance and the planning commission fails to act upon such request within a reasonable time, the legislative body may, by written notice, require the planning commission to render its report within 40 days. Upon receipt of the written notice, the planning commission, if it has not done so, shall conduct the public hearing as required by Section 65854. Failure to so report to the legislative body within the above time period shall be deemed to be approval of the proposed amendment to the zoning ordinance.

(g) Government Code Section 65854 provides that the planning commission shall hold a public hearing on the proposed amendment to a zoning ordinance. Notice of the hearing shall be given pursuant to Government Code Section 65090.

(h) Government Code Section 65855 provides that after the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body. Such recommendation shall include the reasons for the recommendation, the relationship of the proposed amendment to the general plan, and shall be transmitted to the legislative body in such form and manner as may be specified by the legislative body.

Section 2. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that: State of California Planning and Zoning laws require that a City's General Plan be in conformance with the City's Zoning Code.

(a) ZCA No. 21004 (the "Project") was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On March 10, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on ZCA No. 21004, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

(c) All legal preconditions to the adoption of this Resolution have occurred.

Section 3. California Environmental Quality Act Findings. The Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of ZCA No. 21004:

(a) The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Zoning Code Amendment, replacing the term "Planning Director" with the term "Community Development Director," will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the

State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

Section 4. **Findings for Recommendation of Approval of Code Amendment.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that the proposed Code Amendment (ZCA No. 21004) should be adopted because:

(a) The proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that it will update the terminology used by the City of Jurupa Valley employment protocols and improve implementation efforts of the General Plan.

Section 5. **Recommendation of Approval of Code Amendment.** Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that the City Council of the City of Jurupa Valley adopt the proposed Code Amendment attached hereto as Exhibit "A".

Section 6. **Certification.** The Planning Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 10th day of March, 2021.

Penny Newman
Chair of Jurupa Valley Planning Commission

ATTEST:

Joe Perez
Community Development Director/Secretary to the Planning Commission

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

I, Joe Perez, Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2021-03-10-02 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 10th day of March, 2021, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT B

EXHIBIT "A"

ORDINANCE NO. 2021-XX

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY
AMENDING THE JURUPA VALLEY MUNICIPAL CODE
TO REPLACE THE TERM "PLANNING DIRECTOR"
WITH THE TERM "COMMUNITY DEVELOPMENT
DIRECTOR," AND FINDING AN EXEMPTION FROM
CEQA UNDER SECTION 15061(B)(3) OF THE CEQA
GUIDELINES**

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

Section 1. Project Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) At the February 4, 2021 regular City Council meeting, the City Council initiated an amendment to the Jurupa Valley Municipal Code to replace the term "Planning Director" with the term "Community Development Director" (ZCA No. 21004) (the "Code Amendment"), and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in this Ordinance.

(b) On March 10, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing. At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2021-03-10-02 recommending that the City Council approve the proposed Code Amendment.

(c) On _____, 2021, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Code Amendment, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing and duly considered the written and oral testimony received.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

Section 2. California Environmental Quality Act Findings. The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Zoning Code Amendment, replacing the term "Planning Director" with the term "Community Development Director," will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the

proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

Section 3. Project Findings. The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that the General Plan and Zoning Code would be inconsistent with each other and the State of California Planning and Zoning Laws require that a City's General Plan and Zoning Code be consistent.

Section 4. Amendment to Jurupa Valley Municipal Code. City ordinances and resolutions contain references to the term "Planning Director, which is a title that is no longer a part of the City's structure. In order to effectively administer such City ordinances and resolutions:

(a) Whenever the term "Planning Director" is used the Jurupa Valley Municipal Code or relevant City ordinances or resolutions, it shall mean, and be replaced with the term "Community Development Director"; and

(b) Whenever the term "Director of Planning" is used the Jurupa Valley Municipal Code or relevant City ordinances or resolutions, it shall mean, and be replaced with the term "Community Development Director."

Section 5. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 6. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

Section 7. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 8. Effective Date. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this ____ day of _____, 2021.

Lorena Barajas
Mayor

ATTEST:

Victoria Wasko, CMC
City Clerk

CERTIFICATION

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

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2021-__ was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the ____ day of _____, 2021, and thereafter at a regular meeting held on the ____ day of _____, 2021, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this ____ day of _____, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: MARCH 10, 2021

TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

BY: ROCIO LOPEZ, SENIOR PLANNER

SUBJECT: AGENDA ITEM NO. 7.1

STUDY SESSION: MASTER APPLICATION (MA) NO. 18008 (GPA18001, CZ20004, DA18001, SDP18048 & VAR18005)

PROJECT: “AGUA MANSA ROAD DEVELOPMENT PROJECT” – TWO (2) INDUSTRIAL WAREHOUSE BUILDINGS TOTALING 335,002 SQUARE FEET ON 23.4 ACRES

LOCATION: 12340 AGUA MANSA ROAD (APNS: 175-210-062; 063; 032 & 034)

APPLICANT: CARSON-VA INDUSTRIAL II, LP

RECOMMENDATION

That the Planning Commission (1) receive an introduction of the project design and (2) identify items of concerns or requests for additional information that staff will need to address prior to the public hearing(s). Since this is a study session, no action will be taken.

STUDY SESSION PROCESS

This agenda item is an opportunity for the Applicant to introduce the project to the Commission and receive feedback. The Commission will not take action. Each Commissioner will have an opportunity to ask questions about the project and communicate to the Applicant any issues that should be addressed when the project is before the Commission for a public hearing. Although not a public hearing, the Chair should also allow for any public comments on this study session item.

INTRODUCTION OF PROJECT

The Applicant is proposing to develop a 23.4-acre parcel with two (2) industrial speculative buildings totaling 335,002 square feet. While the buildings are speculative, the Applicant wants to have the option of allowing warehouse and distribution use in case there are interested tenants from this industry.

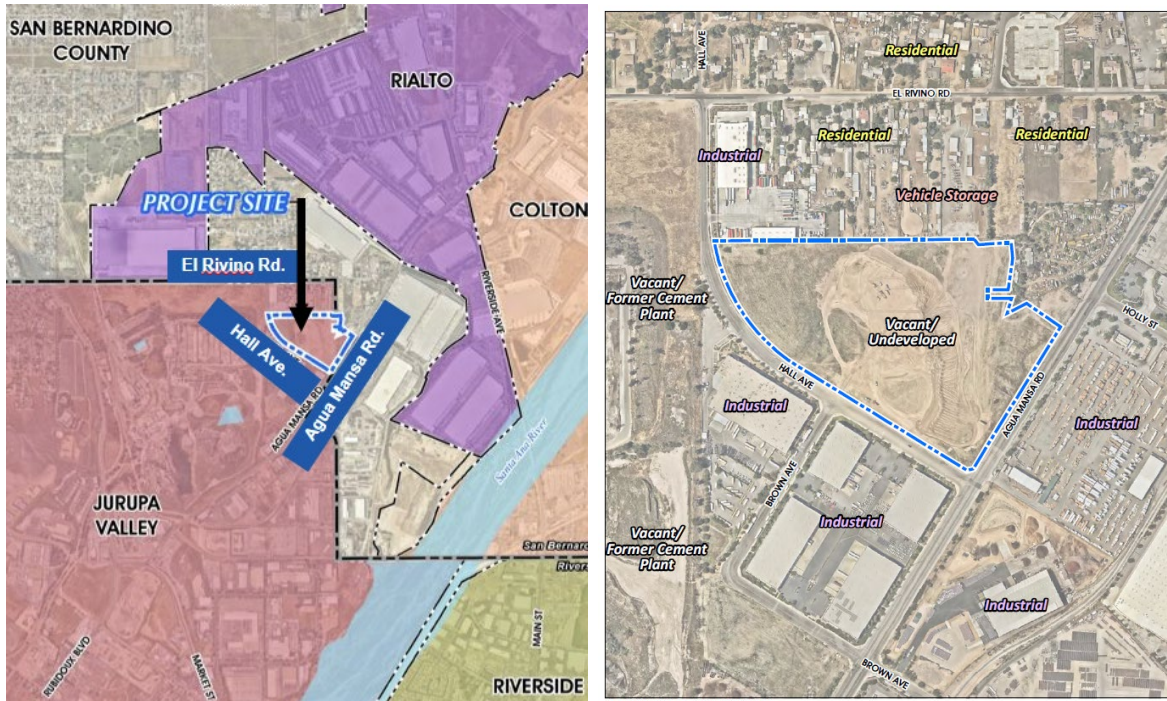
The project site is located at the northeast corner of the City’s boundary, specifically at the northwest corner of Hall Avenue and Agua Mansa Road. See Exhibit A for project location. The site is primarily surrounded by industrial land uses to the southwest, south and southeast. There are residential land uses combined with existing industrial uses to the north and the recently approved Agua Mansa Warehouse and Distribution Center Overlay (AMO) and Agua Mansa Specific Plan on the former Riverside Cement property located to the west. Table 1 presents general project information.

City of Jurupa Valley

TABLE 1: PROJECT INFORMATION

PROJECT AREA	23.4 acres
EXISTING GENERAL PLAN LAND USE DESIGNATION	HI (Heavy Industrial)
EXISTING GENERAL PLAN OVERLAY	Specific Plan
EXISTING SPECIFIC PLAN	Agua Mansa Industrial Corridor
EXISTING ZONING	M-SC (Manufacturing-Service Commercial)
EXISTING LAND USE	Vacant land

EXHIBIT A: SITE LOCATION MAP



The project includes the following entitlement applications:

- **General Plan Amendment (GPA) No. 18001:** Amend the General Plan to establish the Agua Mansa Warehouse and Distribution Center Overlay (AMO) on the project site to allow for logistic uses.
- **Change of Zone (CZ) No. 20004:** Change the underlying zoning classification from Manufacturing-Service Commercial (M-SC) to Manufacturing-Medium (M-M) to be consistent with the Agua Mansa Warehouse and Distribution Center Overlay policy.

City of Jurupa Valley

- **Site Development Permit (SDP) No. 18048:** Construct two (2) industrial buildings totaling 335,002 square feet and related site improvements including landscaping, parking, and infrastructure facilities on the approximately 23.4 acre Project site. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet.
- **Variance No. 18005:** A request to modify the maximum building height from 35 feet to 45 feet. The Agua Mansa Warehouse and Distribution Center Overlay (AMO) requires buildings within 100 feet of a residential area to be a maximum of 35 feet; however, as a portion of the building is within 100 feet of a residential area, the Applicant is requesting a Variance to construct Building A with a maximum height of 45 feet.
- **Development Agreement (DA) No. 18001:** An agreement between the applicant and the City that sets the required community benefits the applicant will provide and the flexibility in the code and process the City will allow.

BACKGROUND

City Council Initiation of General Plan Amendment

On April 5, 2018, the City Council initiated a General Plan Amendment (GPA) to allow the review of the applicant's proposed project, which includes warehouse and distribution use, on the project site. Warehouse and distribution use, and related logistics use, are only permitted within the Mira Loma Warehouse and Distribution Center Overlay (MLO) and Agua Mansa Warehouse and Distribution Center Overlay (AMO). "Logistics use" is generally used in this report to refer to warehouse and distribution centers, cross dock facilities, and trucking terminals. These uses are specifically prohibited outside of the Warehouse and Distribution Center Overlays. The MLO and AMO map, which identifies the locations of the overlays, is provided as Attachment 3 to this report. Because the request is to modify a General Plan policy, it requires the City Council to consider an initiation of a General Plan Amendment. Although the City Council initiated the GPA, it should not be construed that the City Council will approve the project.

In May 2018, the Applicant submitted the proposed "Agua Mansa Road Development" project for two buildings with a total square-footage of 335,002 on approximately 23 acres. The entitlements include those noted in the section above. The currently proposed conceptual site plan did not have any major changes from the site plan that was presented to the City Council in 2018.

PROJECT DETAILS

The project includes development of the 23.4-acre vacant site with two (2) industrial buildings ("Building A" and "Building B") totaling 335,002 square feet and related site improvements including landscaping, parking, and infrastructure facilities. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet.

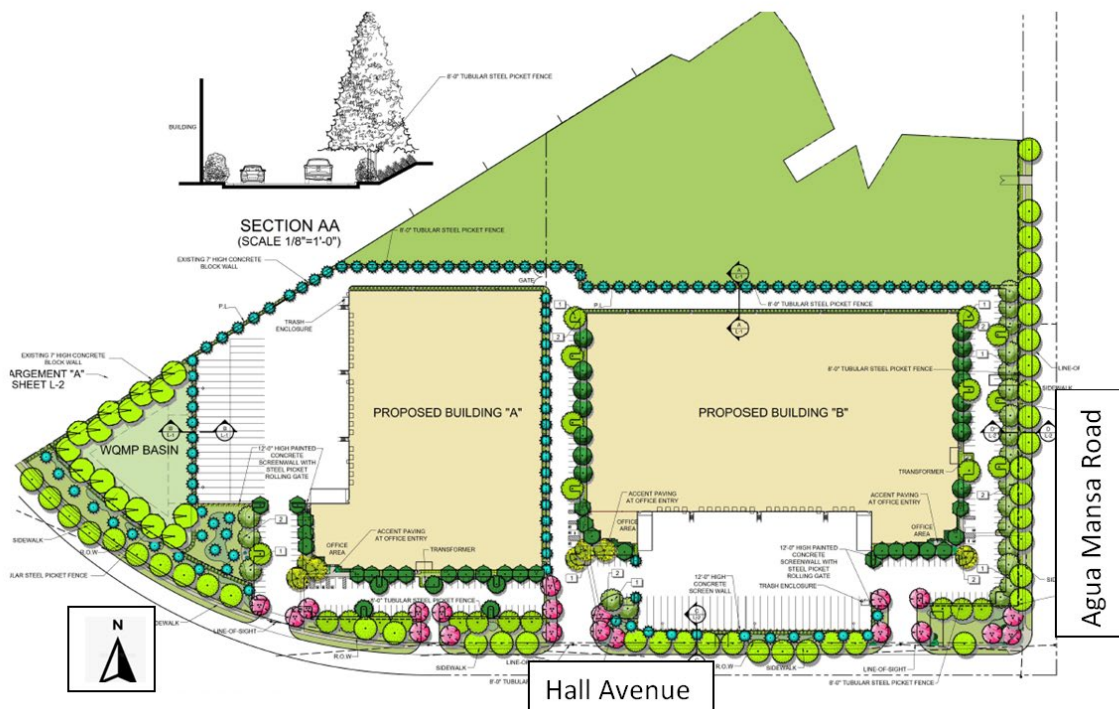
Building A proposes 19 dock high doors oriented towards the west side of the site and customer parking is located along the south of the building. The dock high doors will face existing and proposed industrial land uses along Hall Avenue. Building A also includes 43 trailer parking spaces in addition to 87 standard parking spaces. Building B proposes 21 dock high doors oriented south facing Hall Avenue and existing industrial land uses across the street. Building B includes 31 trailer parking spaces with 147 standard parking spaces.

City of Jurupa Valley

The two (2) buildings are oriented towards the southern property line away from the northern property line and from M-SC (Manufacturing-Service Commercial) and R-A (Residential Agricultural) Zones. The project includes a combined 35% of landscaped open space, with the majority of landscape located along the northern portion of the site, serving to buffer a variety of land uses, including residential land uses with light industrial business activities. The width of the landscaped area along the streets varies between 25 feet to 40 feet. The distance between Building A to the street varies between 95 feet to 470 feet. The distance between Building B to the street varies between 115 feet to 210 feet.

The Project meets all of the M-M Zone development standards, including parking, setbacks and landscaping requirements. However, since the AMO requires that the buildings within 100 feet of a residential area be a maximum of 35 feet, the Applicant will need a Variance for the 45-foot height proposed for Building A. Exhibit B depicts the proposed site plan.

EXHIBIT B: PROPOSED SITE PLAN



Architectural Style

Buildings A and B consist of concrete tilt-up construction, with decorative architectural focal points at the main office entrance areas. The building facades will feature reveals along all panel walls, spandrel glass and decorative metal canopies throughout focal points of all building elevations. Colors will consist of whites, a variety of greys, blue reflective glazing and clear anodized mullions, see Attachment 1 (Colored Elevations). The roll-up doors will also be colored to match the building.

City of Jurupa Valley

The development will contain trash enclosure units, one (1) serving each building throughout the site. The units will contain colored concrete tilt-up panels to match the buildings and wrought iron doors with opaque screening.

Staff will require a Photometric Plan during the building plan check process to ensure that the site contains ample parking lot lighting and building mounted lighting coverage. As demonstrated in the previous section, the development meets the zoning code parking requirements per Section 9.240.120 (Off-Street Vehicle Parking).

Implementation of the project would allow land uses permitted in the Manufacturing-Medium (M-M) Zone, including the proposed industrial use, within the Agua Mansa Warehouse and Distribution Center Overlay (AMO). Examples of permitted uses within the M-M Zone include general manufacturing types of uses, some service and commercial uses and other more intense uses requiring conditional use permits (CUP) such as abrasives manufacturing, sandblasting and cold storage facilities. The M-M Zone development standards and AMO policies are provided as Attachments 2 and 4 to this report.

While there are several residential properties located to the north of the project site, there are a number of factors to take into account:

- 1. Mixture of Uses.** Although the residential properties are designated for residential by the General Plan, Agua Mansa Industrial Corridor Specific Plan, and the Zoning Map, the majority of these properties have existing industrial operations as well. Because the homes are built close to the front property line, a large portion of the lots are used for industrial uses such as pallet yards and truck parking and storage. See Exhibit C for Conceptual Photo Simulation of the project site with the existing surrounding land uses.

EXHIBIT C. CONCEPTUAL PHOTO SIMULATION



City of Jurupa Valley

2. **Buffer.** The project proposes an open space area between the proposed buildings and the northern residential properties. The topography of the open space area is much higher than the rest of the project site and the northern properties. As a result, it creates a physical buffer. Afghan Pine trees are proposed along the entire southern perimeter of the open space area to filter air pollutants and further screen the buildings.
3. **Truck Traffic.** Trucks for this project site would not travel along El Rivino Road where the homes are located. The proposed truck routes (see Exhibit D) would require trucks to mainly utilize the following streets to access SR-60 and I-10: Rubidoux Blvd, Market St., Hall Ave., and Riverside Ave. More details in the next Section.

EXHIBIT D. PROPOSED TRUCK ROUTES

Truck Route

Truck Route 1

- Exit SR-60 onto Rubidoux Blvd.
- Right onto Market St. and Immediate Left onto Agua Mansa Rd.
- Left onto Brown Ave. to access the Project Site on Hall Ave.

Truck Route 2

- Exit I-10 onto Riverside Ave.
- Right onto Agua Mansa Rd.
- Able to turn right onto Hall Ave from I-10, but need to use Brown Ave heading back from I-10



The proposed project, as designed, complies with the overall goals and policies within the HI (Heavy Industrial) land use designation and within the Agua Mansa Industrial Corridor Specific Plan. With the approved General Plan Amendment and Change of Zone, the project will also comply with the Agua Mansa Warehouse and Distribution Center Overlay (AMO) and with the M-M (Manufacturing-Medium) Zone.

LOGISTICS USE

Because the General Plan does not permit “logistics use” (examples: warehouse and distribution use, cross dock facilities, trucking terminals) outside of the Mira Loma and Agua Mansa Warehouse and Distribution Center Overlays (see Attachment 3), the Applicant has submitted a General Plan Amendment (GPA) application with a Development Agreement.

City of Jurupa Valley

Development Agreement. The proposed Development Agreement application includes proposed community benefits to offset the (1) potential for reduced employment and tax base and (2) impacts of industrial truck traffic. The proposed terms of the Development Agreement are still under review and consideration. Table 3 is a summary of proposed community benefits to be included in the Development Agreement.

TABLE 3: PROPOSED COMMUNITY BENEFITS OF DEVELOPMENT AGREEMENT	
Type of Community Benefit	Purpose
One-time Community Benefit Contribution	Municipal purposes
Annual General Fund Special Assessment	Cover project impacts associated with streets and public services
One-time Contribution to North Rubidoux Master Plan (NRMP)	Cover cost of preparing the NRMP and CEQA document that would establish goals, objectives, and policies designed to protect the residential neighborhoods in Bell Town and westerly of Rubidoux Boulevard.

North Rubidoux Master Plan (NRMP). The North Rubidoux Master Plan (NRMP) is a planning policy document incorporated into the General Plan, which would establish goals, objectives and policies designed to protect the residential neighborhoods in Bell Town and those westerly of Rubidoux Blvd. The proposed community benefit will include a contribution from the applicant for the preparation of the NRMP, including the preparation of the appropriate California Environmental Quality Act (CEQA) document.

At this time, only the Agua Mansa Commerce Park Specific Plan project (approved in April 2020) has an approved Development Agreement which includes a one-time contribution to the NRMP. Currently, in addition to this Applicant, there is one other applicant that has started discussions on potential Community Benefits to justify a request for a GPA that would allow logistics uses outside the Mira Loma and Agua Mansa Overlay areas. Besides current applications that are in process, we have received interested in other areas of the City for logistics uses outside the Overlays.

Due to the County's zoning of this area, there is a mixture of incompatible uses, with industrial uses among residential uses. This has produced negative consequences for the residential neighborhoods, including lower quality of life, blighting effects and lower property values.

The NRMP would delineate the areas for industrial expansion in this area of the City. The applicants have generally agreed to fund a study that will do this through a citizen participation process involving all stakeholders. Residents, property owners, developers and public agencies would be involved in identifying appropriate residential, commercial and industrial land uses, and establish non-invasive truck routes, to be incorporated into a master plan.

CORE ISSUES

There are two core issues for this project: (1) proposed logistics use and (2) truck routes.

- 1. Logistics Use.** The project includes a request to amend the General Plan to allow warehouse and distribution uses on the project site. It is subject to meet all the policies

City of Jurupa Valley

of the Agua Mansa Warehouse and Distribution Center Overlay including a Development Agreement that would offer community benefits.

Currently, the Agua Mansa Warehouse and Distribution Center Overlay is only established on the Agua Mansa Commerce Park Specific Plan project site. It was approved for 4.4 million square-feet of industrial park to accommodate warehouse and distribution uses among other industrial uses. Agua Mansa Commerce Park Specific Plan project is located across the street from this project site bounded by Rubidoux Blvd., El Rivino Rd., and Hall Ave.

This proposed project is smaller in scale at approximately 7% of the building area (combined 335,000 square-feet) of the Agua Mansa Commerce Park project.

2. **Truck Routes.** The project proposes to utilize Agua Mansa Road to Rubidoux Boulevard to connect to the SR-60 and Agua Mansa Road to Riverside Avenue to connect to the I-10 freeway, see Exhibit D. To ensure departing truck traffic from traveling on El Rivino Road from Hall Avenue, it is recommended that a condition of approval be added which would prohibit trucks from turning right onto Hall Avenue.

The Project is forecast to generate vehicular and truck traffic from construction and operational activities. The Project is forecast to generate 1,670 daily passenger car equivalent (PCE) trips when operational. According to the Traffic Impact Analysis prepared for this project, actual truck trips (2-, 3-, and 4+ axle trucks) are as follows: Building A at 117 and Building B at 164, for a daily total of 281 truck trips.

ENVIRONMENTAL JUSTICE INFORMATIONAL SESSION

The City invited residents that live in the community and also invited the Center for Community Action and Environmental Justice (CCA EJ) to an Information session held on November 30, 2020. There were several purposes for this meeting:

- To explain the application process of the project and how citizens can participate in the whole process;
- To introduce the project and explain potential impacts; and
- To explain the California Environmental Quality Act process.

While staff was present to answer any questions, no one from the community attended the session, nor were there calls or correspondence received.

Notification Process. The City mailed a 20-day notice of the information session to (1) property owners within 1,000 feet of the boundaries of the project site, (2) residents in the Bell Town neighborhood, and (3) CCA EJ. The notice and maps of the notified areas are provided as an attachment to this report.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City has prepared a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA). The public review period started on November 6, 2020 and ended on December 21, 2020. To date, three (3) comments were received from the following agencies: California Air Resources Board (CARB), Riverside County Flood Control and Water Conservation District, and Southern California Gas Company. Currently, responses are being prepared to address those comments and actively working on preparing the Final EIR.

City of Jurupa Valley

DISCUSSION TOPICS FOR PLANNING COMMISSION

Feedback from Individual Planning Commissioners:

1. Proposed amendment to the Agua Mansa Warehouse Distribution Overlay that would allow warehouse distribution at project site
2. Proposed Truck Routes to and from the project site
3. Building height variance
4. Site layout and building elevations
5. Other items or information to be addressed at the public hearing

NEXT STEPS

Generally, the next steps consistent of the following (some steps are concurrent):

- Complete review of the project and studies
- Completion of the Final Environmental Impact Report (FEIR)
- Public Review of the FEIR
- Public hearings by the Planning Commission and the City Council. The City Council takes final action on this project and there is no appeal.

Prepared by:



*Rocio Lopez
Senior Planner*

Submitted by:



*Joe Perez
Community Development Director*

Reviewed by:

//s// Serita Young
*Serita Young
Deputy City Attorney*

ATTACHMENTS

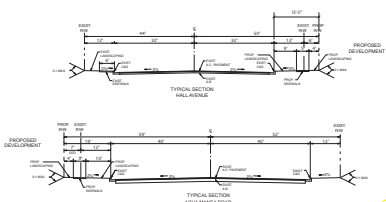
1. Proposed Architectural Plans including a truck route exhibit

City of Jurupa Valley

2. M-M (Manufacturing-Medium) code section
3. Mira Loma and Agua Mansa Warehouse and Distribution Center Overlays
4. Adopted Agua Mansa Warehouse and Distribution Center Overlay general plan policies
5. Notified Neighborhoods for Environmental Justice Information Session.
6. Environmental Justice Radius Map

ATTACHMENT 1

Proposed Architectural Plans



- [illegible]

GROSS SITE AREA:	389,944 SF / 8.94 AC
NET SITE AREA:	384,433 SF / 8.82 AC
BUILDING AREA:	
MEZZANINE AREA:	3,200 SF
WAREHOUSE AREA:	137,196 SF
TOTAL AREA:	140,396 SF
LOT COVERAGE:	36.40 %
REQUIRED PARKING:	
3,600 SF OFFICE AREA (1/250 SF)	12 STALLS
WAREHOUSE AREA (1/300 SF)	67 STALLS
TOTAL REQUIRED PARKING:	81 STALLS
PROVIDED PARKING:	
ACCESSIBLE STALLS	4 STALLS
STANDARD STALLS	83 STALLS
TOTAL STALLS PROVIDED:	87 STALLS
LANDSCAPE PROVIDED:	94,460 SF / 2.157 AC
TRAILER PARKING:	43 POSITIONS
DOCK DOORS:	10 DOORWAYS

GROSS SITE AREA:	631,375 SF / 14.49 AC
NET SITE AREA:	621,531 SF / 14.26 AC
BUILDING AREA:	MEASURING AREA
WARMHOUSE AREA:	6,000 SF
VEHICLE AREA:	188,804 SF
TOTAL AREA:	194,804 SF
LOT COVERAGE:	31.34 %
REQUIRED PARKING:	
6,000 SF OFFICE AREA (1/250 SF)	24 STALLS
WARMHOUSE AREA (1/2000 SF)	94 STALLS
TOTAL REQUIRED PARKING:	118 STALLS
PROVIDED PARKING:	
ACCESSIBLE STALLS	5 STALLS
STANDARD STALLS	12 STALLS
TOTAL STALLS PROVIDED	17 STALLS
LANDSCAPE PROVIDED	54,904 SF / 1.26 AC
TRUCK PARKING:	31 POSITIONS
DOCK DOORS:	21 DOCK DOORS

ASSESSOR PARCEL NUMBER: 175-210-034-7
175-210-059-0
175-210-032-5

OWNER / OWNER REP:
CARSON VA INDUSTRIAL, S LLP
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PHONE: 949-725-8212
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CONTACT: BOB ALLEN@CARSON

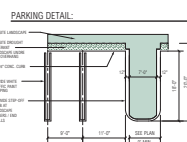
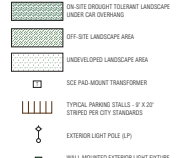
CIVIL ENGINEER:
PLOTNER AND ASSOCIATES
1825 S. WASHINGTON AVE., SUITE 100
FRENCH CREEK, CA 94530
PHONE: 916-485-4087
E-MAIL: jplotner@plotna.com
CONTACT: JASON KEMURA

ENVIRON: LANDSCAPE ARCHITECTURE, INC.
1745 N. BRIDGEPORT AVENUE
CLAREMOUNT, CA 91711
PHONE: 909-625-4603
E-MAIL: brett@enviroinc.com
CONTACT: BRETT FRENCH

SITE LEGEND:

----- NEW 8" BLACK TUBE STEEL FENCE

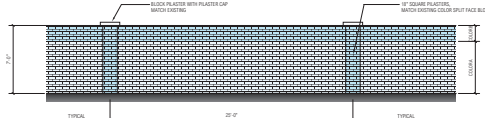
 ON-SITE LANDSCAPE AREA





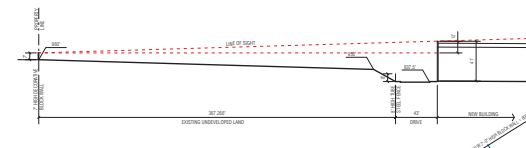
SITE SECTION A-A @ HALL AVENUE

SCALE: 1/4" = 1'-0"



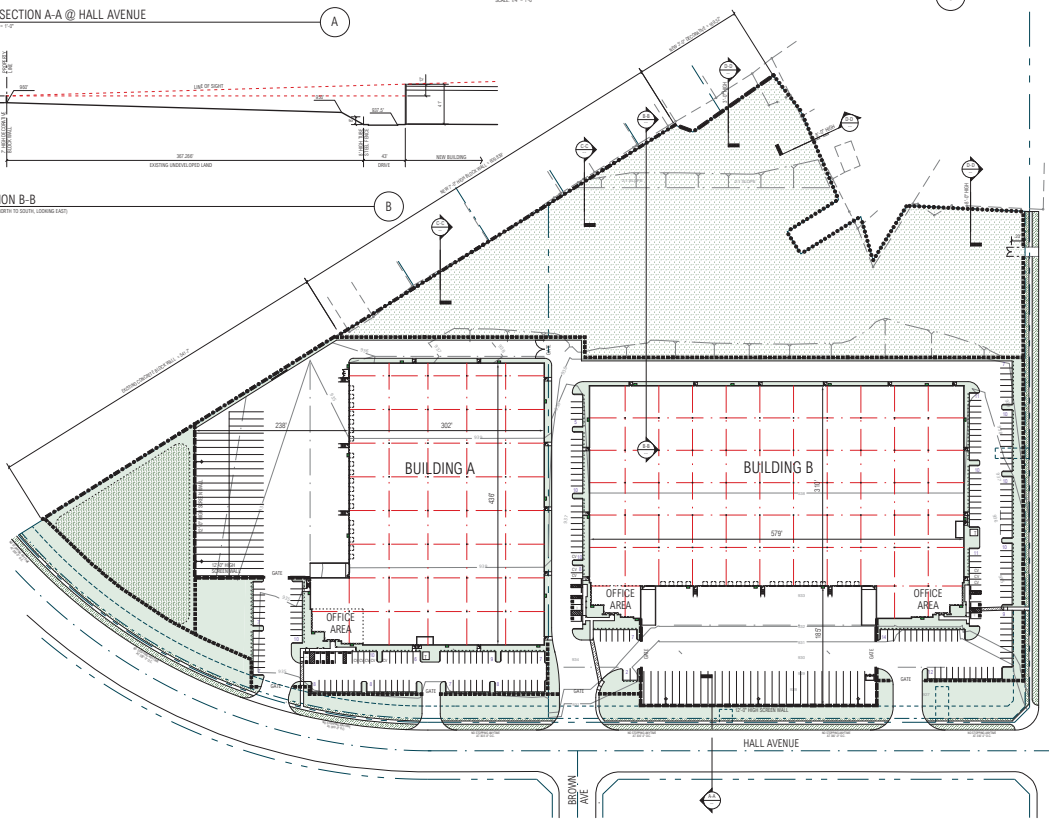
TYPICAL BLOCK WALL FENCE W/ PILASTER ELEVATION

SCALE: 1/4" = 1'-0"



SECTION B-B

SHOWN FROM NORTH TO SOUTH (SEEING EAST)

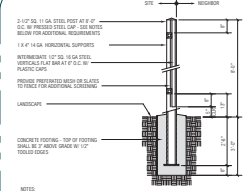


FENCE PLAN

SCALE: 1/4" = 1'-0"

SCREENING LEGEND

- 7' OF NEW DECORATIVE FENCE
- 7' OF BLACK PAINTED TUBULAR STEEL FENCE
- 7' OF PAINTED CONCRETE BLOCK WALL
- 7' OF PAINTED CONCRETE BLOCK WALL
- 7' OF CONCRETE BLOCK WALL TO MATCH EXISTING



STEEL FENCE DETAIL - SECTION D-D

SCALE: 1/2" = 1'-0"



STEEL FENCE ELEVATION - SECTION D-D

SCALE: 1/2" = 1'-0"

SITE LEGEND:

- NEW 8" BLACK TUBE STEEL FENCE
- ON-SITE LANDSCAPE AREA
- OFF-SITE LANDSCAPE AREA
- UNDEVELOPED LANDSCAPE AREA
- SIZE PAD MOUNT TRANSFORMER
- TYPICAL PARKING STALLS - 8' X 20'
- EXTENSION LIGHT POLE (E.L.P.)
- WALL MOUNTED EXTERIOR LIGHT FIXTURE

RG

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PROFESSIONAL SEAL

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DEVELOPMENT
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JURUPA VALLEY, CA

CARSON
COMPANIES
THE CARSON COMPANIES
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NEWPORT BEACH, CA 92660
949 725 4500
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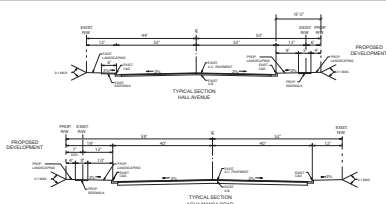
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11/10/08

11/10/08

A map of the study area in the city of Valencia, Spain. The map shows a network of roads and urban areas. A blue line representing the River Turia runs diagonally across the map. A specific location is marked with a black dot and labeled 'SITE'. The map also shows green areas representing parks or green spaces.

[illegible]

GROSS SITE AREA:	389,944 SF / 8.94 AC
NET SITE AREA:	384,435 SF / 8.82 AC
BUILDING AREA:	
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WAREHOUSE AREA:	137,196 SF
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ACCESSIBLE STALLS	5 STALLS
STANDARD STALLS	142 STALLS
TOTAL STALLS PROVIDED	147 STALLS
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PHONE: 949-541-0520
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CONTACT: MARI GILL

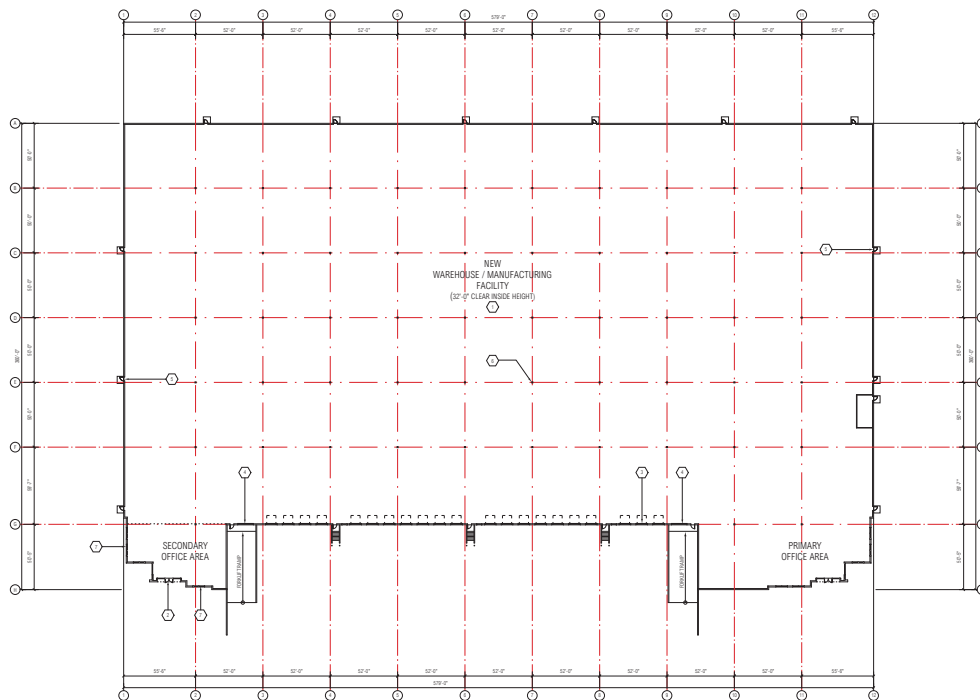
LANDSCAPE ARCHITECT:
DIVISIONS LANDSCAPE ARCHITECTURE, INC.
1745 N. BRIDGEPORT AVENUE
CLAREMOUNT, CA 91711
PHONE: 909-426-4063
E-MAIL: info@divisions.com
CONTACT: JIMMY

NEW 1/2" BLACK TUBE STEEL FENCE
 ON-SITE LANDSCAPE AREA
 ON-SITE DROUGHT TOLERANT LANDSCAPE UNDER CAR OVERHANGS
 OFF-SITE LANDSCAPE AREA
 UNDEVELOPED LANDSCAPE AREA
 SCE PAD-MOUNT TRANSFORMER
 TYPICAL PAVING STALLS - 8' X 20' STRIPED PER CITY STANDARDS
 EXTERIOR LIGHT POLE (L/P)

12340 AGUA MANSA BLVD
JURUPA VALLEY, CA



A-A2-1P



BUILDING B - FLOOR PLAN
SCALE: 1" = 30'-0"

- KEYNOTES**
1. PAINTED CONCRETE FLO-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
 2. PRIMARY ENTRANCE.
 3. PAINTED 8' X 10' DOCK HIGH METAL TRUCK DOORS.
 4. PAINTED 8' X 7' DOCK LEVEL METAL TRUCK DOORS.
 5. PAINTED 8' X 7' METAL ACCESS BAY DOORS.
 6. STRUCTURAL BUILDING COLUMNS.
 7. STANDING SEAM GALVALUME 102" IN CLEAR ANCHORED ALUMINUM 2" X 4 1/2" W/ 10' ON 10' GLAZING SYSTEM.

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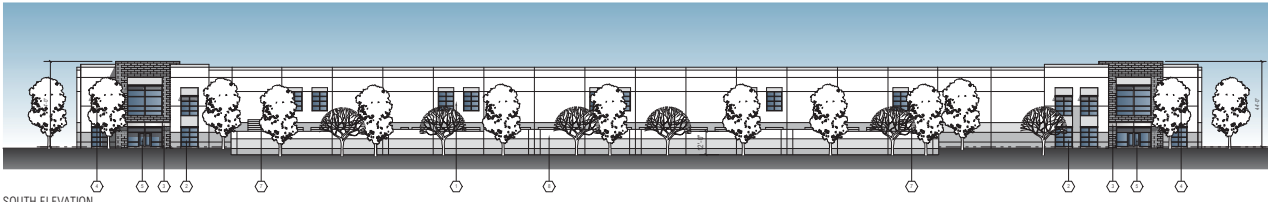
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JURUPA VALLEY, CA

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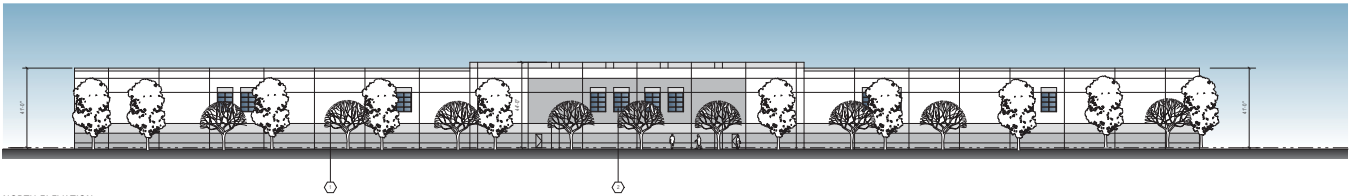
BUILDING B - FLOOR PLAN



SOUTH ELEVATION
SCALE: 1" = 30'



EAST ELEVATION
SCALE: 1" = 30'



NORTH ELEVATION
SCALE: 1" = 30'

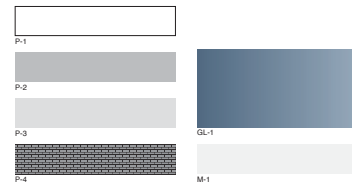


WEST ELEVATION
SCALE: 1" = 30'

EXTERIOR ELEVATIONS

KEYNOTES: ○

1. PAINTED CONCRETE TILT UP PANELS BY ACCORD TO MATERIALS AS SHOWN.
2. REFLECTIVE BLUE GLAZES IN CLEAR ANODIZED ALUMINUM BUILDING SYSTEM.
3. ALUMINUM FINISHING CHANNEL CLASS SYSTEM.
4. METAL SHADING DEVICE OVER UPPER LEVEL WINDOWS.
5. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
6. FINISHES OF 1/2" OF DOOR FRAME VERTICAL LIFT METAL TRACK DOOR ASSEMBLY WITH DOOR SHAPING, SEE DOOR SCHEDULE.
7. FINISHES OF 1/2" OF GROUND LEVEL VERTICAL LIFT METAL TRACK DOOR ASSEMBLY - SEE DOOR SCHEDULE.
8. CONCRETE TILT UP SCREEN WALL FINISH AND DETAILS AS SHOWN TO MATCH BUILDING.



FINISH SCHEDULE		
NO.	FINISH	DESCRIPTION
P-1	PAINTED CONCRETE	CONCRETE TILT UP PANELS BY ACCORD TO MATERIALS AS SHOWN
P-2	REFLECTIVE BLUE GLAZES	IN CLEAR ANODIZED ALUMINUM BUILDING SYSTEM
P-3	ALUMINUM FINISHING CHANNEL	CLASS SYSTEM
P-4	METAL SHADING DEVICE	OVER UPPER LEVEL WINDOWS
GL-1	RECESSED ENTRY	WITH PRIMARY GLASS ENTRANCE DOORS
M-1	FINISHES OF 1/2" OF DOOR FRAME	VERTICAL LIFT METAL TRACK DOOR ASSEMBLY WITH DOOR SHAPING, SEE DOOR SCHEDULE
M-2	FINISHES OF 1/2" OF GROUND LEVEL	VERTICAL LIFT METAL TRACK DOOR ASSEMBLY - SEE DOOR SCHEDULE

FINISH SCHEDULE

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P-1	PAINTED CONCRETE	CONCRETE TILT UP PANELS BY ACCORD TO MATERIALS AS SHOWN
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P-3	ALUMINUM FINISHING CHANNEL	CLASS SYSTEM
P-4	METAL SHADING DEVICE	OVER UPPER LEVEL WINDOWS
GL-1	RECESSED ENTRY	WITH PRIMARY GLASS ENTRANCE DOORS
M-1	FINISHES OF 1/2" OF DOOR FRAME	VERTICAL LIFT METAL TRACK DOOR ASSEMBLY WITH DOOR SHAPING, SEE DOOR SCHEDULE
M-2	FINISHES OF 1/2" OF GROUND LEVEL	VERTICAL LIFT METAL TRACK DOOR ASSEMBLY - SEE DOOR SCHEDULE

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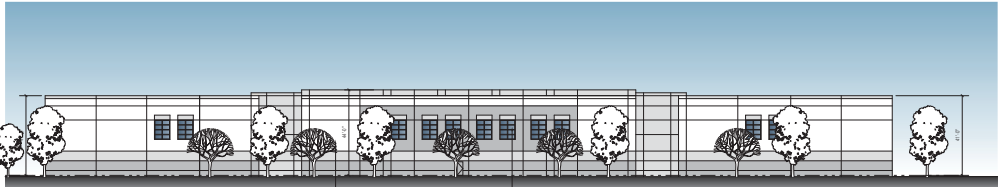
JURUPA VALLEY, CA

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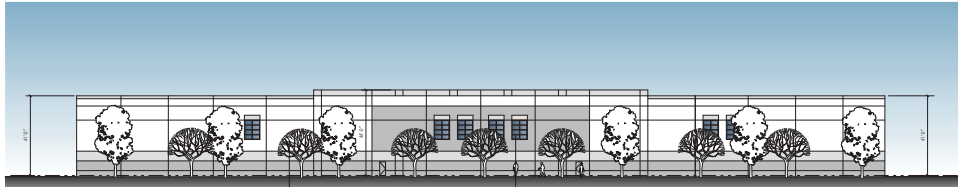
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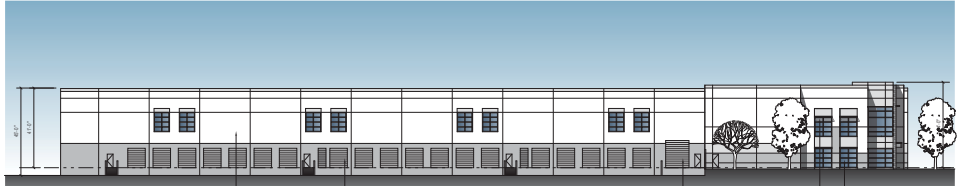
SOUTH ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 20'-0"



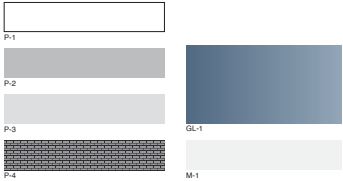
NORTH ELEVATION
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WEST ELEVATION
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EXTERIOR ELEVATIONS

- KEYNOTES:**
- 1. PAINTED CONCRETE, TILT-UP PANELS, OR ACCENT MATERIALS AS SHOWN.
 - 2. SELECTIVE BLUE GLAZED W/ CLEAR ANODIZED ALUMINUM WALL/DOOR SYSTEM.
 - 3. ALUMINUM FINISHED CANOPY OVER ENTRY.
 - 4. METAL SANDING SERVICE OVER UPPER LEVEL WINDOWS.
 - 5. RECESSED ENTRY WITH PRIMARY GLAZED ENTRANCE DOORS.
 - 6. PAINTED 1/2" X 1/2" GRID OVER VERTICAL LIFT METAL TRACK DOOR ASSEMBLY WITH DOOR BLINDS, SEE DOOR SCHEDULE.
 - 7. PAINTED 1/2" X 1/2" GRID OVER VERTICAL LIFT METAL TRACK DOOR ASSEMBLY - SEE DOOR SCHEDULE.
 - 8. CONCRETE TILT-UP SCREEN WALL, FINISH AND MATERIALS AS SHOWN TO MATCH BUILDING.



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P-4	METAL SANDING SERVICE OVER UPPER LEVEL WINDOWS
GL-1	RECESSED ENTRY WITH PRIMARY GLAZED ENTRANCE DOORS
M-1	PAINTED 1/2" X 1/2" GRID OVER VERTICAL LIFT METAL TRACK DOOR ASSEMBLY WITH DOOR BLINDS, SEE DOOR SCHEDULE

FINISH SCHEDULE

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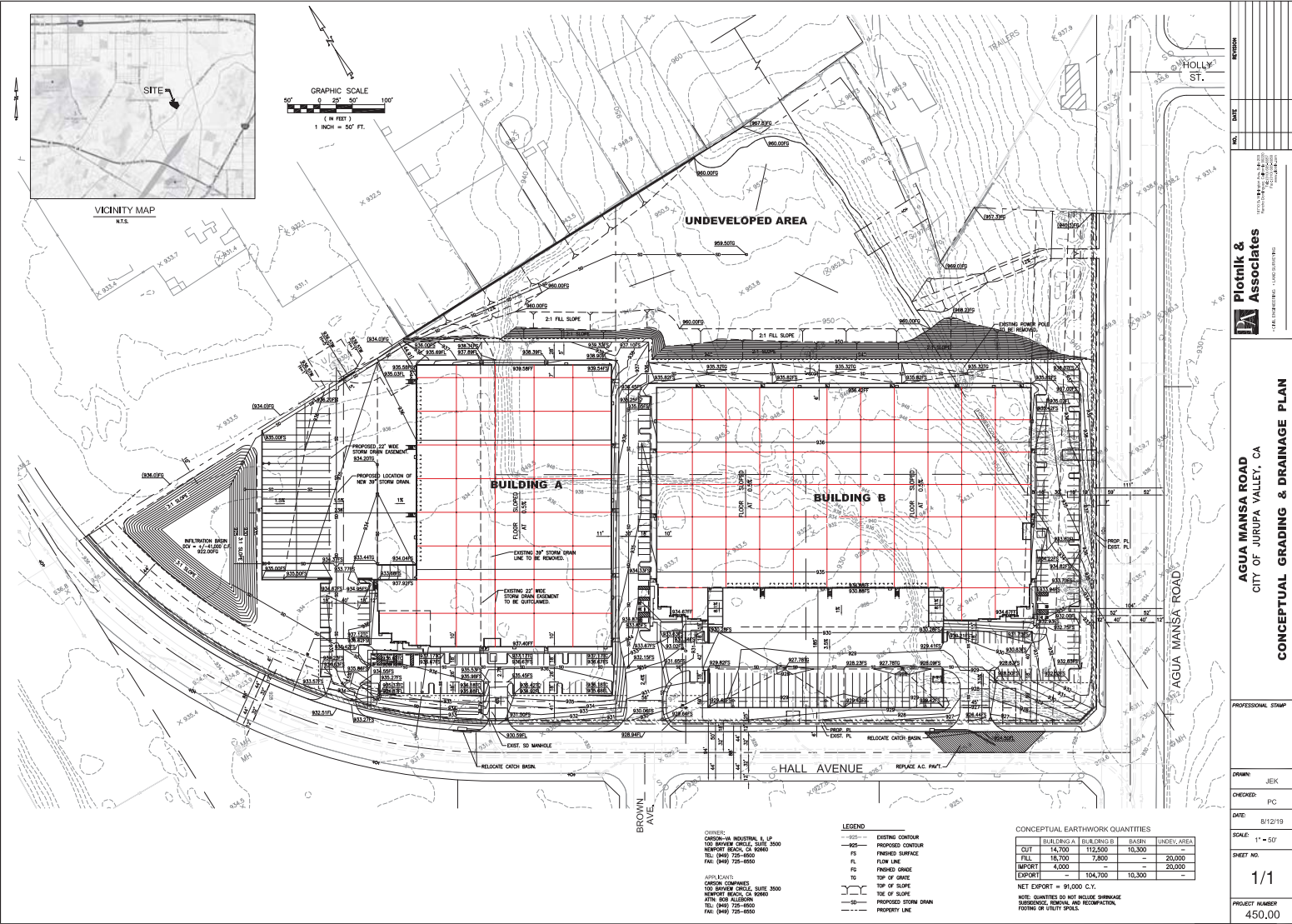
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P-2	SELECTIVE BLUE GLAZED W/ CLEAR ANODIZED ALUMINUM WALL/DOOR SYSTEM
P-3	ALUMINUM FINISHED CANOPY OVER ENTRY
P-4	METAL SANDING SERVICE OVER UPPER LEVEL WINDOWS
GL-1	RECESSED ENTRY WITH PRIMARY GLAZED ENTRANCE DOORS
M-1	PAINTED 1/2" X 1/2" GRID OVER VERTICAL LIFT METAL TRACK DOOR ASSEMBLY WITH DOOR BLINDS, SEE DOOR SCHEDULE

BUILDING A - EXTERIOR ELEVATIONS





Plotnik & Associates
100 SHOWER CIRCLE, SUITE 1000
HERMISTON, OR 97111
TEL: (503) 725-4500
FAX: (503) 725-4501

AGUA MANSA ROAD
CITY OF JURUPA VALLEY, CA

CONCEPTUAL GRADING & DRAINAGE PLAN

PROFESSIONAL STAMP

DRAWN: JEK
CHECKED: PC
DATE: 8/12/19
SCALE: 1" = 50'
SHEET NO.: 1/1
PROJECT NUMBER: 450.00



APPLICANT:
CARSON COMPANIES
100 BAYVIEW CIRCLE, SUITE 3500
NEWPORT BEACH, CA 92660
ATTN: BOB ALLEBORN
TEL: (949) 725-6500
FAX: (949) 725-6550

- ① DOMESTIC WATER LINE. CONNECT TO EXISTING SERVICE AND METER. LATERAL & METER SIZE TO BE VERIFIED.
- ② CONSTRUCT SEWER LATERAL. CONNECT TO EXISTING 4" SEWER LATERAL.*
- ③ PROPOSED STORM DRAIN SYSTEM.
- ④ GAS SERVICE AND METER.
- ⑤ DEMOLISH & CONSTRUCT CATCH BASIN & CONNECTOR PIPE.
- ⑥ EXISTING 30" RCP STORM DRAIN TO BE REMOVED.
- ⑦ PROPOSED 30" STORM DRAIN.

* EXISTING 4" LATERAL MAY HAVE TO BE INCREASED TO 6".

AGUA MANSA ROAD
CITY OF JURUPA VALLEY, CA
CONCEPTUAL UTILITY PLAN

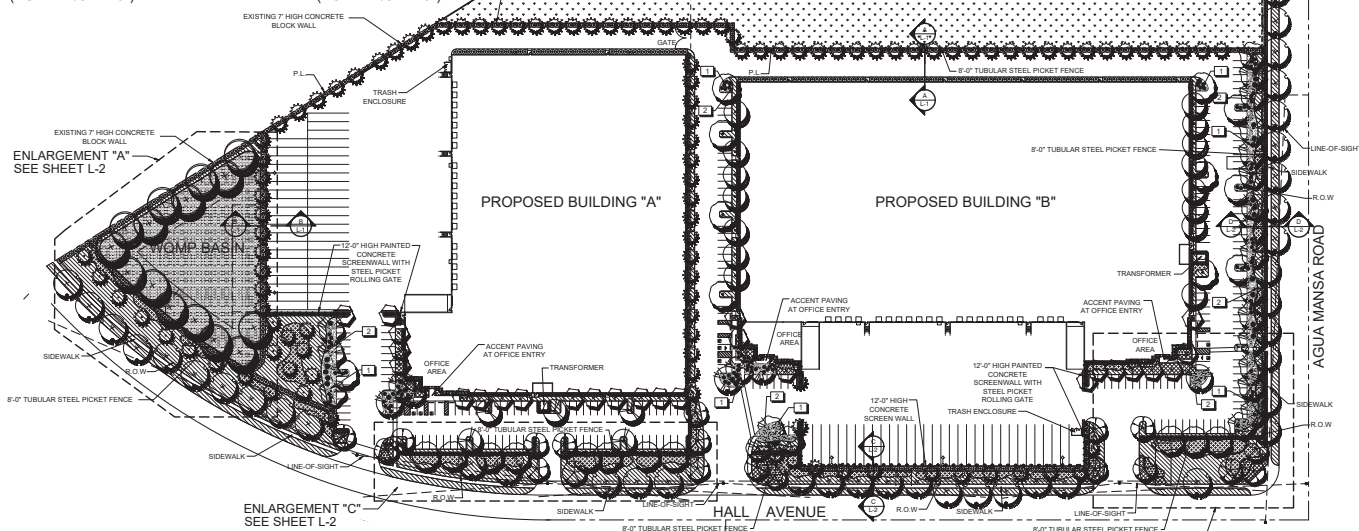
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DATE:	8/12/19
SCALE:	1" = 50'
SHEET NO.	

1/1
PROJECT NUMBER 450.00



SECTION BB
(SCALE 1/8"=1'-0")

SECTION AA
(SCALE 1/8"=1'-0")



ENLARGEMENT
SEE SHEET L-2

ENLARGEMENT
SEE SHEET L-2

TREE LEGEND

IMAGE	SCIENTIFIC / COMMON NAME	COUNT	WEIGHT	QTY
	<i>Polystichum spinulosum</i> / Chinese Fern Tree Standard	20/20	Med	20
	<i>Pachira aquatica</i> / Desert Museum Palo Verde - Standard	20/20	Low	21
	<i>Pachira aquatica</i> / 'Desert Museum' / Desert Museum Palo Verde - Standard	20/20	Low	7
	<i>Pinus attenuata</i> / Altman Pine	15/15	Low	112
	<i>Platanus racemosa</i> / California Sycamore	15/15	Med	15
	<i>Platanus x acerifolia</i> / 'Bloodgood' Tree	20/20	Med	44
	<i>Podocarpus gracilis</i> / Fan Pine	20/20	Med	15
	<i>Proponc. citreus</i> / Chinese Moneytree	20/20	Low	5
	<i>Rhus laevis</i> / African Sural	20/20	Med	22
	<i>Solanum cordeata</i> / Boliviana Bio	20/20	Low	27

CONCEPT PLANT SCHEDULE

[illegible]

NON IRRIGATED HYDROSEED MIX
Hydroseal® Slurry Component for slopes from 3:1 to 2:1
Product - Application Rate
Convet 1,000 Wood Fiber Mulch - 2,000 lbs / acre
Ecology Controls M-Binder / Tack - 200 lbs / acre
Based Mix 7-2-3 Organic Fertilizer - 800 lbs / acre
AM 120 Mycorrhizal inoculum - 60 lbs / acre. Seeds (as
lost seed)
Cucurbita bromea / 20 Lbs / Acre
Echinacea caespitosa / 1 Lbs/Acre
Pennisetum purpureum (Small Penn) / 5 Lbs/Acre

GROUND COVER PALETTE - LOW WATER USE - 1 GAL
Acacia dealbens 'Desert Carpet' / TM / Bank Catclaw Spine
Baccharis pilularis 'Pigeon Point' / Coyote Brush - Syrac
Lantana montevidensis 'New Gold' / Trailing Lantana Spine
Myoporum parviflorum 'Putah Creek' / Putah Creek Myop
Rosmarinus officinalis 'Huntington Carpet' / Huntington C

GROUND COVER PALETTE - MEDIUM WATER USE - 10"
Heimericella x 'Daisy' / Yellow Daylily Space 2" o.c.
Rosa x 'Flower Carpet Pink' / Rose Space 3" o.c.
Rosa x 'Flower Carpet Red' / Rose Space 3" o.c.
Trachelospermum jasminoides / Star Jasmine Space 18"

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	3" THICK X 3/4" DECORATIVE GRAVEL - MOJAVE GOLD UNDERBARRIER

2 6"X6" CONCRETE MOW CURB TO SEPARATE SHRUBS AND
DECORATIVE GRAVEL

3 3" THICK X 3/4" NATURAL COLORED GRAVEL

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	3" THICK X 3/4" DECORATIVE GRAVEL - MOJAVE GOLD OVER WEED BARRIER
	6"X6" CONCRETE MOW CURB TO SEPARATE SHRUB AREAS FROM DECORATIVE GRAVEL
	3" THICK X 3/4" NATURAL COLORED GRAVEL

NOTES

1. ALL TREES WITHIN 5' OF LANDSCAPE SHALL BE IN A SHORNTOWN LINEAR (WRAP AROUND NOT ALLOWED).
ROOT BARRIER: 3" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN
BOTH DIRECTIONS FOR A TOTAL OF 10'.
2. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY.
CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR
DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.
- SHREDDED MULCH NOTE**
- ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM
EARTHWORKS (261)782-0260

LANDSCAPE AREA (TO MEET M-SC ZONE REQUIREMENTS)
 REQUIRED LANDSCAPE AREA TO MEET M-SC ZONE = 10%
 LANDSCAPE AREA PROVIDED = 64,994 S.F. = 10.45%



Day	Number of people
Monday	25
Tuesday	50
Wednesday	75
Thursday	100
Friday	125

1" = 50'



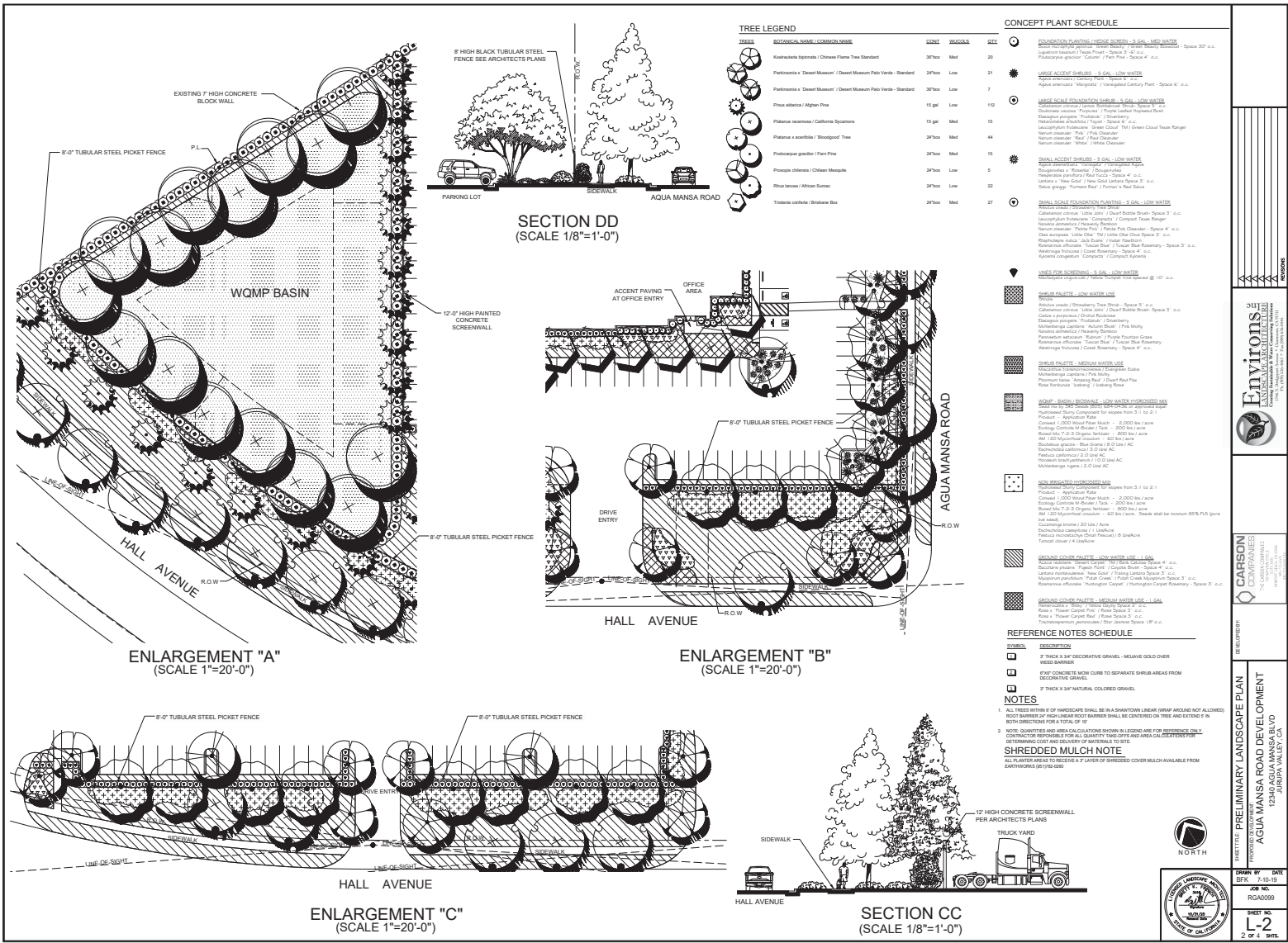
Enviro
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
11 N. Bridgeport Avenue • Claremont, CA 91711

CARSON
COMPANIES

THE CARSON COMPANIES
100 MAPLE AVENUE
SUITE 2000
NEWPORT BEACH, CA 92660
(949) 776-0000

12340 AGUA MANSA BLVD
JURIPA VALLEY, CA

DRAWN BY BFK	DATE 7-10-19
JOB NO. RGA0099	
SHEET NO. L-1	



Truck Route

Truck Route 1

- Exit SR-60 onto Rubidoux Blvd.
- Right onto Market St. and Immediate Left onto Agua Mansa Rd.
- Left onto Brown Ave. to access the Project Site on Hall Ave.

Truck Route 2

- Exit I-10 onto Riverside Ave.
- Right onto Agua Mansa Rd.
- Able to turn right onto Hall Ave from I-10, but need to use Brown Ave heading back from I-10





ATTACHMENT 2

M-M (Manufacturing-Medium) code section

CHAPTER 9.150. - M-M ZONE (MANUFACTURING-MEDIUM)

Sec. 9.150.010. - Intent.

It is the intent of the City Council in amending this chapter to:

- (1) Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the city's economic base;
- (2) Provide the necessary improvements to support industrial growth;
- (3) Ensure the new industry is compatible with uses on adjacent lands; and
- (4) Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The provisions of this chapter apply to the M-M Zone.

Sec. 9.150.020. - Uses permitted.

The following uses shall be permitted:

- (1) Agricultural uses of the soils for crops including the grazing of not more than two (2) mature farm animals per acre and their immature offspring.
- (2) The following uses are permitted provided a site development permit is approved pursuant to the provisions of Section 9.240.330.
 - (a) The following industrial and manufacturing areas:
 - (i) Food products:
 - a. Meat and poultry products, including meat packing but not including slaughtering.
 - b. Dairy products, not including dairies.
 - c. Canning and preserving fruits and vegetables.
 - d. Grain and bakery products.
 - e. Sugar and confectionery products.
 - f. Beverages.
 - g. Ice.
 - h. Wineries, distilleries and breweries.
 - (ii) Textile products:
 - a. Cotton, wool, and synthetic weaving and finishing mills.
 - b. Wearing apparel and accessory products.
 - c. Knitting mills.
 - d. Floor covering mills.

- e. Yarn and thread mills.
- (iii) Lumber and wood products:
 - a. Saw and planing mills.
 - b. Manufacture of containers and crates.
 - c. Fabricated wood buildings and structures.
 - d. Manufacture of furniture and fixtures including cabinets, partitions and similar items.
 - e. Paper shredding.
- (iv) Paper products:
 - a. Paper and paperboard mills.
 - b. Manufacture of containers and boxes.
 - c. Paper shredding.
 - d. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
 - e. Binding of books and other publications.
- (v) Chemicals and related products:
 - a. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - b. Manufacture of drugs and pharmaceuticals.
 - c. Soaps, cleaners, and toiletries.
 - d. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
- (vi) Rubber, plastic and synthetic products:
 - a. Manufacture of tires and tubes.
 - b. Fabrication of rubber, plastic, and synthetic products.
- (vii) Leather products:
 - a. Tanning and finishing of leather.
 - b. Manufacture of handbags, luggage, footwear, and other personal leather goods.
- (viii) Stone, clay, glass, and concrete products:
 - a. Stone cutting and related activities.
 - b. Pottery and similar items.
 - c. Glass blowing, pressing and cutting.
 - d. Glassware products.
 - e. Manufacture of concrete, gypsum, plaster and mineral products.
- (ix) Metal products, fabricated:

- a. Manufacture of cans and containers.
- b. Cutlery, tableware, hand tools, and hardware.
- c. Plumbing and heating items.
- d. Wrought iron fabrication.
- e. Manufacture and assembly of fencing.
- f. Machine, welding, and blacksmith shops.
- g. Metal stamps and forged metal products.
- h. Manufacture of ordnance and firearms, not including explosives.
- i. Jewelry.

(x) Machinery:

- a. Engines, turbines, and parts.
- b. Farm, garden, construction, and industrial machinery.
- c. Office and computing machines.
- d. Refrigeration and heating equipment.
- e. Equipment sales, rental, and storage.

(xi) Electrical equipment:

- a. Electrical and electronic apparatus and components.
- b. Appliances.
- c. Lighting and wiring.
- d. Radio, television, and communications equipment.
- e. Musical and recording equipment.

(xii) Transportation and related industries: Motorcycles, bicycles, and parts manufacture.

(xiii) Engineering and scientific instruments:

- a. Measuring device, watches, clocks, and related items.
- b. Optical goods.
- c. Medical instruments, supplies, and equipment and photography equipment.

(xiv) Industrial uses:

- a. Laboratories and research centers.
- b. Cotton ginning.
- c. Public utility substations and storage yards.
- d. Heliports.
- e. Animal training.
- f. Communications and microwave installations.

g. Breweries, distilleries, and wineries.

h. Mini warehouses.

(b) The following service and commercial uses:

(i) Banks and financial institutions.

(ii) Blueprint and duplicating services.

(iii) Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.

(iv) Laboratories, film, medical, research, or testing.

(v) Office equipment sales and service.

(vi) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.

(vii) Parking lots and parking structures.

(viii) Restaurants and other eating establishments.

(ix) Vehicle and motorcycle repair shops.

(x) Barber and beauty shops.

(xi) Body and fender shops, and spray painting.

(xii) Building materials sales yard.

(xiii) Day care centers.

(xiv) Health and exercise centers.

(xv) Hardware and home improvement centers.

(xvi) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for: construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of ninety (90) days in any calendar year; caretaker's quarters and office, in lieu of any other one (1) family dwelling, located on the same parcel as a permitted industrial use.

(xvii) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.

(xviii) Nurseries and garden supply.

(xix) Car and truck washes.

(xx) Feed and grain sales.

(xxi) Signs, on-site advertising.

(xxii) Churches, temples and other places of religious worship.

(3) The following uses are permitted, provided a conditional use permit has been granted

pursuant to Section 9.240.280:

- (a) Abattoirs.
- (b) Cemeteries, crematories and mausoleums.
- (c) Cotton ginning.
- (d) Acid and abrasives manufacturing.
- (e) Fertilizer production, and processing organic or inorganic.
- (f) Paints and varnishes manufacturing and incidental storage.
- (g) Drive-in theaters.
- (h) Airports.
 - (i) Sand blasting.
 - (j) Gas, steam, and oil drilling operations.
 - (k) Swap meets.
 - (l) Smelting metal and foundries.
- (m) Lumber yards.
- (n) Fabrication of manufactured housing and mobilehomes.
- (o) Fabrication of metal buildings.
- (p) Vehicles, aircraft, boats and parts manufacture.
- (q) Railroad equipment.
- (r) Travel trailers and recreational vehicles manufacture.
- (s) Draying, freighting and trucking operations.
- (t) Railroad yards and stations.
- (u) Vehicle storage and impoundment.
- (v) Trailer and boat storage.
- (w) Building movers storage yard.
- (x) Mini storage facilities for the general public.
- (y) Warehousing and distribution.
- (z) Cold storage plant.
- (aa) Contractor storage yards.
- (bb) Truck and trailer sales and rental.
- (cc) Mobilehome sales lots.
- (dd) Recycling collection facilities.
- (ee) Auto wrecking and junk yards.
- (ff) Paper storage and recycling, not within a building.

- (gg) Concrete batch plants and asphalt plants.
 - (hh) Recycling processing facilities.
 - (ii) Recycling of wood, metal and construction wastes.
 - (jj) Disposal service operations.
 - (kk) Sewerage treatment plants.
 - (ll) Dump sites.
 - (mm) Natural gas, above-ground storage.
 - (nn) Petroleum and bulk fuel storage, above-ground, pursuant to Chapter 5.65.
 - (oo) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) provided a valid surface mining permit has been granted pursuant to Chapter 5.65.
- (4) A conditional use permit required for the uses listed in subsection (3)(m)—(oo) of this section shall not be granted unless the applicant demonstrates that the proposed uses meets the general welfare standard articulated in Section 9.240.280(4) and meets all of the following additional findings:
- (a) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
 - (b) The proposed use will not impact traffic on local or collector streets.
 - (c) The proposed use is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities.
 - (d) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
- (5) Development agreement. Notwithstanding any other provision, the requirements of a conditional use permit in subsection (3)(m)—(oo) of this section shall not apply to any property for which a development agreement has been adopted by the City Council.
- (6) Prospective application. No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, including properties which have received discretionary or ministerial approvals issued by the County or City of Jurupa Valley are still in effect, as of the effective date of Ordinance No. 2012-10.
- (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- (8) Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (1), (2) and (3) of this section do not include sex-oriented businesses.
- (9) Any use that is not specifically listed in subsections (1) and (2) of this section may be

considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

- (10) Warehousing and shipping uses are prohibited as primary uses where they conflict with the Mira Loma Warehouse policy identified as Planning Department Policy Directive 12-01.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § 1(C), 11-1-2012; Ord. No. 2017-09, § 7C., 9-21-2017)

Sec. 9.150.030. - Planned industrial developments.

Planned industrial developments are permitted provided a land division has been approved pursuant to Title 7.

Sec. 9.150.040. - Development standards.

The following development standards shall apply in the M-M Zone.

- (1) *Lot size*. The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.
- (2) *Setbacks*.
 - (a) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five (25) feet from the property line.
 - (b) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those specified in subsection (2)(a) of this section, there is no minimum setback.
 - (c) With the exception of those portions of the setback area for which landscaping is required by subsection (5) of this section, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with zoning classification, other than those zones specified in subsection (2)(a) of this section, may also be used for loading docks.
- (3) *Height requirements*. The height of structures, including buildings, shall be as follows:
 - (a) Structures shall not exceed forty (40) feet at the yard setback line.
 - (b) Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.
 - (c) Structures other than buildings shall not exceed fifty (50) feet unless a height up to 105 feet is approved pursuant to Section 9.240.370.
 - (d) Broadcasting antennas shall not exceed fifty (50) feet unless a greater height is approved

pursuant to Section 9.240.370.

- (4) *Masonry wall.* Prior to occupancy of any industrial use permitted in this chapter, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the Hearing Officer or body.
- (5) *Landscaping.*
 - (a) A minimum of ten (10) percent of the site proposed for development shall be landscaped and irrigated.
 - (b) A minimum of ten (10) foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way.
 - (c) A minimum twenty (20) foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the Hearing Officer or body. However, in no case shall said landscaping be less than ten (10) feet wide excluding curbing.
- (6) *Parking areas.* Parking areas shall be provided as required by Section 9.240.120.
- (7) *Trash collection areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- (8) *Outside storage and service areas.* Outside storage and service areas may be required to be screened by structures or landscaping.
- (9) *Utilities.* Utilities shall be installed underground except electrical lines rated at thirty-three (33) kV or greater.
- (10) *Mechanical equipment.* Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- (11) *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

Sec. 9.150.050. - Exceptions to development standards.

The development standards contained herein, except lot size, setbacks and height may be waived or modified as part of the site development permit or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will

not be contrary to the public health and safety.

(Ord. No. 2012-02, § 1, 6-7-2012)

Sec. 9.150.060. - Manufacturing site development permit.

Applications for a site development permit shall be made pursuant to the provisions of Section 9.240.330, and in addition to the requirements of that section, the application shall contain:

- (1) A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

(Ord. No. 2012-02, § 1, 6-7-2012)

ATTACHMENT 3

Mira Loma and Agua Mansa Warehouse
and Distribution Center Overlays



Jurupa Valley Planning Department

- Mira Loma Warehouse and Distribution Center Overlay (MLO)
- Agua Mansa Warehouse and Distribution Center Overlay (AMO)
- City of Jurupa Valley
- AMO Expansion

Santa Ana River

ATTACHMENT 4

Adopted Agua Mansa Warehouse and
Distribution Center Overlay General Plan Policies

Agua Mansa Warehouse and Distribution Center Overlay

The Agua Mansa Warehouse and Distribution Center Overlay (AMO) is located in the northeast section of the City and allows for warehousing and distribution, logistics, and other goods storage facility uses provided the proposed use complies with the policies of this overlay. This overlay, in addition to the Mira Loma Warehouse and Distribution Center Overlay, is designed to limit the locations of warehousing, distribution, logistics, and similar uses to certain areas within the City, including the Agua Mansa Warehouse and Distribution Center Overlay area.

The Agua Mansa Warehouse and Distribution Center Overlay may be established on a property or project site in order to allow logistics if the project includes a General Plan Amendment to establish the overlay on the site and is consistent with the policies in **LUE X.XX**.

Policies

LUE X.XX **Permitted Uses.** Permit warehousing and distribution uses, logistics, intermodal transfer facilities, trucking terminals, cross dock facilities, and other goods storage facilities in the Heavy Industrial land use designation only in the Agua Mansa Warehouse and Distribution Center Overlay area, subject to the following:

1. The project applicant enters into a development agreement with the City that provides for community benefits that off-set the loss of potential manufacturing or commercial uses that would otherwise generate higher paying jobs and tax base;
2. The project exemplifies extraordinary design quality consisting of a campus-like setting that enhances and beautifies the streetscape and surrounding areas;
3. The project provides for adequate protection of residential neighborhoods from truck traffic and air pollution;
4. The project is consistent with the goals of the 2017 General Plan; and
5. One of the following zoning classifications applies to the project site:
 - S-P (Specific Plan);
 - M-M (Manufacturing - Medium); or
 - M-H (Manufacturing - Heavy).

This policy shall not apply to firms that only store goods that are manufactured or assembled on-site. In such a case, the use shall be evaluated based on the underlying General Plan land use designation, and any potential impacts on the community from diesel and other hazardous emissions, traffic generation, local existing land use compatibility and other environmental and socioeconomic concerns. Any manufacturing project proposal outside of the aforementioned

area that is in excess of 200,000 square feet in size shall be required to obtain a Conditional Use Permit from the City. No warehouses, distribution centers, intermodal transfer facilities (railroad to truck), trucking terminals, or cross dock facilities shall be allowed outside of the boundaries of this overlay, except as otherwise permitted in the Mira Loma Warehouse and Distribution Center Overlay.

ATTACHMENT 5

Notified Neighborhoods for Environmental
Justice Information Session

City of Jurupa Valley

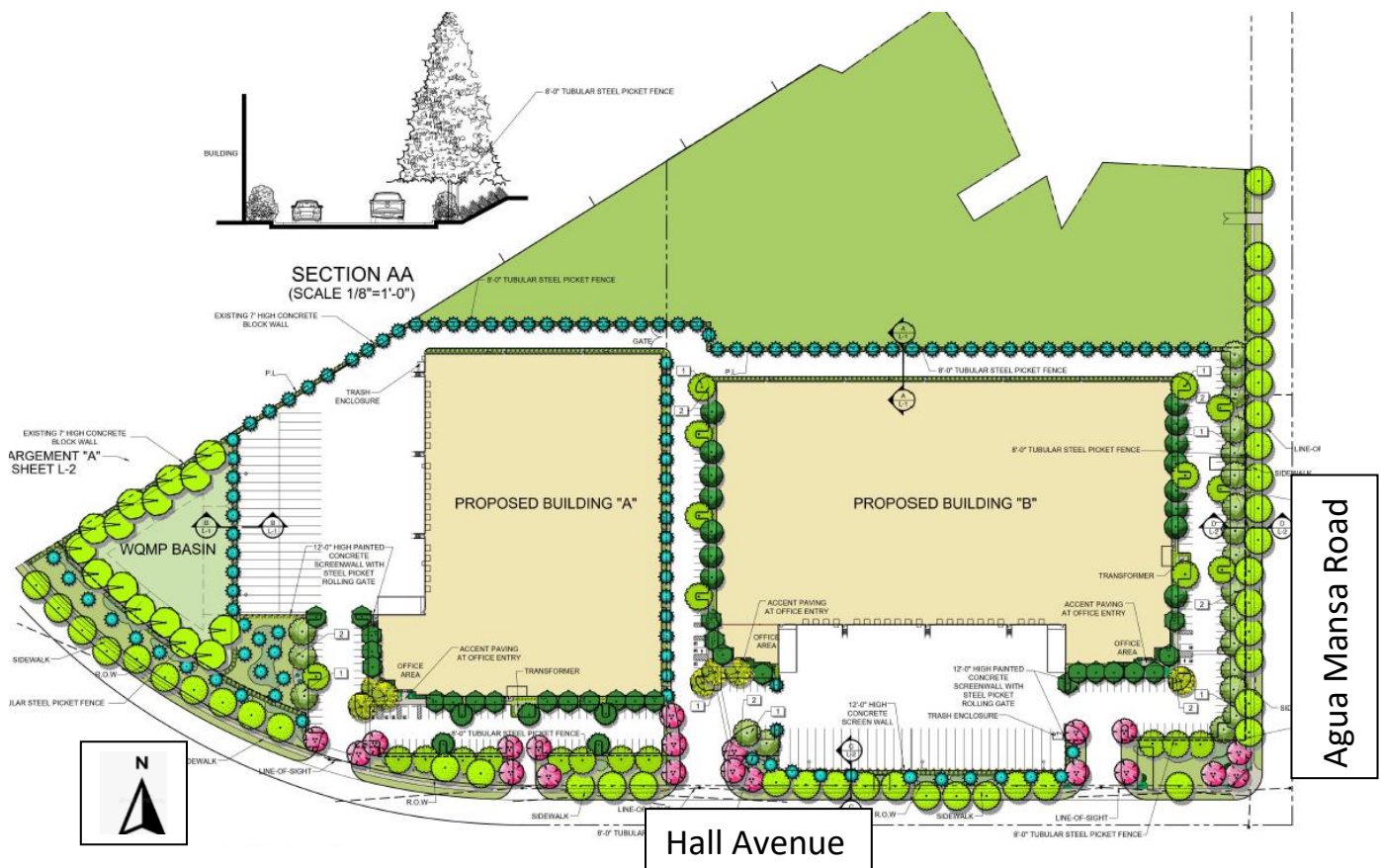
NOTICE OF AN INFORMATION SESSION FOR THE AGUA MANSA ROAD DEVELOPMENT PROJECT

CASE NUMBER: MA18008

INTRODUCTION

The City of Jurupa Valley will consider an application for an industrial project that would be built near your neighborhood. The industrial project is proposed to be located at 12340 Agua Mansa Road, south of El Rivino Road, east of Hall Avenue, and northwest of Agua Mansa Road. There are two buildings proposed on 23.4 acres of vacant land. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet. There is no proposed use for the buildings at this time.

PROJECT LOCATION AND SITE PLAN



The City will hold an **information session with a Spanish translator** to provide information on the project and answer any questions. The information session details are as follows:

City of Jurupa Valley

DATE OF INFORMATION SESSION: November 30, 2020

TIME OF INFORMATION SESSION: 6:30 PM

LOCATION OF INFORMATION SESSION:

2625 Avalon Street, Jurupa Valley, CA 92509

The City welcomes any comment or question for this project. If you have any comments or need assistance, please contact Rocio Lopez (English and Spanish).

City Contact: Rocio Lopez, Senior Planner

Rocio Lopez email: rlopez@jurupavalley.org

City Address: 8930 Limonite Avenue, Jurupa Valley 92509

City Telephone: 951-332-6464 x 212

CITY PROCESS

This project requires a public hearing by the Planning Commission which will be held in the near future. The Planning Commission will make a decision on the application on a future date. A public notice will be mailed to you to inform you of the Planning Commission hearing date and location.

PROJECT INFORMATION	
CASE NUMBER(S)	MA18008 (GPA18001, DA18001, SDP18048 & VAR18008)
APPLICANT	Carson-VA Industries
PROJECT LOCATION(S)	12340 Agua Mansa Road (Northwest corner of Agua Mansa Road & Hall Avenue) / APNS: 175-210-032, 175-210-034 and 175-210-059
PROJECT	Two industrial speculative buildings with a total of 335,002 square-feet.
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	A draft Environmental Impact Report (DEIR) was prepared. The public review period for the DEIR will begin on <u>November 6, 2020 and end on December 21, 2020</u>
ADDRESS WHERE DOCUMENTS MAY BE VIEWED	City Hall at 8930 Limonite Avenue, Jurupa Valley, California 92509
DATE, TIME AND LOCATION OF PUBLIC HEARING	The public hearing will be scheduled in the future. The public hearing will be located at the Jurupa Valley City Hall, City Council Chamber located at 8930 Limonite Avenue, Jurupa Valley, CA 92509

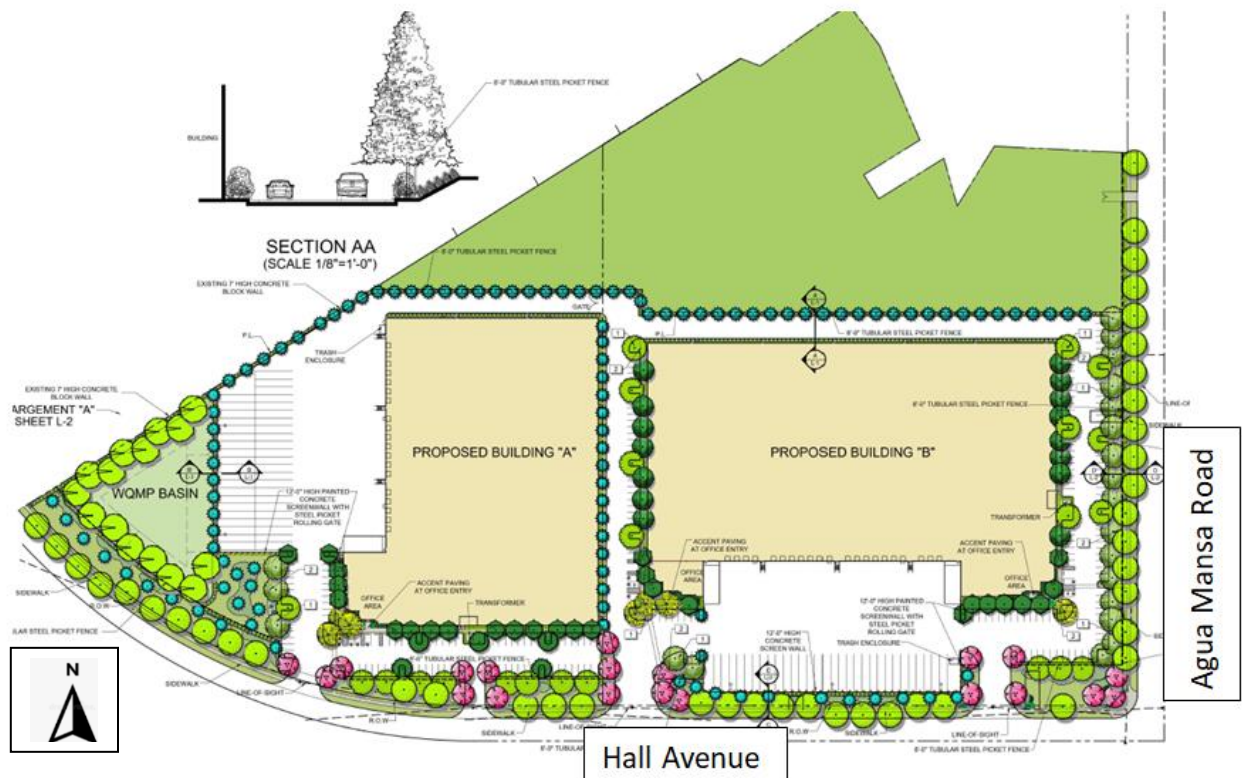
City of Jurupa Valley

AVISO DE SESIÓN INFORMATIVA PARA EL PROYECTO DE DESARROLLO “AGUA MANSA” / NÚMERO DE CASO: MA18008

INTRODUCCIÓN

La ciudad de Jurupa Valley examinará una solicitud para un proyecto industrial que se construirá cerca de su vecindad. El proyecto industrial se propone ser ubicado en 12340 Agua Mansa Road, al sur de El Rivino Road, al este de Hall Avenue y al noroeste de Agua Mansa Road. Hay dos edificios propuestos en 23.4 acres de terreno baldío. El Edificio A consta de 140,198 pies cuadrados y el Edificio B consta de 194,804 pies cuadrados. No hay ningún uso propuesto para los edificios en este momento.

UBICACIÓN DEL PROYECTO Y EL DIAGRAMA DEL PROYECTO



La Ciudad llevará a cabo una sesión informativa con un traductor en español para brindar información sobre el proyecto y responder a cualquier pregunta. Los detalles de la sesión de información son los siguientes:

City of Jurupa Valley

FECHA DE LA SESIÓN INFORMATIVA: 30 de Noviembre del 2020

EL TIEMPO DE LA REUNIÓN: 6:30 de la tarde

UBICACIÓN DE LA SESIÓN INFORMATIVA:

2625 Avalon Street, Jurupa Valley, CA 92509

La Ciudad agradece cualquier comentario o pregunta sobre este proyecto. Si tiene algún comentario o necesita ayuda, comuníquese con Rocío López (inglés y español).

CONTACTO DE LA CIUDAD: Rocío López, Departamento de Planificación

CORREO ELECTRÓNICO: rlopez@jurupavalley.org

DIRECCIÓN DE LA CIUDAD: 8930 Limonite Avenue, Jurupa Valley 92509

TELÉFONO DE LA CIUDAD: 951-332-6464 x 212

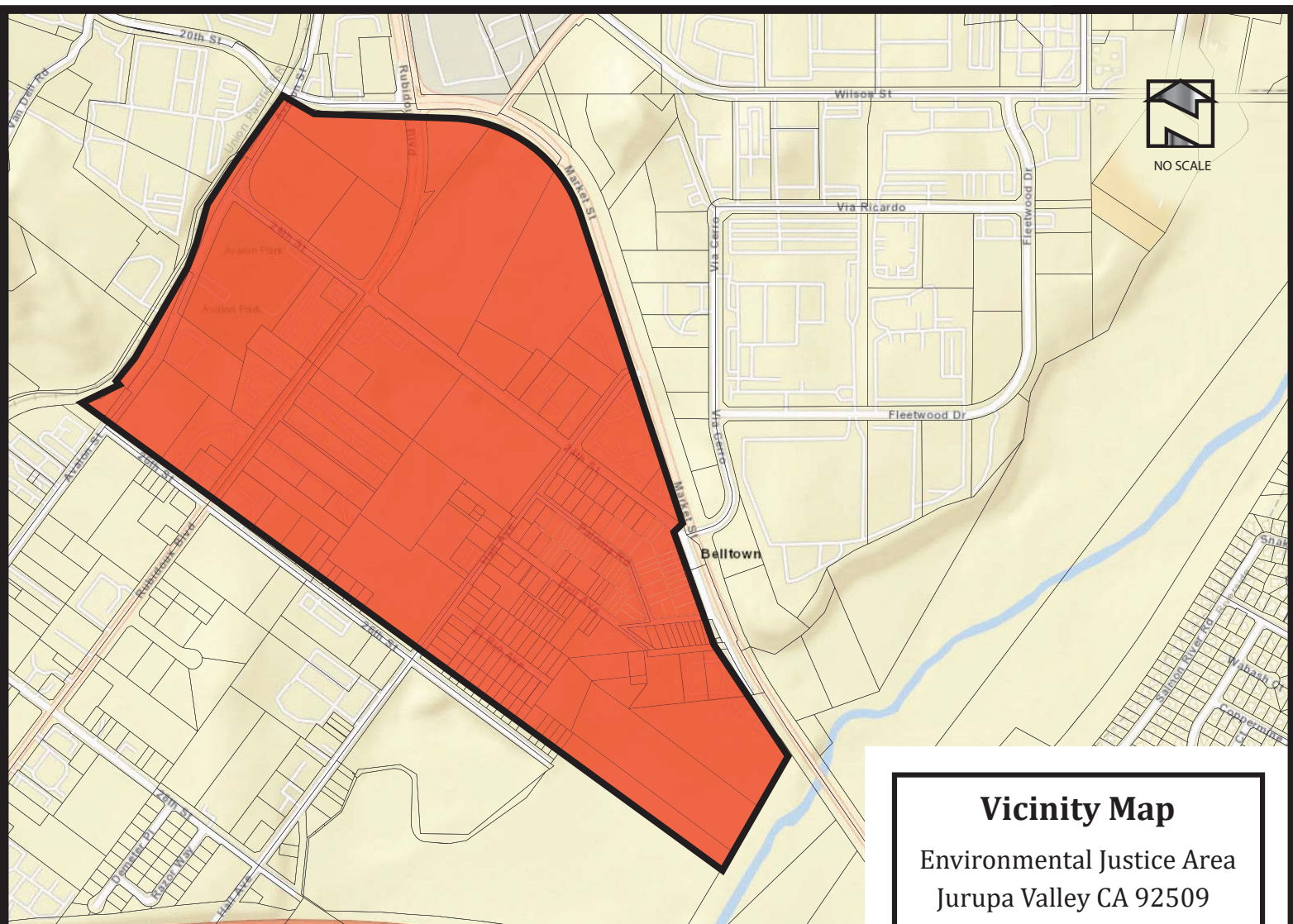
PROCESO DE LA CIUDAD

Este proyecto requiere una audiencia pública de la Comisión de Planificación en el futuro. La Comisión de Planificación tomará una decisión sobre la solicitud en una fecha futura. Un anuncio público será enviado a usted para informarle de la fecha de audiencia de la Comisión de Planificación.

INFORMACIÓN SOBRE EL PROYECTO	
NÚMERO DE CASO (S)	MA18008 (GPA18001, DA18001, SDP18048 & VAR18008)
SOLICITANTE	Carson-VA Industries
UBICACIÓN DE PROYECTO(S)	12340 Agua Mansa Road (Esquina noroeste de las calles Agua Mansa Road & Hall Avenue) / Numero de parcelas: 175-210-032, 175-210-034 y 175-210-059
PROYECTO	Dos edificios especulativos industrial con un total de 335,002 pies cuadrados
LEY DE CALIDAD AMBIENTAL DE CALIFORNIA (CEQA)	Un proyecto de informe de impacto ambiental (DEIR) fue preparado. El período de revisión pública del DEIR comenzará el <u>6 de Noviembre del 2020 y finalizará el 21 de Diciembre del 2020.</u>
DIRECCIÓN DONDE LOS DOCUMENTOS PUEDEN SER VISTOS	Ciudad de Jurupa Valley localizada en 8930 Limonite Avenue, Jurupa Valley, California 92509
FECHA, HORA Y LUGAR DE LA AUDIENCIA	La audiencia pública será programada en el futuro. La audiencia pública estará ubicada en el Ayuntamiento de la Ciudad de Jurupa Valley, Cámara del Consejo de la ciudad ubicado en 8930 Limonite Avenue, Jurupa Valley, CA 92509

ATTACHMENT 6

Environmental Justice Radius Map



Vicinity Map

Environmental Justice Area
Jurupa Valley CA 92509

10-12-2020

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: MARCH 10, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: JEAN WARD, HOUSING ELEMENT UPDATE PROJECT MANAGER
SUBJECT: AGENDA ITEM NO. 7.2
STUDY SESSION: INTRODUCTION TO THE 6TH CYCLE HOUSING
ELEMENT UPDATE AND PRELIMINARY SITES INVENTORY

RECOMMENDATION

That the Planning Commission receive and file a staff presentation introducing the 6th Cycle Housing Element Update and preliminary analysis of potential housing sites, and provide input and direction.

BACKGROUND

State Requirement for a Housing Element

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the State). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and includes seven required elements: land use, transportation, conservation, noise, open space, safety, and housing. (Per SB 1000, jurisdictions must also address environment justice, which is a required component of the General Plan, and a stand-alone element in Jurupa Valley.) The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements. Local governments must update their Housing Elements every eight years.

Regional Housing Needs Allocation requirements (RHNA)

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The 6th cycle RHNA covers the planning period of October 2021 through October 2029. The main objective of the RHNA is to distribute

the need for new housing construction in an equitable method throughout the state. The State Department of Housing and Community Development (HCD) allocates the needed housing units among four household income categories. These four categories are identified in Table 1 and income amounts for Riverside County are identified in Table 2:

Table 1: Income Categories for Affordable Housing Cost	
Income Category	Percent of Areawide Median Income (AMI)
Very-Low	< 50% of AMI
Low	51% - 80% of AMI
Moderate	81% - 120% of AMI
Above-Moderate	>120% of AMI

Communities use RHNA in land use planning, in prioritizing local resource allocation, and in

Table 2: Riverside County AMI						
Riverside County AMI = \$75,300 for a family of 4	Household Size	1- person	2- person	3- person	4- person	5- person
	Extremely Low	\$15,850	\$18,100	\$21,720	\$26,200	\$30,680
	Very Low	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700
	Low	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100
	Moderate	\$63,250	\$72,300	\$81,300	\$90,350	\$97,600

deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, address social equity and fair share housing needs. The City of Jurupa Valley's RHNA for the 2021-2029 planning period is identified in Table 3 below.

Table 3: Jurupa Valley's RHNA by Income Category				
Total	Very Low	Low	Moderate	Above Mod
4,485	1,204	747	729	1,805

Source: Southern California Association of Governments (SCAG) 6th Cycle RHNA Allocation Based on Final Methodology and Final Connect SoCal, September 22, 2020

It is important to note that while the Southern California Association of Governments (SCAG) distributes jurisdictional housing needs throughout Southern California based on a methodology that includes data from the California Department of Finance and California Department of Housing and Community Development, a city is not required to actually build the number of housing units ascribed to it, but rather, is required to only ensure that its zoning and general plan land use map designations have adequate capacity to allow for the development of the required units. The City does not have to build the housing units but must provide appropriate zoning on sites that offer true development potential as well as fair processes and fees.

ANALYSIS

Status of the City's 5th Cycle Housing Element

Jurupa Valley's 5th Cycle Housing Element spanning the 2013-2021 planning period was adopted by the City Council on September 7, 2017 with the 2017 General Plan. At the same time, the Council referred the Housing Element to HCD for a mandatory certification review as required by State law. Over the next year and a half, the City and HCD worked closely together to identify minor revisions that would result in a determination of compliance. The revisions were subsequently approved by the City Council and submitted to HCD. On June 4, 2019, HCD issued the City a letter stating that the Housing Element, as revised, was in full compliance with State law.

It should be noted that there are two 5th Cycle Housing Element follow-up items that are currently in process. The Housing Element identified that at least 16 acres of land needed to be rezoned to Highest Density Residential (HHDR) to meet the 5th Cycle RHNA. On January 27, 2021, the Planning Commission recommended 34 acres for redesignation to HHDR which will be considered by the City Council on March 4, 2021. As stated at the hearing, the proposed number of acres is higher than the 16 acres required in case some sites are not rezoned and to potentially have additional sites available to count toward the City's 6th cycle RHNA.

In addition to the consideration of the additional sites, on March 10, 2021, the same night as this Housing Element Study Session, the Planning Commission will consider a code amendment related to reducing restrictions on where emergency shelters can locate, which is also a follow-up implementation item from the 5th Cycle Housing Element.

With the 5th Cycle planning period coming to an end, the City must prepare a 6th Cycle Housing Element update for the 2021-2029 planning period. The City is well positioned to prepare the 6th Cycle Housing Element update for the 2021-2029 planning cycle, but will also need to address the significant increase in the RHNA allocation since the 5th Cycle, particularly for lower income sites, and identify potential sites in the City to accommodate this capacity. Again, the City is not required to actually build the number of housing units, but must provide appropriate zoning on sites that offer true development potential as well as fair processes and fees. Table 4 below compares the City's 5th and 6th Cycle RHNA numbers by income category.

Table 4: Jurupa Valley RHNA				
Income Category (% of County AMI)	5th Cycle	Percent	6th Cycle	Percent
Extremely and Very Low (< 50%)	409	24%	1,204	27%
Low (51 to 80%)	275	16%	747	17%
Moderate (81 to 120%)	307	18%	729	16%
Above Moderate (> 120%)	721	42%	1,805	40%
Total RHNA	1,712	142	4,485	100%

The 6th cycle RHNA allocation is significantly higher than the 5th cycle for three main reasons. First, the total number of housing units identified by HCD statewide was much higher due to the housing crisis in California. Second, the 5th cycle RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were discouraging growth. As a result, the 5th RHNA was uncharacteristically low. Third, for the 6th cycle, the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing

need was based only on projected population growth. However, for the 6th RHNA cycle, the State added existing need to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). It should also be noted, however, with regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of jobs and public transit rather than vacant developable land. As a result, the inland areas, such as Jurupa Valley, were assigned lower housing needs than the urbanized areas of Los Angeles and Orange counties as compared to prior cycles.

This 6th cycle update will also focus on addition and revisions, including:

- Updating housing and demographics data;
- Streamlining the document for usability and efficiency;
- Revisiting and revising implementation measures and programs to ensure they are achievable and measurable; and
- Addressing changes to housing law since the last update, including new legislation regarding fair housing, measures to further promote Accessory Dwelling Units (ADUs) to the extent required by state law, no net loss to potential housing sites (or downzoning), and regulatory changes regarding emergency shelters and supportive and transitional housing.

It is important to note that if the City does not update the Housing Element by the October 15, 2021 deadline¹, the City could be deemed out of compliance and risk losing important sources of funding currently provided by the State. Furthermore, recent legislation (AB72) allows HCD to revoke Housing Element certification if violations occur and refer them to the Attorney General for remediation and enforcement. In addition, by proactively planning for new housing and identifying potential sites where new housing development should occur, Jurupa Valley maintains local control to regulate housing development in a manner consistent with local character and quality of life. The outcome of successfully planning for housing is to provide for housing choice and viable neighborhoods where the attainment of a decent home and suitable living environment for every member of the community is possible.

Sites Analysis – Potential Housing Sites

HCD requires that the Housing Element include an inventory of suitable land for residential development that can be applied to the City's RHNA allocation. This "Sites Analysis" includes vacant and developed sites with the potential to be redeveloped with new housing units within the 2021-2029 planning period. Staff is currently in the process of evaluating housing sites in the City for applicability to RHNA. Of utmost importance is the need to identify low, very low and extremely low-income housing sites which typically are the hardest to find. In general, HCD provides that only the highest density projects (i.e. 25+ dwelling units/acre) can be applied to the lowest income categories. Listed below are the major categories of potential housing sites that are currently under review.

1. Credits Toward RHNA

The 6th cycle RHNA covers a planning period that is almost nine years, starting on June 30, 2021. Housing units built, under construction, or approved on June 30, 2021 onward

¹ Note that HCD allows a 120-day grace period to February 12, 2022.

can be credited towards meeting the City's RHNA. These units can be subtracted from the City's share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated.

2. Specific Plans

There are four Specific Plans in the City with remaining residential capacity. These include the I-15 Corridor, Paradise Knolls, Emerald Meadows Ranch and Rio Vista Specific Plans. These are at various stages of development and some of the Specific Plans are being proposed for additional units and/or revision. As shown on Table 5, below, there is significant remaining capacity in the Specific Plans which can be counted toward the 6th Cycle RHNA. Staff is evaluating the planned densities within each Specific Plan to determine how to allocate the units among the various RHNA income levels.

Table 5 – Jurupa Valley Specific Plans with Remaining Residential Capacity				
Specific Plan	Approved Units	Built/Under Construction Units	Remaining Units	Notes
I-15 Corridor	1,497	989	508	Includes Vernola Marketplace Phase 1; does not include Vernola Marketplace Phase 2 (in process)
Paradise Knolls	650	107	543	
Emerald Meadows Ranch	1,196	0	1,196	
Rio Vista	1,697	0	1,697	Does not include proposed Specific Plan amendment.
<i>Total Remaining Capacity:</i>			3,944	

3. Additional Housing Sites

Staff is evaluating all of the potential housing sites evaluated in the 5th Cycle Housing Element and potential additional sites that could accommodate housing. In evaluating the 5th Cycle sites, staff is finding that many of the sites have been, or are in the process of being, developed and thus cannot count toward the 6th Cycle RHNA. While many of the remaining sites have appropriate land use and zoning designations, others will require General Plan and or zoning amendments to accommodate housing development. In evaluating sites, staff assumes that development would include approximately 70% of the maximum allowed unit count to account for the need to provide roads and other infrastructure, compliance with development standards (i.e. parking and setbacks), as well as potential site constraints.

4. Pipeline Projects

There are a number of pending projects in the City which have been privately initiated but have not received entitlements, recorded final maps or building permits. Staff is evaluating these projects to determine whether any of them can be counted toward the RHNA in

advance of project approvals. An example of a pipeline project being evaluated is the proposed Apaloosa Springs project on Clay Street (south of the De Anza Marketplace shopping Center) in the Pedley area. The project, which was the subject of a Planning Commission Study Session in September of 2020, proposes the development of 254 single family homes with associated park and open space amenities.

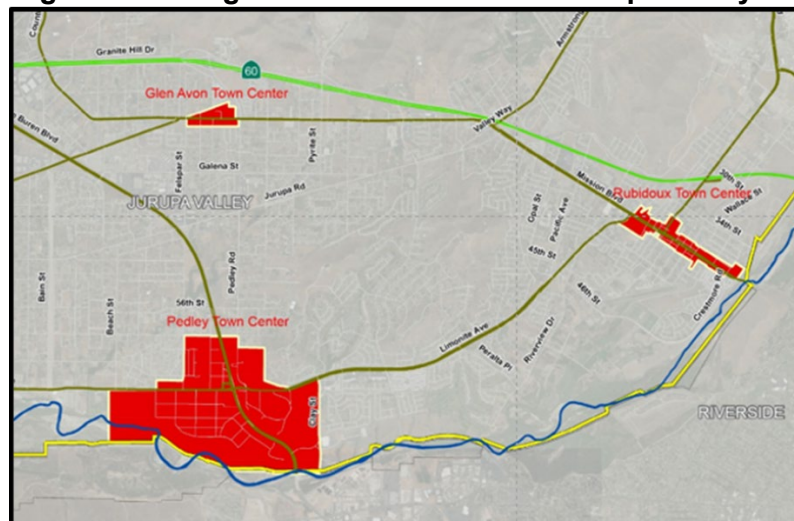
4. Accessory Dwelling Units

With new State laws reducing restrictions on Accessory Dwelling Units (ADUs), HCD is allowing cities to include ADUs in the 6th Cycle RHNA requirements. The State does not dictate how ADUs can be counted, but rather leaves it up to the jurisdiction to evaluate ADU trends and propose how many ADUs are likely to occur in each year of the 2021-2029 6th Cycle. In Jurupa Valley, the City issued 15 ADU building permits in 2018, 10 ADU building permits in 2019 and 5 ADU building permits in 2020. Currently, we are evaluating these numbers to determine what to propose for additional ADU development over the next eight years.

5. Town Centers

The 2017 General Plan identified the existence of three historic Town Centers in the City, including the Pedley, Glen Avon and Rubidoux Town Centers (see Figure 1 below). The General Plan calls for the development of Area Plans for each of these areas to plan for mixed use activity centers that preserve the historic character of the area while allowing for mixed use development that activates the area. The process to prepare Area Plans has not yet begun. Staff is evaluating whether it would be appropriate to assume additional residential development in these areas for the 6th Cycle in advance of the preparation of Area Plans.

Figure 1 – Designated Town Centers in Jurupa Valley

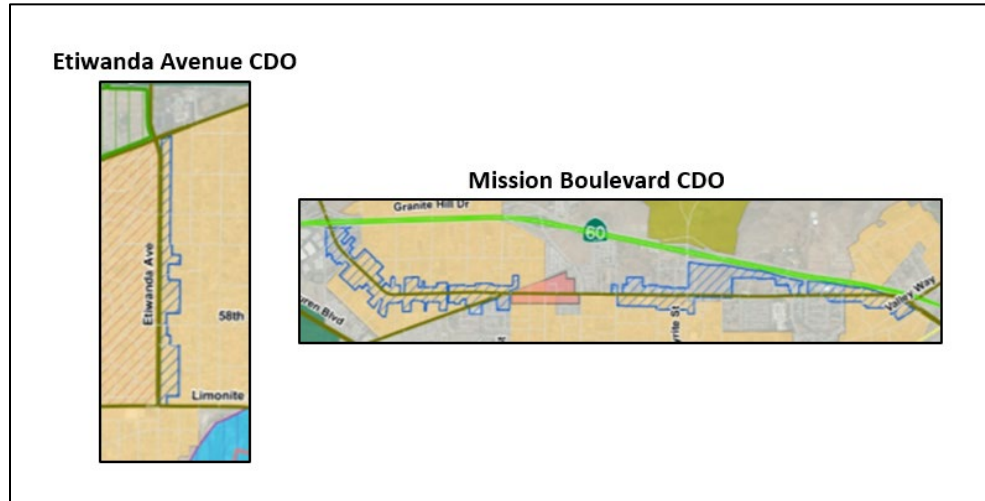


6. Community Development Overlay (CDO)

The 2017 General Plan included a Community Development Overlay (CDO) over portions of Etiwanda Avenue and Mission Boulevard (Figure 2). The CDO is intended to encourage the revitalization of these corridors and acknowledge that it may be appropriate to

introduce housing opportunities in some of these areas. The evaluation of whether and how the Housing Element should account for additional units within the CDO Overlay is pending.

Figure 2 – Community Development Overlays (CDOs) in Jurupa Valley



PROCESS AND SCHEDULE

Work on the 6th Cycle Housing Element began in the Fall of 2020. The major phases of the approximately year-long Housing Element update process are as follows:

- Fall/Winter 2020 – Evaluate Housing Element action items/policies/programs; needs assessment, constraints analysis, and update of the housing sites analysis. Prepare online webpage information; start online Housing Survey (to remain open through public review period of Draft Housing Element).
- Winter/Spring 2021 – Meet with Planning Commission and City Council, public and interested parties in a publicly-noticed study sessions on Housing Element update progress. Hold two Community Workshops (one for English speakers and one for Spanish speakers). Prepare Draft Housing Element.
- Spring 2021 – Meet with the Planning Commission, public and interested parties in a study session prior to submitting the Draft Housing Element to HCD for review. Make the Draft Housing Element available on City's website.
- Spring/Summer – HCD Review of Draft Housing Element.
- Spring/Summer – Preparation of Draft CEQA documentation and circulate for public review.
- Late Summer/Early Fall – Finalize the Housing Element in late summer. Public and City Council to review and consider adoption of the updated Housing Element by October 15, 2021.

HOUSING SURVEY

During the first week of December 2020, the City launched the Housing Element Update webpage and with it, the Community Housing Survey in both English and Spanish. Since the launch, we have had over 200 survey responses. In an effort to connect with as many residents of Jurupa Valley as possible, the City has posted on social media pages including Facebook, and

also reached out to community organizations and interested parties, such as low income housing developers, senior centers, and the Center for Community Action and Environmental Justice (CCA EJ). The website includes the importance of a Housing Element Update along with helpful information on the timeline and methods of participation including signing up for an email list. To best address the housing needs of our growing population, this Housing Element is required to draw from public participation, through workshops and surveys. The information collected will be used alongside reports and studies to accurately represent the people who live here.

From the survey responses received thus far, the majority of participants responded that the greatest needs for housing are seen in the increasing homeless population, young adults and seniors. The responses also reflect a similar sentiment when it comes to the adequate amounts of housing by type currently available within the City, and survey showed that the majority of the people felt that the City lacked multifamily housing (i.e., apartments, condominiums and townhomes), affordable housing and senior citizen/ active living communities. As the Housing Element is being prepared, the City will continue to promote the Housing Survey to the general public into the spring of 2021.

PUBLIC NOTICE

While not required by the Government Code or Jurupa Valley Municipal Code, the following actions were taken to provide public notice for this Study Session to meet HCD requirements:

1. A Notice was placed in the Press Enterprise.
2. A Notice was emailed to interested parties, stakeholder groups and service providers.

ENVIRONMENTAL REVIEW

The proposed 2021-2029 Housing Element Update must be reviewed pursuant to the requirements of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. At this time, staff anticipates the preparation of an environmental Initial Study and associated Negative Declaration or Mitigated Negative Declaration for the project. As the Housing Element Update is further developed and potential housing sites are identified to accommodate the RHNA, staff will make a determination on the appropriate documentation for the project.

CONCLUSION

It is recommended that the Planning Commission receive and file this report and provide staff with input and direction as we prepare the 6th Cycle Housing Element Update.

Prepared by:



Jean Ward, AICP
Senior Planning Consultant

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//s//Serita Young

Serita Young
Deputy City Attorney