

City of Jurupa Valley

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday March 24, 2021

Study Session: 6:00 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. 6:00 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 COMMUNITY DEVELOPMENT DEPARTMENT

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 COMMUNITY DEVELOPMENT DEPARTMENT

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- March 10, 2021 Regular Meeting

5.2 Summary of City Council Actions & Development Update

5.3 City Manager's Updates

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

6. Public Hearings – NONE

7. Commission Business

7.1 STUDY SESSION TO CONSIDER ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AND PARKING REQUIREMENTS AS SET FORTH IN SECTIONS 9.240.545 AND 9.250.120 OF THE JURUPA VALLEY MUNICIPAL CODE

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

RECOMMENDATION

Receive a staff presentation on recommended changes to the Multiple Family Residential development standards, 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 April 7, 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

March 10, 2021

1. Call to Order and Roll Call

A Study Session of the Jurupa Valley Planning Commission meeting was called to order at 5:30 p.m. on March 10, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

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

2. Public Appearance/Comments - None

3. Commission Business

3.1 STUDY SESSION – OVERVIEW OF CITY GOVERNMENT

Mr. Rod Butler, City Manager, and Mr. Mike Flad, Assistant City Manager, provided an introduction of themselves and a PowerPoint presentation on an overview of City Government. The presentation covered the following general topics:

- Understanding Local Government
- Branches of Local Government
- Elected Officials, Appointed Officials and Staff
- Municipal Finance
- Jurupa Valley Finances, General Fund Revenue, and General Fund Expenditures
- Significant Milestones and Major Projects
- City Hall Staffing

COMMISSIONER DISCUSSION

- Funding contracts with local agencies and accountability of services provided
- Clarification of “Revenue Sharing Neutrality”
- Recently acquired facilities

- Commissioners requested a detailed breakdown of local taxes

NO PUBLIC COMMENT RECEIVED

REGULAR SESSION

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

Members present:

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

2. Pledge of Allegiance – Commissioner Hakan Jackson led the Pledge of Allegiance.

3A. Public Appearance / Comments - NONE

4. Approval of Agenda

Chair Newman moved and Commissioner Jackson seconded, a motion to approve the March 10, 2021 agenda. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: None

5. Consent Calendar

5.1. Approval of the Minutes

5.2. Development Updates

Commissioner Shultz moved and Commissioner Jackson seconded, a motion to approve the Consent Calendar. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: None

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 EXPERIENCE HOMELESSNESS

Ms. Tamara Campbell, Principal Planner, provided a PowerPoint presentation and background of Jurupa Valley's Municipal Code for Emergency Shelters in the Industrial Park Zone subject to a Site Development Permit. Ms. Campbell provided information on the following topics related to Senate Bill 2:

- Emergency Shelter Setbacks and Parking
- Site Development Permit Requirements
- Clarification of "Low Barrier Navigation Centers"

Ms. Campbell provided information of Assembly Bill (AB) 101 which further details Low Barrier Navigation Centers and City's process to address AB 101.

COMMISSIONER DISCUSSION

- Clarification on transitional housing qualifications for funding
- Discussion of current projects proposed
- Clarification on distances between emergency shelters

PUBLIC HEARING OPENED – NO COMMENTS

PUBLIC HEARING CLOSED

Chair Pro Tem Pruitt moved and Commissioner Shultz seconded, a motion to adopt Resolution No. 2021-03-10-01. The motion was approved 5-0.

Ayes: Newman Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: None

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

Joe Perez, Community Development Director, presented the staff report that included the background of City Council initiation of the code amendment.

PUBLIC HEARING OPENED – NO COMMENTS

PUBLIC HEARING CLOSED

Commissioner Shultz moved and Commissioner Pruitt seconded the motion, to adopt Resolution No. 2021-03-10-02 recommending City Council approve Zoning Code Amendment No. 21004 (ZCA21004) replacing the term "Planning Director" with the term "Community Development Director" throughout the Municipal Code. The motion was approved 5-0.

Ayes: Newman, Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: None

7. Commission Business

7.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 18008 (GPA18001, CZ20004, DA18001, SDP18048 & VAR 18005)

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

Ms. Rocio Lopez, Senior Planner, provided a PowerPoint presentation of the staff report. The presentation generally covered the details of the proposed project and the process including the information session and public outreach to the residential neighborhoods.

Mr. Dan Darnell, applicant representative, provided a brief history of the Carson Company and their past projects. They provided detailed information of the proposed project’s economic benefits to the community.

COMMISSIONER DISCUSSION

- Concern that public informational meeting was not well attended due to the date being close to the winter holidays
- Clarification of truck moratorium for this proposed project
- Request to review the terms of Development Agreement
- Clarification of the variance request regarding building height
- Suggested that an additional information session to be held
- Clarification of drought tolerant landscaping
- Request to review applicant’s labor agreement for proposed project
- Additional information regarding the types of jobs expected to be produced
- Types of enforcement capabilities the City has to enforce conditions of approval and DA
- Clear identification of truck routes
- Add more evergreens and dense landscaping along northern property line
- Consider air filters/ filtration system for homes impacted by project

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

Ms. Jean Ward, Housing Element Project Manager, and Ms. Mary Wright, Housing Element Assistant Project Manager, provided a PowerPoint presentation of the staff report. It included the overview of the Housing Element and the Housing Element Implementation Program for the 6th Cycle.

The presentation included several subtopics: preliminary sites inventory, City of Jurupa Valley population, current housing stock, demographic details, issues of affordability, housing condition,

Accessory Dwelling Units permits issued, pending legislation, and a detailed schedule of the Housing Element update for the remainder of the year.

COMMISSIONER DISCUSSION

- Clarification of overcrowding and meeting housing requirement
- ADU's are included in Regional Housing Element numbers
- Clarification of existing affordable housing vs. new units used for RHNA numbers
- Areas of the city appropriate for high density housing to be discussed in future meetings

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 Director's Report

Mr. Joe Perez, Community Development Director, provided updates regarding: (1) City Council actions at the March 4, 2021 City Council meeting; (2) future initiatives to improve communications regarding new development projects; and (3) plans for future Planning Commission workshops.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: MARCH 24, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. 5.2
SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

RECOMMENDATION

That the Planning Commission receive and file the development update.

CITY COUNCIL ACTIONS AT MARCH 18, 2021 MEETING

Implementation of the City's Fifty-Cycle Housing Element Housing Program. City Council conducted the second reading and adoption of Ordinance 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.

Draft 2020 General Plan Annual Progress Report (attached). City Council reviewed the draft report and directed staff to submit the 2020 General Plan Annual Progress Report to California Office of Planning and Research (OPR) and the Housing and community development department (HCD).

DEVELOPMENT UPDATES

Jurupa Area Recreation Park District (JARPD) Skyview Event Center. In 2019, the City approved an 8.8-acre expansion of Vernola Park to include a new 38,000 square-foot Community Center. The expansion is located south of Vernola Park and the west side of Wineville Avenue. See Exhibit A for the site plan of the expansion. The construction was recently completed early March. Exhibits B and C are pictures of the Skyview Event Center.

EXHIBIT A. SITE PLAN OF EXPANSION



City of Jurupa Valley

EXHIBIT B. VIEW OF THE FRONT OF THE SKYVIEW EVENT CENTER



EXHIBIT C. VIEW OF SKYVIEW EVENT CENTER FROM WINEVILLE AVE.



City of Jurupa Valley

Prepared by:



Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

ATTACHMENT(S)

- Draft 2020 General Plan Annual Progress Report



City of Jurupa Valley

2020 General Plan Annual Progress Report

Submitted to:

The State of California
Office of Planning & Research
and
Department of
Housing & Community Development

Submitted by:

The City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
(954) 332-6464
Contact:
Joe Perez
Community Development Director

March 19, 2021

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ATTACHMENTS

- A. 2020 Jurupa Valley General Plan Program Implementation Matrix
- B. Excel APR Forms

1. INTRODUCTION

The City of Jurupa Valley 2017 General Plan is a long-range comprehensive plan that provides policy direction and guides land use and development in the City. The individual elements (land use; mobility; housing; conservation and open space; air quality; noise; community safety, services and facilities; environmental justice; healthy communities; and economic sustainability) of the General Plan contain goals, policies and programs that outline how the City wants to grow and develop over the next 10-20 years.

Government Code Section 65400 et seq. mandates that all cities and counties submit to their legislative bodies for review and approval an annual report on the status of the general plan and progress in its implementation and forward the report to the State of California Governor's Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD) for review. This document satisfies the Government Code requirement.

The Annual Progress Report provides OPR an opportunity to identify Statewide trends in land use decision-making and determine how local planning and development activities relate to Statewide planning goals and policies. Also, OPR can track progress on a local jurisdiction's comprehensive General Plan using information provided in the Annual Progress Report.

The City of Jurupa Valley's 2020 General Plan Annual Progress Report was prepared by the Community Development Department with input from the Building and Safety division. The General Plan Annual Progress Report summarizes the City of Jurupa Valley's progress towards implementing the goals, policies and programs of the General Plan. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all of the General Plan elements.

2. 2020 ANNUAL PROGRESS REPORT ACCEPTANCE DATE

This Annual Progress Report was presented to, and accepted by, the Jurupa Valley City Council at its regular meeting on March 18, 2021.

3. JURUPA VALLEY GENERAL PLAN PROCESS AND ADOPTION

The 2017 Jurupa Valley General Plan is the first General Plan for the City of Jurupa Valley. The General Plan was adopted as a replacement for the County of Riverside General Plan for the City of Jurupa Valley, which was adopted at the time of City incorporation in 2011. The City worked closely with OPR in developing the plan and received an extension of time to complete the City's first General Plan. The plan was adopted on September 7, 2017.

By working closely with OPR during the plan's development, the City ensured that the new General Plan complies with all aspects of OPR's General Plan Guidelines, including the preparation and adoption of an award-winning Environmental Justice Element, only

the second Environmental Justice Element in the State. The Jurupa Valley General Plan contains all State-required element topics (Land Use; Housing; Mobility; Noise; Community Safety Services and Facilities; Conservation and Open Space) as well as four additional and separate elements (Air Quality; Environmental Justice; Economic Sustainability; and Healthy Communities).

The General Plan sets forth the City's goals, policies and programs (implementation actions) for each element. Because the Jurupa Valley General Plan is a newly adopted General Plan, there were no major amendments or updates to the plan in 2020. The City of Jurupa Valley intends to review the General Plan annually to determine if amendments are necessary. If the City Council determines changes have occurred that merit General Plan amendments, the City will update the General Plan to reflect new conditions and information. In addition, the City will consider developer-requested General Plan amendment proposals on a case-by-case basis.

4. GENERAL PLAN IMPLEMENTATION PROGRESS

a) General Plan Program Implementation Matrix

A General Plan Program Implementation Matrix was prepared to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions. Each implementation program is a procedure, program or technique that requires City action, either alone or in collaboration with third-party organizations or State and federal agencies. Each Implementation Program includes a specific reference to an individual General Plan Element. Some General Plan implementation programs are processes or procedures the City of Jurupa Valley administers on a day-to-day basis; others identify new programs or projects. The implementation programs are organized according to each of the 2017 General Plan's ten elements. The matrix is included as Attachment A.

The Program Implementation Matrix for this Annual Progress Report identifies all implementation measures as completed, underway/ongoing or requiring future action.

b) Summary of General Plan Progress – 2020

In addition to the detailed General Plan Program Implementation Matrix, the following paragraphs provide a summary of major City and planning activities as well as development applications underway or completed in 2020. These and all the items listed in the General Plan Program Implementation Matrix contribute toward the implementation of the 2017 Jurupa Valley General Plan.

i. Housing Production

During 2020, the City issued a total of 465 building permits for new housing units and 314 Certificates of Occupancy. When the Building Department issues a Certificate of Occupancy it means the housing unit passed final inspection and has been deemed ready to house residents (also referred to as "finaled"). Out of the total building permits for accessory dwelling units, 6 building permits were issued but not completed in 2020 and 8 permits were finaled.

Of the 465 building permits issued, 397 were for the previously approved Vernola Apartments on Pat's Ranch Road. Construction has already begun and completion is expected by early 2022.

A new 68-unit affordable housing community named "Mission Gateway Villas" was approved by the City Council on July 16, 2020 and construction is expected to begin by December 2021.

The building permits "finaled" for all housing units (including ADUs) and the Mission Gateway Villas will contribute to the fulfillment of the City's Regional Housing Needs Allocation (RHNA) and housing production goals.

ii. Multiple-Family Development Standards

In an effort to streamline entitlements for new multiple-family residential development projects and to satisfy requirements of State law, the City adopted a zoning code amendment to establish multiple family development standards on February 20, 2020. While the code amendment was adopted in February 2020, the City Council directed staff to consider modifications to the standards in response to concerns raised by an affordable housing developer. Those modifications are currently being considered by the Planning Commission and are anticipated for City Council approval in June of 2021.

The action will facilitate projects that propose multiple-family units that satisfy the new regulations to obtain approvals through the building permit process. Entitlements for certain projects would not be required.

iii. Fair Housing Services

In May of 2020, the City Council entered into a service contract with the Housing Council of Riverside County to provide fair housing services and a landlord/tenant mediation program. Importantly, the Fair Housing Council of Riverside County will provide Jurupa Valley residents with a number of programs, including; 1) audits of lending institutions, and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources. All services provided by the Fair Housing Council will continue to be offered in English and Spanish.

iv. Housing Rehabilitation Loans

During 2020, the City continued to administer its Housing Rehabilitation program with money obtained through its Community Development Block Grant (CDBG) program. The Housing Rehabilitation program provides grants (up to \$10,000) to very low-, low- and moderate-income persons (as defined by Federal guidelines) to complete necessary repairs and improvements to their property. The direct benefits to the homeowners are to improve the condition and safety (homes

meeting current standards) of their homes. More broadly, the program provides community-wide benefit because it addresses blight and enhances the quality of the housing stock.

5. Homelessness Prevention/Outreach/Mitigation. Through its CDBG funding, the City has an agreement with the “Path of Life Ministries” to provide short-term assistance (outreach services and shelter) to persons on the verge of homelessness. Path of Life provides outreach services that engage homeless individuals in Jurupa Valley in an effort to mitigate homelessness. The program builds trust between homeless persons and Path of Life – a necessity in encouraging homeless persons to accept the services being offered by Path of Life. The group also operates a corporate campus in the City of Riverside that provides an array of homelessness mitigation services. As part of the agreement with Path of Life, there is a limited number of beds available to homeless persons from Jurupa Valley. For fiscal year 2020/21, Jurupa Valley allocated \$139,237 of its CDBG funds to the Path of Life to continue to administer its programs to Jurupa Valley residents/clients. Path of Life also received \$255,500 federal Corona Virus recovery funds that had been allocated to the City.

c. Housing Element Reporting Requirements

In addition to the information provided above, jurisdictions are required to report certain housing information to OPR and HCD as part of the General Plan Annual Progress Report. The information is reported on Excel Workbook forms that are included as Attachment B to this report. The information includes data on Housing Element Program implementation and the number of residential units processed and approved in the City, and helps track the jurisdiction’s progress in meeting its state housing requirements.

The City of Jurupa Valley processing and tracking information do not include all of the data requested by the State. Specifically, data regarding affordability levels is not currently tracked by the City. Therefore, all units have been identified as “Above Moderate” although some of the units likely fall into the lower-income levels.

ATTACHMENTS

- A. 2020 Jurupa Valley General Plan Program Implementation Matrix
- B. Excel APR Forms

Attachment A – IMPLEMENTATION STATUS 2020 - JURUPA VALLEY GENERAL PLAN PROGRAM IMPLEMENTATION

Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
LAND USE ELEMENT				
LUE 1.1.1 ²	Parkland Requirements. In coordination with community service districts, schools, residents, and the development community, consider amending the City’s parkland requirements, including park area dedication and in-lieu fee requirements, to help address underserved parkland needs.		X	
LUE 1.1.2	Incentives. Provide programs and incentives that encourage Open Space-Rural areas to be maintained in a manner that enhances their existing and desired visual character.		X	
LUE 1.1.3	Mineral Extraction Controls. Establish a zoning overlay zone to designate open space areas in the OS-RUR designation that are appropriate for mineral extraction such that scenic resources such as prominent ridgelines, rivers, and forests are not adversely affected.	X		
LUE 2.1.1	Regional Housing Needs. Within 1 year of adoption of the 2017 General Plan, amend the General Plan Land Use Map and Zoning Ordinance density standards for the R-6 zone to allow a base density up to 25 dwelling units per acre, and amend the Zoning Map to show the locations of at least 34 acres of additional R-6 zoning to help meet Regional Housing Needs Assessment (RHNA).		X	
LUE 3.1.1	Broaden and Refine Commercial Zones. During the next 3 years, amend the Zoning Ordinance to allow office parks, large-scale shopping centers, specialized commercial such as medical clusters, tourist commercial, and entertainment complexes.	X		
LUE 3.1.2	Maintenance. Adopt guidelines, an amendment to the Zoning Ordinance, or other measure(s) to clearly outline the City’s expectations and requirements for the maintenance and repair of commercial buildings, landscaping, signs and fencing.	X		
LUE 5.1.1	Zoning Update. Update the Zoning Ordinance to protect and encourage equestrian uses and	X		

Attachment A – IMPLEMENTATION STATUS 2020 - JURUPA VALLEY GENERAL PLAN PROGRAM IMPLEMENTATION

	facilities within the ELPO and to remove obstacles and disincentives.			
LUE 5.1.2	Density Transfer. Consider adopting a density transfer program to provide incentives for open space preservation and equestrian uses.	X		
LUE 5.1.3	Public Awareness. Work with community service districts, equestrian groups, and non-profit agencies to improve public awareness of equestrian uses, rules, responsibilities, routes, and activities and to help improve public safety, enjoyment, and sense of community.		X	
LUE 5.1.4	Funding. Consider an assessment district, joint-powers agreement with the Jurupa Area Recreation and Park District (JARPD) or the County, or other funding mechanism for the acquisition of rights of way and the construction and maintenance of multi-purpose trails within the Overlay Area.	X		
LUE 5.1.5	Acquire Easements. Work with other agencies, utility providers and private landowners to acquire access easements for equestrian trail use where appropriate, such as along utility easements or along flood control channels.		X	
LUE 5.1.6	Hitching Posts. Require that within the Overlay, new development shall install hitching posts and related facilities to allow safe short-term equestrian “parking” and to create a design statement that the area encourages equestrian uses.		X	
LUE 5.1.7	Town Center Area Plans. The City will prepare an area plan for each of its three town centers to establish a consensus and a vision that is shared by the stakeholders and the City Council. The master plans will be prepared in the following order of priority: 1. Pedley Town Center 2. Glen Avon Town Center 3. Rubidoux Town Center	X		
LUE 5.1.8	Town Center Standards. The City will prepare Town Center Standards and update the Zoning Ordinance to include them and to integrate the Rubidoux Design Standards with the new standards.	X		
LUE 5.1.9	Density Transfer. Consider establishing a Zoning Ordinance provision to allow the transfer of development credits – i.e., residential density –	X		

Attachment A – IMPLEMENTATION STATUS 2020 - JURUPA VALLEY GENERAL PLAN PROGRAM IMPLEMENTATION

	from environmentally sensitive sites to Town Center sites, where appropriate.			
LUE 5.1.10	Zoning Ordinance Update. Update the Zoning Ordinance, the Zoning Map, and specific Plans to ensure consistency with the Mixed Use Overlay and to establish flexible development standards.	X		
LUE 5.1.11	Historic Resource Criteria. Prepare eligibility criteria and procedures for the designation of potential historic resources (e.g., Galleano Winery; Jensen-Alvarado Ranch) and potential historic districts (e.g., Downtown Rubidoux).	X		
LUE 5.1.12	Historic Survey. Conduct a historic and cultural resources survey to identify historic buildings, sites, and other important cultural landmarks to be preserved.	X		
LUE 5.1.13	Zoning Ordinance Amendment. Amend the Zoning Ordinance to require an assessment of potential impacts to on-site and nearby historic resources as part of planning applications for general plan amendments, rezoning, and conditional use permits.	X		
LUE 5.1.14	Demolition. Amend the Zoning Regulations to include Historic Resource demolition procedures.	X		
LUE 7.1.1	Land Use Intensification. Amend Section 9.10.050(D) of the Zoning Ordinance to require that applications to change the General Plan Land use designation to intensify land use on properties within a 100-year floodplain or on slopes of 4:1 or greater require initiation of a General Plan amendment by the City Council.	X		
LUE 10.1.1	Distinctive Communities Map. Prepare a Distinctive Communities Map that reflects the intent of the General Plan and its residents that the unique qualities and characteristics of each of the City's distinctive communities will be maintained and not be absorbed into continuous suburban development. The map should be a "bubble" diagram rather than attempting to delineate precise community boundaries. Topographic features such as hills, watercourses, floodplains, and manmade features, such as streets and landmarks, should constitute the community definers or approximate boundaries.	X		
LUE 10.1.2	Cultural Arts. Explore the establishment of a non-profit foundation and funding mechanism to promote and finance public art in the City.	X		

Attachment A – IMPLEMENTATION STATUS 2020 - JURUPA VALLEY GENERAL PLAN PROGRAM IMPLEMENTATION

LUE 11.1.1	Architectural Guidelines. Within 18 months of adopting the 2017 General Plan, adopt Architectural Guidelines addressing site planning, building and landscape design, and signage. The Guidelines shall update and, where appropriate, merge and integrate community design standards developed by the County of Riverside and applied to various areas within Jurupa Valley.	X		
LUE 11.1.2	Landmark and Historic Trees. Within 18 months following adoption of the 2017 General Plan, the City Council shall consider an ordinance to maintain and protect landmark and historic trees throughout the City.	X		
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
MOBILITY ELEMENT				
ME 1.1.1	Mobility Corridor Master Plan. Consider establishing a Mobility Corridor Master Plan and Design Guidelines to provide more detailed guidance on the design, operational and maintenance of mobility corridors.		X	
ME 2.1.1	Mitigation Measures. As necessary to mitigate potential impacts, the City will implement improvements identified as mitigation measures in the Final Environmental Impact Report for the 2017 General Plan.		X	
ME 2.1.2 ²	School Planning. Provide assistance to school districts in facility planning and transportation operations to ensure safety for users of all modes during school pick-up, drop-off and other special events.		X	
ME 2.1.3	Sidewalks. Prepare and maintain an inventory of sidewalk facilities to determine where pedestrian improvements are most needed to provide a continuous safe route for pedestrians.		X	
ME 2.1.4	Barrier-free Access. Retrofit streets and require developments to install public improvements that provide disabled access and mobility on public streets, as required by state or federal law.		X	
ME 2.1.5	Master Plan of Streets and Trails. Within 2 years of adopting the 2017 General Plan, prepare a Master Plan of Streets and Trails, including		X	

Attachment A – IMPLEMENTATION STATUS 2020 - JURUPA VALLEY GENERAL PLAN PROGRAM IMPLEMENTATION

	specific plans for future major capital projects such as the Cantu-Galleano/ Bellegrave connection, cross sections for unimproved linkages to be developed through land development, and design standards for mobility corridors to address all transportation needs, including rural and local streets and industrial collector streets. Phase 1 of the Plan shall address mobility corridors and major roadways and shall be prepared within 1 year of 2017 General Plan adoption. Phase two shall include Local Streets, Collectors and the trails network as described in Policy and Program Sections 3.0 and 4.0. The Plan shall be consistent with this Mobility Element.			
ME 2.1.6	Camino Real. Consider modifying design of Camino Real in residential areas to slow traffic, improve sight distance and facilitate residential driveway use (i.e., cars backing into traffic lanes).		X	
ME 2.1.7	Transportation Technology. Consider emerging transportation technologies in reviewing new development, preparing and implementing City policies and programs, and in City transportation planning and design, including autonomous vehicles, signal synchronization, ped-actuated signals, and transportation network performance monitoring.		X	
ME 2.1.8	Traffic Study Guidelines. City will prepare and adopt Traffic Study Guidelines to aid in the evaluation of transportation-related impacts to circulation facilities, residential neighborhoods, environmental conditions and open space, and to identify the appropriate mitigation for such impacts.			X
ME 2.1.9	Planned Network Improvements. City will evaluate and where appropriate, include the planned intersection and roadway segment improvements as described in the 2017 General Plan Mobility Element in its Capital Improvement Program. City will implement the improvements as resources allow.		X	
ME 3.1.1	Pedestrian and Bikeway Plan. Prepare a comprehensive Master Pedestrian and Bikeway Plan within 2 years of adoption of this General Plan.			X
ME 3.1.2	Zoning Ordinance Update. Update the Zoning	X		

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	Ordinance to require end of trip bicycle facilities, as appropriate to the scale and use of the project, such as bicycle parking, lockers, and showers in new or major remodels of multi-family residential and non-residential uses.			
ME 3.1.3	Class II Bike Lanes. Identify and designate Class II bike lanes where considered appropriate and there is sufficient curb-to-curb street pave-out width.		X	
ME 3.1.4	Education. Promote Bicycle and Walking Safety lessons in local recreation programs and collaborate with local schools and law enforcement to offer bicycle and pedestrian skills and safety education programs.		X	
ME 3.1.5	Safe Routes to Schools. Expand the Safe Routes to School program, including City sponsorship of bicycle safety training, International Walk/Bike to School events, cyclovias and similar events and encourage all Jurupa Valley schools to get involved.		X	
ME 3.1.6	Bicycle-Friendly Businesses. Establish a bicycle-friendly business program to incentivize and facilitate use of alternative modes of transportation by employees and customers.	X		
ME 4.1.1	Equestrian and Multipurpose Trails Implementation. Implement the Equestrian Trails Plan as shown in <i>Figure 3-17</i> (page 3-48) and implement the City Multi-Purpose Trail System Plan, to be developed.		X	
ME 4.1.2	Trail Linkages. Locate and design trails to provide access to or link scenic corridors, schools, parks, and other natural areas.		X	
ME 4.1.3	Trail Access. Require that all development proposals located along a planned trail or trails provide access to the trails system.		X	
ME 4.1.4	Gated Communities. Ensure that existing and proposed gated communities with dedicated trails and new gated communities do not preclude trails from traversing their properties.		X	
ME 4.1.5	Trail Siting and Design. Adhere to the following guidelines when siting or designing a trail: 1. Permit urban trails to be located in or along transportation rights-of-way in fee, utility corridors, and along irrigation and flood control waterways so as to take		X	

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	<p>advantage of existing rights-of-way, separate traffic and noise, and provide more services at less cost in one corridor.</p> <ol style="list-style-type: none"> 2. Secure separate rights-of-way for non-motorized trails when physically, financially and legally feasible. 3. Where a separate right-of-way is not feasible, maintain recreation trails within the City right-of-way. 4. Use trail design standards which will minimize maintenance due to erosion or vandalism. 5. When a trail is to be reserved through the development approval process, base the precise trail alignments on the physical characteristics of the property, assuring connectivity through adjoining properties. 6. Place all recreation trails a safe distance from the edge of active aggregate mining operations and separate them by physical barriers. 7. Install warning signs indicating the presence of a trail at locations where regional or community trails cross public streets with high amounts of traffic and advising where equestrians share right-of-way with motor vehicles. 8. Take into consideration such issues as sensitive habitat areas, flood potentials, access to neighborhoods and open space, safety, alternate land uses, and usefulness for both transportation and alternate land uses when designing and constructing trails. 9. Coordinate with other agencies and/or organizations (such as the U.S. Fish and Wildlife Service and the Department of Transportation) to encourage the development of multi-purpose trails. Potential joint uses may include historic and environmental interpretation, access to fishing areas and other recreational uses, opportunities for education, and access for the disabled. 10. Work with landowners to address concerns about privacy, liability, security, and trail maintenance. 			
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ME 4.1.6	Rail Fencing. Require the installation, where appropriate, of rail type fencing separating road rights-of-way from adjacent trail easements as part of capital improvement projects and land use entitlements. Rail and fencing standards should be specified in the City's Master Plan of Streets and Trails.		X	
ME 4.1.7	Grants. Working with other agencies, the City will seek grants to help develop, operate and maintain a comprehensive trail system Trails are a priority of the City and help link Jurupa Valley's designated open spaces. Trails also provide connections to activity centers within the City and to adjacent communities, and provide recreation and leisure opportunities.	X		
ME 4.1.8	Trail Maintenance Fund. Consider establishing a Trails Maintenance Fund.	X		
ME 5.1.1	Transit Shelters. Work with RTA to identify shelter options to ensure adequate safety and comfort for transit users and encourage RTA to provide bus shelters at all bus stops along Limonite, Mission, and Jurupa Road.		X	
ME 5.1.2 ²	<p>Public Transit Plan. Work with RTA and other transit agencies to prepare a Public Transit Plan for Jurupa Valley. The Plan shall address existing and future public transit needs, opportunities and constraints, and shall integrate the following transit planning principles:</p> <ol style="list-style-type: none"> 1. Public transit shall have high priority on major and secondary City streets. Where appropriate, transit vehicles should have higher priority than private vehicles. 2. Technology should be applied to increase average speeds of transit vehicles, where appropriate. 3. Transit stops should be easily accessible, with safe and convenient crossing opportunities. 4. Transit stops should be active and attractive public spaces that attract people on a regular basis, at various times of day, and all days of the week. 5. Transit stops function as community destinations. The largest stops and stations should be designed to facilitate programming for a range of community activities and events. 	X		

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	<ul style="list-style-type: none"> 6. Transit stops should include amenities for passengers waiting to board. 7. Transit stops should provide space for a variety of amenities in commercial areas, to serve residents, shoppers, and commuters alike. 8. Transit stops should be attractive and visible from a distance. 9. Transit stop placement and design influences accessibility to transit and network operations, and influences travel behavior/mode choice. 10. Zoning codes, local land use ordinances, and design guidelines around transit stations should encourage walking and a mix of land uses. 11. Streets that connect neighborhoods to transit facilities should be especially attractive, comfortable, and safe and inviting for pedestrians and bicyclists. 			
ME 6.1.1	Identify Street Improvements. Identify and where feasible, help Implement street and highway improvements and maintenance projects to provide convenient and economical goods movement, particularly where heavy commercial truck traffic or congestion exists.		X	
ME 6.1.2	Establish Truck Routes. Study commercial truck movements and operations in the City and establish weight-restricted truck routes away from noise-sensitive areas, where feasible.		X	
ME 6.1.3	Implement Truck Routes. Limit truck traffic in residential and commercial areas to designated truck routes; limit construction and commercial truck through- traffic to designated routes; and include truck routes on City's Master Plan of Streets and Trails.	X		
ME 8.1.1 ²	New Interchanges on State Route 60. Construct new interchanges on SR 60 at Camino Real and Sierra Avenue/Pacific Avenue.	X		
ME 8.1.2 ²	Regional Transportation Facilities and Services. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ridesharing for longer distance trips.	X		

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ME 8.1.3	New Interchanges on Van Buren Boulevard. Construct new interchanges on Van Buren Boulevard at Jurupa Road and Galena/Bellegrave Avenue.		X	
ME 8.1.4	Design Guidelines. Develop and implement street and engineering standards for consistency with the design guidelines.	X		
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ²
CONSERVATION AND OPEN SPACE ELEMENT				
COS 1.1.1	Riparian Corridors. Identify and protect riparian corridors through zoning, easements, or other measures that ensure effective, long-term conservation.	X		
COS 1.1.2	Public Information. Provide public information materials regarding the City's sensitive habitats, the values of watershed, biological resources, and sensitive habitats, and how to protect them.	X		
COS 1.1.3	Nature Trail Signage. Working with Community Services Districts and other agencies, help create minimal and appropriate signage along major trails (e.g., Santa Ana River and Jurupa Mountains) for educational outreach about critical habitats and native plant and animal species.	X		
COS 1.1.4	Urban Encroachment. Amend the Municipal Code to regulate the establishment or encroachment of non-compatible land uses or activities in habitat areas and passive open space, such as commercial uses, off-road motorized vehicle use, off-trail, non-motorized vehicle use, hang gliding, grading, or other activities that conflict with biological resource conservation goals or policies.	X		
COS 1.1.5	Volunteer Conservation Programs. Working with community volunteers, conservation clubs, youth groups, and recreation and conservation agencies, help plan and support conservation activities such as habitat restoration, interpretive signage and tours, trail building, erosion control, and litter removal.	X		
COS 1.1.6	Tree Protection Ordinance. Develop a Tree Protection Ordinance.	X		
COS 2.1.1	Preservation Incentives. Develop and provide	X		

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	incentives to private landowners that will encourage the protection of significant wildlife habitat resources, such as density averaging, transfer of development credits, tax incentives, and grants.			
COS 2.1.2	Regulation and Prevention of Destructive Practices. Develop and adopt regulations that effectively regulate dumping, camping, off-road vehicle use, illegal entry, and polluting within protected conservation areas such as the Santa Ana River corridor and the Jurupa Hills along the north City boundary.		X	
COS 2.1.3	Wildlife Corridors Map. Develop a Wildlife Corridors Map for Jurupa Valley to assist in the identification, maintenance and enhancement to facilitate wildlife movement and dispersal.	X		
COS 3.1.1	Public Information. Promote and support educational outreach programs that provide information services to the public about water conservation techniques, benefits, and water-saving technologies in conjunction with water providers, Riverside County, community services districts, and other entities.		X	
COS 3.1.2	Regional Cooperation. Monitor and participate in regional activities addressing water resources, groundwater, and water quality to help ensure adequate and safe water supplies for existing and future residents and businesses.		X	
COS 3.1.3 ²	Aquifer Recharge. Participate in the development, implementation, and maintenance of a program to recharge the aquifers underlying the City and Western Riverside County, where feasible and appropriate. The program shall make use of flood and other waters to offset existing and future groundwater pumping, except where: <ol style="list-style-type: none"> 1. Groundwater quality would be reduced; 2. Available groundwater aquifers are full; or 3. Rising water tables threaten the stability of existing structures. 	X		
COS 3.1.4 ²	Floodway Protection and Enhancement. Working with other responsible agencies, help implement the following actions: <ol style="list-style-type: none"> 1. Prepare an inventory of natural areas that have been degraded and list sites in 	X		

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	<p>priority order, for restoration efforts.</p> <ol style="list-style-type: none"> 2. Revegetate disturbed areas using native plants. 3. Eliminate sources of water pollutants and improper water diversions. 4. Work to remove invasive, non-native plant species in natural habitat areas, and prevent the introduction or spread of invasive, non-native species. 5. Strongly discourage the placement of and, where possible, remove man-made elements such as buildings, paving, structural elements, concrete lining of waterways, signs, streets, and utilities within floodways or floodplains, unless they are needed for public health or safety, or for implementation of City plans. 6. Require that suitably sized access corridors be provided and/or maintained through or under new and previously established, man-made obstacles to wildlife movement (such as appropriately sized culverts under arterial streets, highways, and other major roads). 7. Prohibit camping, off-road vehicles, hunting and other activities that are not compatible with floodplain health and preservation. 8. Remove trash, debris, and contaminants, using methods that minimally disrupt the open-space resources. 9. Provide continuing community education and outreach for all citizens, youth, and youth groups, and property owners on open space and natural resource values, programs, and responsibilities. 10. Enlist the help of volunteers, youth and service groups, and academic programs in restoring and monitoring habitat health. 			
COS 4.1.1	<p>Farmland Conservation. Encourage individuals, non-profit agencies, and the County to seek out grants and programs that promote farmland conservation. Such measures may include land trusts, conservation easements, Williamson Act designation, Land Conservation Contracts,</p>	X		

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	Farmland Security Act contracts, the Agricultural Land Stewardship Program Fund; agricultural education programs, density averaging and development standards, and/or incentives (e.g., clustering and density bonuses) to encourage conservation of productive agricultural land.			
COS 4.1.2	Sustainable Agriculture. Encourage sustainable agricultural practices to protect the health of human and natural communities and to minimize conflicts between agriculture and urban neighbors.		X	
COS 5.1.1	Energy-Efficient Operations. Budget for and manage City operations, capital improvements, and facilities for energy efficiency, including purchase and use of fleet vehicles, equipment, and materials.		X	
COS 5.1.2	Sustainable Design. Incorporate sustainable design and sustainable energy sources and features in existing and new City facilities.		X	
COS 5.1.3	Zoning Ordinance Update. Update the Zoning Ordinance to further the energy conservation goals, policies, and implementations actions, and reduce impediments or disincentives to it.	X		
COS 5.1.4	Encourage Public Information Programs. Encourage utilities to provide public information programs and energy audits to promote energy conservation and to protect solar access.	X		
COS 5.1.5	Energy Grants. Solicit state and federal grants to implement the City's energy conservation programs as such funding becomes available.	X		
COS 5.1.6	Community Choice Aggregation. Consider working with communities, community service districts, public utilities and WRCOG or similar organizations to establish community choice aggregation programs. These programs allow cities and special districts to aggregate the buying power of individual customers within a defined area to secure alternative energy supply contracts on a community-wide basis, but allowing consumers not wishing to participate to opt out.	X		
COS 5.1.7	Update City Regulations. Update development and subdivision standards to include clear, specific standards to ensure that desirable solar access is provided for all new development. Standards shall address design priorities for	X		

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	providing and maintaining solar access, such as lot/building orientation, architectural design, collector placement and design, landscaping, and legal requirements to maintain solar access.			
COS 6.1.1	Minerals Inventory. Maintain up-to-date information regarding the location of mineral resource zones in the City.		X	
COS 6.1.2	City Review. Update City ordinances to require that all proposals for mineral extraction and reclamation be reviewed by the Planning Commission and City Council.	X		
COS 7.1.1	Historic Survey of Resources, Districts, and Neighborhoods. Conduct a survey to identify historic resources, districts and neighborhoods, such as the historic city areas or Rubidoux, Glen Avon, and Pedley with the Historic Resources Overlay and protect and, where possible, enhance their historic character through appropriate district signage, public improvements, and development incentives.	X		
COS 7.1.2	Historical Preservation Incentives. Consider offering preservation incentives, such as the Mills Act Tax Reduction program to encourage maintenance and restoration of historic properties.	X		
COS 7.1.3	Construction in Historic Districts. Prepare (or update, where guidelines already exist) architectural design guidelines to provide specific guidance on the construction of new buildings and public improvements within areas designated in the General Plan with the Historic Resource Overlay, such as town centers, historic districts, and historic neighborhoods.	X		
COS 7.1.4	Public Information Programs. Foster public awareness and appreciation of cultural resources by sponsoring educational programs or by collaborating with agencies, nonprofit organizations, and citizens groups to provide public information on cultural resources and display artifacts that illuminate the City's history. The City will encourage private development to include historical and archaeological displays where feasible and appropriate.	X		
COS 7.1.5	Cultural Resource Program. Develop a cultural resource program, describing eligible cultural resources, listing criteria, "sensitive and	X		

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	effective” listing procedures, noticing requirements, benefits of listing (e.g., Mills Act, flexible development standards) and historic plaques and district signage.			
COS 8.1.1	<p>Protect Open Space Resources. Take the following actions to protect open space, and encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction:</p> <ol style="list-style-type: none"> 1. Open Space Designation. Apply Open Space or Agriculture zoning to private property where equitable development potential is granted to the property owner for the remainder of the land, as appropriate and consistent with General Plan goals and policies. 2. Open Space and Trails Dedication. Preserve or enhance open space and trails resources through application of conditions of subdivision and development approvals, consistent with General Plan goals and policies. 3. Donations and Grants. Seek and use grants, donations, other revenue sources, and long-term financing mechanisms to purchase fee ownership or easements. The City will consider allocating funding for open space acquisition and protection, and will explore all potential funding sources and other mechanisms. 4. Interagency Cooperation. Promote interagency cooperation for open space acquisition, greenbelt, creeks, wetlands, and wildlife habitat protection in open space areas by coordinating with other government agencies and organizations having interest or expertise in resource protection. 		X	
COS 9.1.1	Visual assessments. Require evaluations and/or visual simulations for development projects that could affect scenic resources and scenic vistas.		X	
COS 9.1.2 ²	Scenic Highway Designation. Advocate state and county scenic highway designations and protective programs for highways and other roads connecting Jurupa Valley with other communities.	X		

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COS 9.1.3	Undergrounding Utilities. Place existing overhead utilities underground, with highest priority for scenic roadways and entries to the City, and require utilities, community services districts, and other responsible agencies to do likewise.		X	
COS 9.1.4	Billboards. Amend the Municipal Code as needed to limit the installation of new billboard signs along scenic corridors and roadways, and to require City Council approval of billboards along scenic corridors.			X
COS 9.1.5	New Development. Ensure that new development within designated scenic highway corridors are designed with adequate site planning, setbacks, non-structural noise buffers, and construction assemblies to avoid the need for sound attenuation walls, while balancing the objectives of maintaining scenic resources with accommodating compatible land uses.		X	
COS 9.1.6	Grading. Utilize contour grading and slope rounding to gradually transition graded roads slopes, utilities, and development sites within and adjacent to scenic highway corridors to create natural landscape forms that follow the area's natural topography.		X	
COS 10.1.1	Lighting Standards. Develop lighting standards based on the International Dark-Sky Association's (IDA's) Model Lighting Ordinance, with emphasis on preserving the City's equestrian, semi-rural character.	X		
COS 10.1.2	Retrofit Plan. Establish a retrofitting plan for outdoor lighting on City streets and at City facilities, and encourage community service districts to do the same.	X		
COS 10.1.3	Grant Funding. Seek grant funding for City lighting upgrades, incentive programs, and new fixtures.	X		
COS 10.1.4	Public Awareness. Develop a dark sky public awareness campaign (e.g., April is Dark Sky Month, dark sky page on City's website, City Council proclamation).	X		
COS 10.1.5	Regional Collaboration. Collaborate with neighboring jurisdictions to identify the appropriate location and night lighting standards for a dark sky park.	X		

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COS 10.1.6	Engineering Standards. Review City engineering standards for possible changes to public street lighting locations, design and spacing to reduce light pollution, improve energy efficiency and maintain safety.	X		
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
HOUSING ELEMENT				
HE 1.1.1	General Plan and Zoning Amendments. Amend General Plan and Zoning Ordinance and Map to designate at least 37 acres for residential use at HHDR density (up to 25 du/acre) to help meet Lower Income RHNA needs. The Land Use Map will be amended concurrently with the 2017 General Plan. Zoning Ordinance amendments shall be initiated within 1 year of adopting the new General Plan.		X	
HE 1.1.2	Housing Authority Coordination. Coordinate with the Riverside County Housing Authority to pursue grant funding and other incentives to promote and assist the non-profit and/or private production of housing affordable to lower income households. Utilize public financing tools when available, including revenue bonds, Community Development Block Grant (CDBG), HOME, and Low-Income Housing Tax Credit (LIHTC) program funds.		X	
HE 1.1.3	Tax Exempt Bonds. Consider using tax-exempt revenue bonds to help finance new multifamily construction.	X		
HE 1.1.4	Mobile Homeowner Assistance. As resources allow, use federal and state grant funds, when available, to assist seniors, veterans and other lower income households purchase and/or improve mobile homes.		X	
HE 1.1.5	Affordable Housing Incentives. Consider establishing incentives for developers of new housing that is affordable to lower income households and special needs groups, such as: fast track/priority application and permit		X	

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	processing, density bonuses and/or fee waivers, assist affordable housing developers with right-of-way acquisition, off-site infrastructure improvements and other development costs, and assist in securing federal or state housing financing resources. Incentives should be considered for new housing developments of 100 or more units in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).			
HE 1.1.6	Density Provisions. Update the Jurupa Valley Municipal Code and General Plan density provisions to ensure consistency with state law, including minimum density requirements and density bonuses, as required by state law, to encourage production of smaller, affordable housing, particularly in Town Centers and in higher density, mixed-use and other areas where appropriate and compatible with adjacent development.		X	
HE 1.1.7	City Development Fees. Develop a sliding scale Fee Assistance program where the amount and type of City development fees may be waived by the City Council based on the number of affordable units proposed (i.e., as the number of affordable units increases, the amount of fee waiver increases).	X		
HE 1.1.8	CDBG and HOME Funds. When available, use CDBG; HOME and other grant or housing trust funds to write down costs of acquiring sites and to offset infrastructure and construction costs for residential developments in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).	X		
HE 1.1.9	Site Identification. Work with public, private and nonprofit housing entities to identify candidate sites for new construction of rental housing for seniors and other special housing needs, and take all actions necessary to expedite processing and approval of such projects.		X	
HE 1.1.10	Residential Incentive Zone (R-6). Update and continue to encourage development of	X		

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	affordable housing in the R-6 zone, and other multifamily residential zones, where appropriate. Utilize incentives for development as established in Ordinance 348, or in the 2017 General Plan and subsequent Zoning Ordinance amendments.			
HE 1.1.11	Updated Land Use Inventory and Map. Establish and maintain a Land Use Inventory and a map that provide a mechanism to monitor a) acreage and location by General Plan designation, b) vacant and underutilized land, and c) build-out of approved projects utilizing the City's GIS system and supported by mapping. Maintain the Land Use Inventory on a regular basis, as frequently as budget allows.	X		
HE 1.1.12	Candidate Sites. Encourage developers to identify vacant and underutilized properties as candidate sites for affordable or mixed market rate/affordable housing development and identify them in the Land Use Inventory.	X		
HE 1.1.13	Homeless Shelter. In cooperation with non-profit organizations, adjacent cities, and with Riverside County, encourage the development of a homeless shelter to meet Jurupa Valley's and adjacent communities' homeless shelter needs. Consider tax incentives and other financial incentives to encourage homeless shelter development.	X		
HE 1.1.14	Homelessness Strategy. Until a permanent shelter or shelters can be established, the City shall work with Riverside County and local housing agencies to help prepare a homelessness strategy to address immediate needs dealing with safety, health and sanitation, environmental health, temporary housing, and access to homeless services.		X	
HE 1.1.15	Creative Housing Solutions. Provide incentives to encourage development of a range of creative and affordable housing types to accommodate homeless persons, seniors, disabled persons, and other low and extremely low-income populations, such as single room occupancy dwellings (SROs), pre-fabricated housing, so called "tiny houses," and other emerging housing products. Potential incentives include priority permit processing, fee waivers or deferrals, flexible development standards, supporting or	X		

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	assisting with funding applications, and coordinating with housing developers.			
HE 1.1.16	Coordination with Non-Profit Housing Providers. Continue to work with non-profit organizations, such as National Community Renaissance, Mary Erickson Housing, and Habitat for Humanity, in the production of affordable and self-help housing for moderate and lower income households.		X	
HE 1.1.17	Flexible Standards. Continue to provide for flexibility in the design of residential development through the processing of planned unit developments (PUDs), area and specific plans, and town center plans, and through the application of Zoning Ordinance provisions allowing flexible lot sizes and development standards.		X	
HE 1.1.18	Accessory or Second Dwelling Units. Update the Municipal Code to allow “Accessory Dwelling Units” in compliance with state law within 1 year of Housing Element adoption.			X
HE 1.1.19	Mobile and Manufactured Homes. Continue to allow mobile homes, modular and manufactured homes in single-family residential zones “by right,” and mobile home parks subject to a CUP, and encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units, where appropriate.		X	
HE 1.1.20	Mixed Housing Types and Densities. Encourage residential development proposals to provide a range of housing types and densities for all income levels, including market rate housing, using creative planning concepts such as traditional neighborhood design, planned unit developments, area and specific plans, and mixed-use development.		X	
HE 1.1.21	Accessible Housing for Disabled Persons. Encourage single- and multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.	X		
HE 1.1.22	Universal Design. Encourage “universal design” features in new dwellings, such as level entries, wider paths of travel, larger bathrooms, and	X		

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	lower kitchen countertops to accommodate persons with disabilities.			
HE 1.1.23	Affordable Housing for Disabled Persons. Encourage, and as budget allows, help support programs providing increased opportunities for disabled persons in affordable residential units rehabilitated or constructed through City or County programs.	X		
HE 2.1.1	Infrastructure. As budget allows, City shall include sufficient resources for adequate maintenance of public facilities such as streets, sidewalks, and drainage in the City's capital improvement program and encourage community services districts to do likewise.		X	
HE 2.1.2	Adaptive Housing Strategies. Support creative strategies for the rehabilitation and adaptive reuse of residential, commercial, and industrial structures for housing, if appropriate.		X	
HE 2.1.3	Code Enforcement. Ensure that housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate unsafe, illegal, and substandard conditions in residential neighborhoods and residential properties.		X	
HE 2.1.4	Affordable Mobile Homes Conservation. Conserve affordable mobile home housing stock and help bring such housing up to code through mobile home loan and improvement grants funded by CDBG and other funds, as available.	X		
HE 2.1.5	Bilingual Outreach. As resources allow, provide bilingual outreach materials and activities to educate and inform the community about available housing rehabilitation programs and resources.		X	
HE 2.1.6	Monitor Assisted Units. Help ensure that affordable housing assisted with public funds remains affordable for the required time through maintenance of an inventory of assisted units which is monitored for expiration of assisted housing.	X		
HE 2.1.7	Preserve At-Risk Housing Units. Preserve grant-assisted, bond-financed, density bonus or other types of affordable units at risk of conversion to market rate during the planning period by 1) working with the Riverside County Housing Authority or other nonprofit housing entities to	X		

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	1) purchase the units using state, federal or local financing and/or subsidies, 2) assist with low or no interest loans for rehabilitation, as budget allows, 3) support bond refinancing, and 4) refer the project sponsor to other federal or local sources of below-market financing. City shall also ensure compliance with state noticing and tenant education requirements.			
HE 2.1.8	Affordability Covenants. As a condition of project approval, require new affordable housing projects to remain affordable for a specific time, consistent with and as required by the funding program(s) in which they participate, through covenants with the project proponent, Housing Authority or other housing agency.		X	
HE 2.1.9	Remove Government Constraints. Evaluate the zoning ordinance, subdivision requirements, and other City regulations to remove governmental constraints to the maintenance, improvement, and development of housing, where appropriate and legally possible.		X	
HE 3.1.1 ²	Fair Housing Council. Utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1) audits of lending institutions and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources.		X	
HE 3.1.2	Education and Outreach. Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (<i>also see HE 3.1.1 above</i>).		X	
HE 3.1.3 ²	Public Housing and Rental Assistance. Encourage Riverside County to continue to maintain 300+ public housing units and continue to assist very low-income recipients in Jurupa Valley with Section 8 rental assistance vouchers.		X	
HE 3.1.4	First-Time Homebuyers Assistance. Explore the feasibility of developing a new First Time Home Buyer Down Payment Assistance Program, utilizing tax-exempt mortgage revenue bonds to finance mortgages and down payment assistance for single-family homes for very low and low income first time homebuyers.	X		

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HE 3.1.5	Lease/Purchase Home Ownership Program. Encourage the Housing Authority to continue the Lease/Purchase Home Ownership Assistance Program, which assists potential homeowners in leasing a property while moving towards ownership at the end of 3 years.		X	
HE 3.1.6	Housing Variety. Facilitate new market rate residential projects that provide a variety of housing types and densities.		X	
HE 3.1.7	Neighborhood Connectivity. Require new residential neighborhoods to interconnect with existing neighborhoods to provide for social interaction, assure pedestrian-friendly connectivity and minimize vehicle trips.		X	
HE 3.1.8	Multifamily Dwellings Standards. Establish standards for multiple-family dwellings that will achieve comparable recreation and open space opportunities, protection from sources of noise and degraded air quality, adequate access to public services and facilities and parking that apply to single-family housing.			X
HE 3.1.9	Amend the Zoning Ordinance. Amend the Zoning Ordinance to expand housing opportunities, as required by state and federal law, including but not limited to: amending the definition of “Family” to comply with state and federal law, removing the minimum distance requirement between emergency shelters, permitting multifamily development without discretionary land use approval, providing reasonable accommodation for persons with disabilities, and encouraging development of a variety of housing for all income levels, such as manufactured housing, rental housing, mobile homes, single-room occupancy housing, employee housing and transitional and supportive housing.		X	
HE 4.1.1	Neighborhood Participation. Implement varied strategies to ensure residents are aware of and able to participate in planning decisions affecting their neighborhoods early in the planning process, such as neighborhood meetings, City Council member visits, and town hall meetings.			X
HE 4.1.2	Neighborhood Needs. Identify specific neighborhood needs, problems, trends, and opportunities for improvements. Work directly		X	

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	with neighborhood groups and individuals to address concerns.			
HE 4.1.3	Neighborhood Improvements. As budget allows, help fund neighborhood improvements, such as street paving or repairs, sidewalks, pedestrian and equestrian trails, crosswalks, parkways, street trees and other public facilities to improve aesthetics, safety, and accessibility.			X
HE 4.1.4	Neighborhood Pride. Working with Riverside County, CSDs and non-profit housing entities, develop and promote a Neighborhood Pride Program including cooperative projects with Code Enforcement staff, and Public Works projects in target areas, as funding allows.	X		
HE 5.1.1	Incentives. Consider establishing incentives for energy conservation above and beyond the requirements of Title 24, such as priority permit processing or reduced permit fees on a sliding scale Fee Assistance Program, as budget allows.	X		
HE 5.1.2 ²	Energy Programs for Lower Income Households. Encourage and participate in Riverside County's and utility providers' programs to reduce maintenance and energy costs for households with low incomes, and increase efforts to inform the public about available cost-saving, energy conservation programs.		X	
HE 5.1.3	Energy Conservation Grants. Pursue grant funds for energy rehab costs and consumer education.		X	
HE 5.1.4	City Requests for Proposals. City RFPs, contracts, and bidding procedures capital projects and programs shall incorporate energy conservation and sustainability measures.		X	
HE 5.1.5	City Facilities. Utilize energy/water saving measures in City-owned buildings and facilities, including landscaping, to meet industry sustainable design standards.		X	
HE 5.1.6	Sustainable Design. Adopt sustainable design policies, standards and codes that result in attractive, energy efficient, neighborhoods.	X		
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
AIR QUALITY ELEMENT				
AQ 1.1.1	Regional Committees. Actively participate on regional committees that can influence		X	

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	regulations affecting air quality.			
AQ 2.1.1	Best Practices. Establish a program to monitor adherence to best practices in distance and setbacks as recommended by CARB and SCAQMD.	X		
AQ 4.1.1	Truck Parking in Residential Areas. Prohibit the parking of large commercial trucks, trailers, and truck cabs on public-streets in residential areas, except for loading or unloading, through Municipal Code amendments, signage, enforcement, and other measures.		X	
AQ 4.1.2	Diesel Fumes. Collaborate with the US EPA, SCAQMD, and warehouse owners and operators to create regulations and programs to reduce the amount of diesel fumes released due to warehousing operations.		X	
AQ 4.1.3	Commercial Truck Parking Lots. Research funding and establish a program to provide incentives and opportunities for commercial truck parking lots to prevent the need for parking trucks, trailers, and truck cabs in residential and other restricted areas.		X	
AQ 4.1.4	Electric Charging Stations. Establish incentives for developers to plan for and install electric vehicle charging stations in new development, and research funding sources for installing electric vehicle charging stations in other strategic locations, such as in government agency facilities.		X	
AQ 5.1.1	Waste Management. Working with waste haulers and other appropriate businesses and agencies, establish incentives and programs to encourage the use of recycling and waste management.		X	
AQ 6.1.1	Job-Skill Training Opportunities. Actively seek and incentivize educational opportunities and institutions such as community colleges and trade schools to locate within Jurupa Valley to provide local job-skill training opportunities.			X
AQ 6.1.2	Funding Programs. Actively seek funding programs to incentivize businesses that meet community needs.		X	
AQ 7.1.1	Trip Reduction Programs. Pursue grant funding to establish an incentive program to encourage the use of trip reduction programs to decrease	X		

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	automotive vehicle miles traveled.			
AQ 7.1.2	Traffic Signal Improvements. Construct and improve traffic signals with channelization and Automated Traffic Monitoring and Control systems at appropriate intersections.		X	
AQ 7.1.3	Transportation Management. Consider measures such as Transportation Demand Management, Transportation Systems Management, or jobs/housing balance strategies when developing capital facilities improvement plans.			X
AQ 7.1.4	Congestion Monitoring. Develop a program to monitor traffic and congestion to determine when and where the City needs new transportation facilities to achieve increased mobility efficiency.			X
AQ 9.1.1	Climate Action Plan. Within 2 years of General Plan adoption, prepare and adopt a Climate Action Plan (CAP) for the City, including a 2030 and 2035 reduction target and local emissions inventory. The CAP will be consistent with the WRCOG Subregional CAP but will identify specific additional measures for the reduction of future GHG emissions. The CAP shall demonstrate how the City will reduce its GHG emissions to 50% below 1990 levels by 2030 and 80% below 1990 levels by 2050, consistent with state law and current guidance on GHG reduction planning.		X	
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
NOISE ELEMENT				
NE 1.1.1	Municipal Code: Amend the Municipal Code to require that development entitlements (e.g., tract maps, site development plans, conditional use permits) comply with the Land Use/Noise Compatibility Matrix, <i>Figure 7-3</i> above, and with other noise requirements of the General Plan.	X		
NE 1.1.2	Noise Guide. The Planning Department shall prepare and maintain a Noise Guide containing “Good Neighbor” guidelines and rules for neighborhood noise reduction and procedures for mitigating noise, and make the Guide available to the public, property owners, and developers.	X		

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NE 1.1.3	Homeowner Assistance. Assist homeowners living in high noise areas to reduce noise levels in their homes through funding assistance and retrofitting program development, as City resources allow or other agencies provide.		X	
NE 1.1.4	Noise Compatibility Assessment. Conduct a noise compatibility assessment of sensitive land uses throughout the City.	X		
NE 2.1.1	Truck Routes. Prepare and adopt truck routes to direct commercial trucks away from sensitive noise receptors.		X	
NE 2.1.2	City Actions. The City will consider implementing one or more of the following measures where existing or cumulative increases in noise levels from new development significantly affect noise-sensitive land uses or residential neighborhoods: <ol style="list-style-type: none"> 1. Rerouting traffic onto streets that can maintain desired levels of service, consistent with the Mobility Element, and that do not adjoin noise-sensitive land uses. 2. Rerouting commercial trucks onto streets that do not adjoin noise-sensitive land uses. 3. Constructing noise barriers. 4. Reducing traffic speeds through street or intersection design methods (also refer to the Mobility Element). 5. Retrofitting buildings with noise-reducing features. 6. Establishing financial programs, such as low cost loans to owners of noise-impacted property, or requiring noise mitigation or trip reduction programs as a condition of development approval. 7. Encourage and support stepped up enforcement of traffic laws and the <i>California Vehicle Code</i>. 		X	
NE 2.1.3	City Operations and Purchasing. The City will pursue alternatives to the use of noisy equipment and vehicles, and will purchase equipment and vehicles only if they incorporate the best available noise reduction technology.			X
NE 3.1.1	Ensuring Compliance. Ensure that required noise mitigation measures are enforced as a project is built, and in place and/or fully implemented			X

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	prior to release of occupancy, including enforcement of the State Building Codes regarding Chapter 35, "Sound Transmission Control," as amended, and "Noise Insulation Standards" (<i>California Code of Regulations</i> , Title 24).			
NE 3.1.2	Stationary Noise Regulations. Review and revise the City's Noise Ordinance to ensure there are adequate stationary noise regulations in effect to protect the quality of life of Jurupa Valley.	X		
NE 4.1.1	Rail-Related Noise. Minimize the noise impact of passenger (Metrolink) and freight rail service on sensitive land uses by coordinating with rail authorities to effectively manage train noise and by establishing and enforcing noise mitigation measures that apply to rail uses.		X	
NE 4.1.2	Quiet Zone Crossings. Require new development in the vicinity of railroad crossings that are within 1,000 feet of existing residential neighborhoods to design and construct Quiet Zone railroad crossing improvements and seek to qualify for a Quiet Zone designation.			X
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
COMMUNITY SAFETY, SERVICES AND FACILITIES ELEMENT				
CSSF 1.1.1	Hazard Mitigation. Mitigate potential seismic hazards through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.		X	
CSSF 1.1.2	Liaison Program. Develop a liaison program with all water purveyors to prevent water extraction induced subsidence.	X		
CSSF 1.1.3	Density Transfer. Develop a program to allow the transfer of allowable density from high-risk areas to low-risk areas.		X	
CSSF 1.1.4	Unreinforced Masonry Buildings. Inventory unreinforced masonry buildings in Jurupa Valley, develop retrofitting guidelines and research possible funding sources to assist with building retrofits.	X		
CSSF 1.1.5	Property Acquisition. As resources allow, acquire property in high-risk flood zones and designate the land as open space for public use		X	

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	or wildlife habitat.			
CSSF 1.1.6	Giant Cane and Other Invasive Plant Species. Encourage and, as resources allow, support the efforts of SAWPA, the County of Riverside, and other agencies to remove Giant Cane and other invasive, non-native plant species from the Santa Ana River corridor and restore native riparian habitat.		X	
CSSF 1.1.7	Lifeline Facilities. Develop an inundation response plan for any lifeline facilities and dependent care facilities located in designated flood zones.			X
CSSF 1.1.8	Risk Assessment. Assess and upgrade inundation risk and protection, and utilize information and research from regional planning agencies and others focusing on resiliency after a disaster.			X
CSSF 1.1.9	Emergency Response Plans. Periodically review and update emergency response plans to reflect current flood protection standards.			X
CSSF 1.1.10	Fire Safety Planning. Conduct and implement long-range fire safety planning, including updating building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sectors.		X	
CSSF 1.1.11	Fire Response Agreements. Review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in the County Fire Protection Master Plan, to keep pace with development and to ensure that: <ol style="list-style-type: none"> 1. Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described; 2. Fire flow requirements (water for fire protection) are consistent with Insurance Service Office (ISO) recommendations; and 3. The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development anticipated. 		X	
CSSF 1.1.12	Post-Disaster Recovery. Develop plans for short-term and long-term post-disaster recovery			X

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	utilizing information and research from regional planning organizations and other organizations focusing on resiliency after disaster.			
CSSF 1.1.13	Safeguard Instructure. Coordinate with the Public Utilities Commission (PUC) and/or utilize the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that: <ol style="list-style-type: none"> 1. Extend through areas of high liquefaction potential; 2. Cross active faults; or 3. Traverse earth cracks or landslides. 		X	
CSSF 1.1.14	Earthquake Drills. Conduct City earthquake drills and, where appropriate: <ol style="list-style-type: none"> 1. Develop internal scenarios for City emergency response, including emergency drills; and 2. Test back-up power generators in public facilities and other critical facilities taking part in emergency drills. 		X	
CSSF 1.1.15	Information Dissemination. Improve management and emergency dissemination of information using portable computers with geographic information systems and disaster-resistant Internet access, to obtain: <ol style="list-style-type: none"> 1. Hazardous Materials Disclosure Business Plans regarding the location and types of hazardous materials; 2. Real-time information on seismic, geologic, or flood hazards; and 3. The locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities, and other lifelines. 		X	
CSSF 2.1.1	Evaluate Municipal Services. Allocate municipal resources to evaluate the need, cost, and feasibility of the City assuming responsibility for providing facilities or services currently provided by other agencies.		X	
CSSF 2.1.2	Planning Applications. Route new Planning applications to the Sheriff's Department to increase public safety and maintain close coordination with the Sheriff's Department and law enforcement programs.			X

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CSSF 2.1.3	Incentivize Advanced Educational Opportunities. Review the Zoning Ordinance to identify potential zones, locations, development incentives, and requirements for advanced educational and occupational training schools and similar facilities. Make this information available to potential applicants, real estate and development professionals, marketing and construction firms, and local school districts.		X	
CSSF 2.1.4	Master Plan. In cooperation with JARPD, County of Riverside and other responsible agencies, prepare and adopt a Joint Recreational Opportunities and Open Space Master Plan that identifies recreation goals, priorities for park expansion, acquisition, improvement, and funding. The Plan will be adopted within 2 years of General Plan adoption and updated at least every 10 years.	X		
CSSF 2.1.5 ²	Urban Water Management Plan. Work with local water purveyors to prepare a unified Urban Water Management Plan for Jurupa Valley and to ensure that the Plan is updated as needed.		X	
CSSF 2.1.6 ²	Alternative Water Resources. Explore the feasibility of desalinization and other regional projects as additional sources of local water.		X	
CSSF 2.1.7	Multi-Modal Trails. Develop a multi-agency program with the Riverside County Flood Control and Water Conservation District, the Jurupa Area Recreation and Park District, and the City for the use of flood control channels and associated maintenance and accessways for pedestrian, bicycle, and equestrian trails.		X	
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
ENVIRONMENTAL JUSTICE ELEMENT				
EJ 1.1.1	Alternative Funding Strategies. Pursue alternate funding strategies to maintain the financial stability of Jurupa Valley so as to enable the City to implement the principles of environmental justice described in this Element.		X	
EJ 2.1.1	Truck Routes. Designate truck routes to avoid residential areas including low-income and minority neighborhoods.		X	
EJ 2.1.2	Training. Provide staff and City officials training	X		

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	on the principles and methods of comprehensive public participation. Guidelines for how to conduct staff/official training are contained in the Cal/EPA Environmental Justice Advisory Committee Recommendations.			
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
HEALTHY COMMUNITIES ELEMENT				
HC 1.1.1 ²	Health Events. Sponsor special City health events, Mayor's Walks, and similar activities to raise resident awareness of health programs and to promote healthy neighborhood activities, such as cleanup days and bike rodeos.			X
HC 1.1.2	Public Health Information. Collaborate with local health providers to provide public health information, programs and events at local community centers, parks, food markets, and other public places.		X	
HC 2.1.1	Zoning for Local Food Outlets. Encourage the development of healthy food outlets, small neighborhood markets, farmers' markets, and food cooperatives in residential zones by adopting flexible zoning standards to allow such uses where appropriate.			X
HC 2.1.2	Community Gardens. Identify and inventory potential community garden/urban farm sites on existing parks, utility easements and rights of way, and prioritize site use as community gardens in appropriate locations.	X		
HC 2.1.3	Grant Funding. Seek grant funding and innovative public-private partnerships, where feasible, to increase residents' access to healthy foods and opportunities for physical activity, especially in underserved areas.		X	
HC 4.1.1	Neighborhood Markets. Amend the Zoning Ordinance to allow small, neighborhood-serving markets within easy walking and biking distance from most residential areas, and encourage such markets to include fruits, vegetables, and other healthy foods.			X
HC 4.1.2	Bicycle and Pedestrian Master Plan. Implement the Bicycle and Pedestrian Master Plan and allocate a portion of the annual City budget, as resources allow, to complete bike and sidewalk			X

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	projects that infill public sidewalk gaps and provide connectivity.			
HC 4.1.3	Community Gardens. Amend the Zoning Ordinance to allow the development of community gardens throughout the City.	X		
HC 4.1.4	Compatible Agriculture. Amend the Zoning Ordinance to allow compatible agriculture uses in Residential, Commercial, and Public zones.	X		
HC 4.1.5	Risk Reduction. Pursue grants and other funding for projects that reduce the risk of pedestrian/vehicle collisions and equestrian/vehicle interactions, particularly in areas where there are frequent incidents.		X	
HC 4.1.6	Traffic Calming. Implement traffic calming and traffic-slowing measures on roads with a high level of pedestrian and non-motorized vehicle activity.		X	
HC 4.1.7	Safety Features. Incorporate safety features for non-motorized travel within road improvement projects, as resources allow.		X	
HC 4.1.8	Equestrian Crossings. Provide special accommodations for equestrians at crossings where trails and roads intersect.		X	
HC 6.1.1	Street Tree Master Plan. Prepare a Street Tree Master Plan to address tree preservation, planting, and maintenance.	X		
HC 6.1.2	Pilot “Edible Landscape” Program. Establish a pilot Community Living Gardens program in cooperation with volunteer groups and other agencies; identify viable community garden sites, and consider the feasibility of planting fruit trees in local parks, parkways, and on publicly controlled parties.		X	
Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
ECONOMIC SUSTAINABILITY ELEMENT				
ES 1.1.1	Economic Development Strategy. Prepare and adopt an Economic Development Strategy to achieve the goals of this General Plan and to capitalize on economic development opportunities.		X	
ES 1.1.2	Cost of Services Study/Impact Fees. Conduct a cost of municipal services study and, if		X	

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	warranted, consider establishing impact fees to defray costs of maintaining and improving municipal services and facilities.			
ES 1.1.3	Regional Economic Influence. Build Jurupa Valley's role as a regional economic leader through active participation in local and regional business forums, regional economic and transportation planning, and recruitment activities, as resources allow.		X	
ES 1.1.4	Public Project Coordination. Consider establishing a mechanism to coordinate public projects, activities and fees of various public agencies and address their impact on economic development within the City.			X
ES 2.1.1	Industrial Development Profiles. Prepare development profiles for specific industrial opportunity sites, including information on site attributes, allowed land use and development standards, relevant County or City approvals, and potential development incentives.			X
ES 3.1.1	Business Retention Strategy. Adopt a Business Retention and Expansion (BRE) Program to address outreach strategies, business improvement and marketing in town centers, feasibility of business improvement districts, and potential business incentives.		X	
ES 3.1.2	Branding and Business Attraction. Prepare and adopt an Economic Development Strategy, including: 1) branding and business attraction strategy to establish a unified identity for Jurupa Valley based on its unique character, quality of life, and business attributes, and 2) a communications program to publicize the Jurupa Valley brand for residents, visitors, and potential visitors.		X	
ES 3.1.3	Commercial Corridors. Work with property owners along the principal commercial corridors, including Mission Boulevard, Rubidoux Boulevard, Limonite Avenue, and Jurupa Road to explore General Plan and zoning strategies to consolidate commercial uses into vibrant nodes and allow residential development along the corridors.	X		
ES 3.1.4	Business Visitation Program. Establish and operate a City business visitation program to improve communication and understanding of	X		

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	business needs, opportunities, and issues.			
ES 3.1.5	Mayor's Business Awards Program. Consider initiating an annual Mayor's Business Award to recognize Jurupa Valley's outstanding business citizens and businesses.	X		
ES 3.1.6	Beautification of Commercial Areas. In order to make Jurupa Valley more attractive to new investment and stimulate retail sales, the City Council shall adopt standards for the maintenance and beautification of commercial areas. Such standards may be in the form of a property maintenance ordinance, business improvement district or other mechanism and should address tree removal and replacement, planting and maintenance, as well as trash and graffiti removal.	X		
ES 4.1.1	Commercial Recreation and Visitor Attraction Plan. Prepare and adopt a commercial recreation and visitor attraction plan in cooperation with the Chamber of Commerce and other interested parties, which identifies the City's recreational, equestrian, cultural and tourism assets, potential resources and funding sources, potential land use and zoning incentives, target uses, businesses and/or attractions, and marketing strategies.	X		
ES 5.1.1	Business Incubator. Explore opportunities to collaborate with a business "incubator" in Jurupa Valley, such as a research and technology development campus, a regional occupation center, or a technology training institute.	X		
ES 6.1.1	Fulfillment Center and Logistics. Give a high priority to attracting a new point-of-sale fulfillment center and logistics industrial projects based on low market vacancies and growth in those sectors.		X	
ES 6.1.2	Economic Development Strategy. Ensure that the City's Economic Development Strategy includes specific implementation measures and include a monitoring and evaluation program to evaluate the effectiveness of City economic development actions.		X	

¹Refers to projects and programs that were completed and/or ongoing and substantially underway in 2020.

²Refers to projects and programs that were the responsibility of other agencies/organizations that the City of Jurupa Valley supported.

CERTIFICATE OF OCCUPANCY

Current APN	Street Address	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Rent, O=Owner	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
160501009	4635 PRAIRIE RUN RD	B19-000011	SFD	O	1	4/15/20	315
160492008	4898 VANDERHAM WAY	B19-000101	SFD	O	1	4/15/20	1
160492007	4886 VANDERHAM WAY	B19-000102	SFD	O	1	4/15/20	1
160492006	4874 VANDERHAM WAY	B19-000103	SFD	O	1	4/15/20	1
160492005	4862 VANDERHAM WAY	B19-000104	SFD	O	1	4/15/20	1
160492004	4850 VANDERHAM WAY	B19-000105	SFD	O	1	4/15/20	1
160493001	4855 VANDERHAM WAY	B19-000106	SFD	O	1	4/15/20	1
160493003	4879 VANDERHAM WAY	B19-000108	SFD	O	1	4/15/20	1
160493004	4891 VANDERHAM WAY	B19-000109	SFD	O	1	4/15/20	1
160493005	4903 VANDERHAM WAY	B19-000110	SFD	O	1	4/15/20	1
160501013	11033 GREEN MEADOWS LN	B19-000156	SFD	O	1	4/15/20	1
160501014	11045 GREEN MEADOWS LN	B19-000157	SFD	O	1	4/15/20	1
160501015	11057 GREEN MEADOWS LN	B19-000158	SFD	O	1	4/15/20	1
160503019	11062 GREEN MEADOWS LN	B19-000159	SFD	O	1	4/15/20	1
160503020	11050 GREEN MEADOWS LN	B19-000160	SFD	O	1	4/15/20	1
160503021	11038 GREEN MEADOWS LN	B19-000161	SFD	O	1	4/15/20	1
160501007	4659 PRAIRIE RUN RD	B19-000009	SFD	O	1	3/12/20	1
157331012	6822 RIVANNA WAY	B19-000309	SFD	O	1	4/15/20	1
157331013	6810 RIVANNA WAY	B19-000310	SFD	O	1	4/15/20	1
157331014	11550 WINNICUT CT	B19-000311	SFD	O	1	4/15/20	1
157331015	11562 WINNICUT CT	B19-000312	SFD	O	1	4/15/20	1
157331016	11574 WINNICUT CT	B19-000313	SFD	O	1	4/15/20	1
157331017	11586 WINNICUT CT	B19-000314	SFD	O	1	4/15/20	1
157331018	11598 WINNICUT CT	B19-000315	SFD	O	1	4/15/20	1
174390065	7338 HAWKEYE RIDGE RD	B19-000328	SFD	O	1	5/27/20	1
174390066	7344 HAWKEYE RIDGE RD	B19-000332	SFD	O	1	5/27/20	1
N/A	7356 HAWKEYE RIDGE RD	B19-000333	SFD	O	1	4/15/20	1
174390069	7362 HAWKEYE RIDGE RD	B19-000334	SFD	O	1	5/27/20	1
174390070	7368 HAWKEYE RIDGE RD	B19-000335	SFD	O	1	5/27/20	1
N/A	7374 HAWKEYE RIDGE RD	B19-000336	SFD	O	1	5/27/20	1
N/A	7380 HAWKEYE RIDGE RD	B19-000337	SFD	O	1	5/27/20	1

183160039	6960 PEARL ST	B19-000246	SFD	O	1	1	4/15/20	1
174390076	7321 HAWKEYE RIDGE RD	B19-000339	SFD	O	1	1	6/1/20	1
174390077	7327 HAWKEYE RIDGE RD	B19-000340	SFD	O	1	1	6/1/20	1
174390078	7333 HAWKEYE RIDGE RD	B19-000341	SFD	O	1	1	6/18/20	1
174390079	7339 HAWKEYE RIDGE RD	B19-000342	SFD	O	1	1	6/1/20	1
174390080	7345 HAWKEYE RIDGE RD	B19-000343	SFD	O	1	1	6/1/20	1
174390081	7351 HAWKEYE RIDGE RD	B19-000344	SFD	O	1	1	6/1/20	1
160492003	4838 VANDERHAM WAY	B19-000425	SFD	O	1	1	4/15/20	1
160492002	4826 VANDERHAM WAY	B19-000426	SFD	O	1	1	4/15/20	1
160492001	4814 VANDERHAM WAY	B19-000427	SFD	O	1	1	4/15/20	1
160494017	5000 PRAIRIE RUN RD	B19-000428	SFD	O	1	1	5/18/20	1
160494011	4988 PRAIRIE RUN RD	B19-000429	SFD	O	1	1	5/18/20	1
160494012	4976 PRAIRIE RUN RD	B19-000430	SFD	O	1	1	5/18/20	1
160494013	4964 PRAIRIE RUN RD	B19-000431	SFD	O	1	1	5/18/20	1
160494014	4952 PRAIRIE RUN RD	B19-000432	SFD	O	1	1	5/22/20	1
160494015	4940 PRAIRIE RUN RD	B19-000433	SFD	O	1	1	5/22/20	1
160501016	11069 GREEN MEADOWS LN	B19-000447	SFD	O	1	1	6/4/20	1
160501017	11081 GREEN MEADOWS LN	B19-000448	SFD	O	1	1	6/4/20	1
160501018	11093 GREEN MEADOWS LN	B19-000449	SFD	O	1	1	6/12/20	1
160501019	11105 GREEN MEADOWS LN	B19-000451	SFD	O	1	1	6/12/20	1
160503015	11110 GREEN MEADOWS LN	B19-000452	SFD	O	1	1	6/12/20	1
160503016	11098 GREEN MEADOWS LN	B19-000453	SFD	O	1	1	6/12/20	1
160503017	11086 GREEN MEADOWS LN	B19-000454	SFD	O	1	1	6/12/20	1
160501027	4658 VANDERHAM WAY	B19-000472	SFD	O	1	1	7/22/20	1
160501028	4670 VANDERHAM WAY	B19-000473	SFD	O	1	1	7/22/20	1
160501030	4694 VANDERHAM WAY	B19-000475	SFD	O	1	1	7/22/20	1
160503009	4699 VANDERHAM WAY	B19-000477	SFD	O	1	1	7/16/20	1
160503010	4687 VANDERHAM WAY	B19-000478	SFD	O	1	1	7/16/20	1
160503011	4675 VANDERHAM WAY	B19-000479	SFD	O	1	1	7/20/20	1
160503012	4663 VANDERHAM WAY	B19-000480	SFD	O	1	1	7/20/20	1
160503013	4651 VANDERHAM WAY	B19-000481	SFD	O	1	1	7/16/20	1
160501020	11117 GREEN MEADOWS LN	B19-000498	SFD	O	1	1	11/19/20	1
160501021	11129 GREEN MEADOWS LN	B19-000499	SFD	O	1	1	11/24/20	1
160501023	4610 VANDERHAM WAY	B19-000500	SFD	O	1	1	11/24/20	1
160501024	4622 VANDERHAM WAY	B19-000501	SFD	O	1	1	11/24/20	1
160501025	4634 VANDERHAM WAY	B19-000502	SFD	O	1	1	11/24/20	1
160501026	4646 VANDERHAM WAY	B19-000503	SFD	O	1	1	11/24/20	1
160503014	11122 GREEN MEADOWS LN	B19-000504	SFD	O	1	1	11/24/20	1
160501001	4731 PRAIRIE RUN RD	B19-000505	SFD	O	1	1	12/23/20	1
N/A	4683 PRAIRIE RUN RD	B19-000506	SFD	O	1	1	12/23/20	1
160501006	4671 PRAIRIE RUN RD	B19-000507	SFD	O	1	1	12/23/20	1

160491005	4983 PRAIRIE RUN RD	B19-000508	SFD	O	1	7/16/20	1
160491015	4995 PRAIRIE RUN RD	B19-000509	SFD	O	1	7/16/20	1
160310006	11632 AUTUMN SAGE AVE	B19-000628	SFD	O	1	6/16/20	1
160310007	11620 AUTUMN SAGE AVE	B19-000629	SFD	O	1	6/22/20	1
160310008	11608 AUTUMN SAGE AVE	B19-000630	SFD	O	1	6/22/20	1
160310009	11596 AUTUMN SAGE AVE	B19-000631	SFD	O	1	6/22/20	1
160310010	11584 AUTUMN SAGE AVE	B19-000632	SFD	O	1	6/22/20	1
160310011	11572 AUTUMN SAGE AVE	B19-000633	SFD	O	1	6/22/20	1
160311001	11571 AUTUMN SAGE AVE	B19-000634	SFD	O	1	6/22/20	1
160311002	11583 AUTUMN SAGE AVE	B19-000635	SFD	O	1	6/22/20	1
160311004	11607 AUTUMN SAGE AVE	B19-000637	SFD	O	1	6/23/20	1
160311005	11619 AUTUMN SAGE AVE	B19-000638	SFD	O	1	6/23/20	1
160311006	11631 AUTUMN SAGE AVE	B19-000639	SFD	O	1	6/23/20	1
166550012	8154 SWING DR	B19-000708	SFD	O	1	12/29/20	1
166550013	8138 SWING DR	B19-000709	SFD	O	1	12/29/20	1
166550014	8122 SWING DR	B19-000710	SFD	O	1	12/29/20	1
166550015	8106 SWING DR	B19-000711	SFD	O	1	12/29/20	1
166550016	8113 SWING DR	B19-000712	SFD	O	1	12/29/20	1
166550018	8145 SWING DR	B19-000714	SFD	O	1	12/31/20	1
166550020	8161 SWING DR	B19-000715	SFD	O	1	12/31/20	1
166550023	8177 SWING DR	B19-000716	SFD	O	1	8/24/20	1
166550025	8193 SWING DR	B19-000717	SFD	O	1	8/24/20	1
166550027	8209 SWING DR	B19-000718	SFD	O	1	8/24/20	1
166550029	8225 SWING DR	B19-000719	SFD	O	1	8/24/20	1
166550004	5431 GOLF ST	B19-000720	SFD	O	1	8/24/20	1
166550005	5417 GOLF ST	B19-000721	SFD	O	1	8/24/20	1
166550006	5403 GOLF ST	B19-000722	SFD	O	1	8/24/20	1
166550007	8218 SWING DR	B19-000723	SFD	O	1	8/24/20	1
166550011	8170 SWING DR	B19-000726	SFD	O	1	8/24/20	1
160311012	11692 PERIWINKLE PL	B19-000798	SFD	O	1	11/5/20	1
160311013	11680 PERIWINKLE PL	B19-000799	SFD	O	1	11/5/20	1
160311014	11668 PERIWINKLE PL	B19-000800	SFD	O	1	11/5/20	1
160311015	11654 PERIWINKLE PL	B19-000801	SFD	O	1	11/12/20	1
160311016	11642 PERIWINKLE PL	B19-000802	SFD	O	1	12/18/20	1
160311028	11653 PERIWINKLE PL	B19-000803	SFD	O	1	9/24/20	1
160311029	11667 PERIWINKLE PL	B19-000804	SFD	O	1	9/24/20	1
160311030	11691 PERIWINKLE PL	B19-000805	SFD	O	1	9/23/20	1
160311031	11703 PERIWINKLE PL	B19-000806	SFD	O	1	9/28/20	1
160311032	11715 PERIWINKLE PL	B19-000807	SFD	O	1	9/28/20	1
160311033	4613 SNAP DRAGON ST	B19-000808	SFD	O	1	9/28/20	1
160311017	11630 PERIWINKLE PL	B19-000819	SFD	O	1	12/31/20	1

160311018	11618 PERIWINKLE PL	B19-000821	SFD	O	1	1	12/30/20	1
160311019	11606 PERIWINKLE PL	B19-000822	SFD	O	1	1	12/29/20	1
160311020	11594 PERIWINKLE PL	B19-000823	SFD	O	1	1	12/31/20	1
160311021	11582 PERIWINKLE PL	B19-000824	SFD	O	1	1	12/31/20	1
160311023	11569 PERIWINKLE PL	B19-000826	SFD	O	1	1	12/31/20	1
166040021	8071 BIG RANGE DR	B19-000959	SFD	O	1	1	9/9/20	1
166040021	8083 BIG RANGE DR	B19-000960	SFD	O	1	1	9/3/20	1
166040021	8095 BIG RANGE DR	B19-000961	SFD	O	1	1	9/8/20	1
166040021	8080 BIG RANGE DR	B19-000962	SFD	O	1	1	9/8/20	1
166040021	8070 BIG RANGE DR	B19-000963	SFD	O	1	1	9/8/20	1
166040021	8052 BIG RANGE DR	B19-000964	SFD	O	1	1	9/8/20	1
166040021	4624 CASHEL CT	B19-000965	SFD	O	1	1	10/26/20	1
166040021	4612 CASHEL CT	B19-000966	SFD	O	1	1	11/12/20	1
166040021	4601 CASHEL CT	B19-000967	SFD	O	1	1	11/3/20	1
000000002	4613 CASHEL CT	B19-000968	SFD	O	1	1	11/12/20	1
166040021	4625 CASHEL CT	B19-000969	SFD	O	1	1	11/3/20	1
166040021	8136 BIG RANGE DR	B19-000970	SFD	O	1	1	11/12/20	1
166040021	8124 BIG RANGE DR	B19-000971	SFD	O	1	1	11/3/20	1
166040021	8112 BIG RANGE DR	B19-000972	SFD	O	1	1	11/5/20	1
166040021	8100 BIG RANGE DR	B19-000973	SFD	O	1	1	11/5/20	1
166040021	8143 BIG RANGE DR	B19-000974	SFD	O	1	1	12/8/20	1
166040021	8155 BIG RANGE DR	B19-000975	SFD	O	1	1	12/8/20	1
166040021	4620 BELLEVIEW CT	B19-000976	SFD	O	1	1	12/7/20	1
166040021	4608 BELLEVIEW CT	B19-000977	SFD	O	1	1	12/7/20	1
166040021	4603 BELLEVIEW CT	B19-000978	SFD	O	1	1	12/7/20	1
166040021	4615 BELLEVIEW CT	B19-000979	SFD	O	1	1	12/7/20	1
166040021	4627 BELLEVIEW CT	B19-000980	SFD	O	1	1	12/2/20	1
166040021	8172 BIG RANGE DR	B19-000981	SFD	O	1	1	12/2/20	1
166040021	8160 BIG RANGE DR	B19-000982	SFD	O	1	1	12/7/20	1
166040021	8148 BIG RANGE DR	B19-000983	SFD	O	1	1	12/7/20	1
157280036	11836 CONFLUENCE DR	B19-001036	SFD	O	1	1	7/22/20	1
157280037	11824 CONFLUENCE DR	B19-001037	SFD	O	1	1	7/22/20	1
157280038	11812 CONFLUENCE DR	B19-001038	SFD	O	1	1	7/21/20	1
157280039	11800 CONFLUENCE DR	B19-001039	SFD	O	1	1	7/21/20	1
157281008	11841 CONFLUENCE DR	B19-001040	SFD	O	1	1	7/21/20	1
160501010	4623 PRAIRIE RUN RD	B19-000012	SFD	O	1	1	3/12/20	1
160501011	4611 PRAIRIE RUN RD	B19-000013	SFD	O	1	1	3/13/20	1
160501012	11021 GREEN MEADOWS LN	B19-000014	SFD	O	1	1	3/12/20	1
174390073	7386 HAWKEYE RIDGE RD	B19-000338	SFD	O	1	1	5/27/20	1
160503018	11074 GREEN MEADOWS LN	B19-000455	SFD	O	1	1	6/4/20	1
160311003	11595 AUTUMN SAGE AVE	B19-000636	SFD	O	1	1	6/22/20	1

160112010	11514 HUMBER DR	B20-000573	ADU	R	1	4/23/20	1
167050007	5180 STEVE AVE	B20-000584	ADU	R	1	12/7/20	1
N/A	3942 BOULDER DR	HB18-16124	SFD	O	1	4/8/20	1
N/A	3940 BOULDER DR	HB18-16125	SFD	O	1	4/8/20	1
N/A	3938 BOULDER DR	HB18-16126	SFD	O	1	4/8/20	1
N/A	3936 BOULDER DR	HB18-16127	SFD	O	1	4/8/20	1
N/A	3934 BOULDER DR	HB18-16128	SFD	O	1	4/8/20	1
N/A	4851 PRAIRIE RUN RD	HB18-16336	SFD	O	1	2/4/20	1
N/A	6812 NOTTOWAY CT	HB18-16634	SFD	O	1	2/4/20	1
N/A	3943 BOULDER DR	HB18-16136	SFD	O	1	4/8/20	1
N/A	3941 BOULDER DR	HB18-16137	SFD	O	1	4/8/20	1
N/A	3939 BOULDER DR	HB18-16138	SFD	O	1	4/8/20	1
N/A	3925 BOULDER DR	HB18-16139	SFD	O	1	4/8/20	1
N/A	3923 BOULDER DR	HB18-16140	SFD	O	1	4/8/20	1
N/A	3921 BOULDER DR	HB18-16141	SFD	O	1	4/8/20	1
N/A	6927 RANGELEY WAY	HB18-15750	SFD	O	1	2/3/20	1
N/A	6935 NOTTOWAY COURT	HB18-15751	SFD	O	1	2/3/20	1
N/A	4719 PRAIRIE RUN RD	HB18-15335	SFD	O	1	12/23/20	1
N/A	4695 PRAIRIE RUN RD	HB18-15337	SFD	O	1	12/17/20	1
N/A	5898 ASH ST	HB18-15757	SFD	O	1	6/1/20	1
N/A	4935 PRAIRIE RUN RD	HB18-15338	SFD	O	1	6/30/20	1
N/A	4947 PRAIRIE RUN RD	HB18-15339	SFD	O	1	6/30/20	1
N/A	4959 PRAIRIE RUN RD	HB18-15340	SFD	O	1	6/29/20	1
N/A	4971 PRAIRIE RUN RD	HB18-15341	SFD	O	1	7/28/20	1
N/A	10572 56TH ST	HB18-16278	ADU	R	1	3/31/20	1
N/A	8522 ROCKING HORSE CIR	HB18-15399	ADU	R	1	1/31/20	1
N/A	7394 GARNET RIDGE RD	HB18-15846	SFD	O	1	1/13/20	1
N/A	7400 GARNET RIDGE RD	HB18-15847	SFD	O	1	1/13/20	1
N/A	7406 GARNET RIDGE RD	HB18-15848	SFD	O	1	1/13/20	1
N/A	7412 GARNET RIDGE RD	HB18-15849	SFD	O	1	1/13/20	1
N/A	7418 GARNET RIDGE RD	HB18-15850	SFD	O	1	1/13/20	1
N/A	7424 GARNET RIDGE RD	HB18-15851	SFD	O	1	1/13/20	1
N/A	7359 GARNET RIDGE RD	HB18-15852	SFD	O	1	1/13/20	1
N/A	7389 GARNET RIDGE RD	HB18-15857	SFD	O	1	1/13/20	1
N/A	7395 GARNET RIDGE RD	HB18-15858	SFD	O	1	1/13/20	1
N/A	7401 GARNET RIDGE RD	HB18-15859	SFD	O	1	1/13/20	1
N/A	7407 GARNET RIDGE RD	HB18-15860	SFD	O	1	1/13/20	1
N/A	7413 GARNET RIDGE RD	HB18-15861	SFD	O	1	1/13/20	1
N/A	7419 GARNET RIDGE RD	HB18-15862	SFD	O	1	1/13/20	1
N/A	7425 GARNET RIDGE RD	HB18-15863	SFD	O	1	1/13/20	1
N/A	4839 PRAIRIE RUN RD	HB18-16335	SFD	O	1	2/4/20	1

N/A	11071 RIO BRAVO CT	HB18-16394	SFD	O	1	2/4/20	1
N/A	11083 RIO BRAVO CT	HB18-16395	SFD	O	1	2/4/20	1
N/A	11095 RIO BRAVO CT	HB18-16396	SFD	O	1	2/4/20	1
N/A	11078 RIO BRAVO CT	HB18-16398	SFD	O	1	2/4/20	1
N/A	3996 BOULDER DR.	HB18-15494	SFD	O	1	2/3/20	1
N/A	6733 BRENTON ST	HB18-15988	ADU	R	1	1/31/20	1
N/A	11040 CLEAR LAKE LN	HB18-16405	SFD	O	1	2/3/20	1
N/A	7201 SKYVIEW RD	HB18-16495	ADU	R	1	7/28/20	1
183310034	4701 VIAGGIO CIRCLE	HB18-17499	SFD	O	1	8/24/20	1
183310035	4713 VIAGGIO CIRCLE	HB18-17500	SFD	O	1	8/24/20	1
183310036	4725 VIAGGIO CIRCLE	HB18-17501	SFD	O	1	8/24/20	1
183310037	4737 VIAGGIO CIRCLE	HB18-17502	SFD	O	1	10/21/20	1
183310038	4749 VIAGGIO CIRCLE	HB18-17503	SFD	O	1	10/21/20	1
183310039	4732 VIAGGIO CIRCLE	HB18-17504	SFD	O	1	10/21/20	1
183310040	7795 MONSE CIRCLE	HB18-17505	SFD	O	1	10/22/20	1
N/A	11120 LONGFIELD LANE	HB18-17544	SFD	O	1	2/26/20	1
N/A	11108 LONGFIELD LANE	HB18-17545	SFD	O	1	2/26/20	1
N/A	11096 LONGFIELD LANE	HB18-17546	SFD	O	1	2/26/20	1
N/A	11084 LONGFIELD LANE	HB18-17547	SFD	O	1	2/26/20	1
N/A	11079 LONGFIELD LANE	HB18-17548	SFD	O	1	2/26/20	1
N/A	11091 LONGFIELD LANE	HB18-17549	SFD	O	1	2/26/20	1
N/A	11103 LONGFIELD LANE	HB18-17550	SFD	O	1	2/26/20	1
N/A	11115 LONGFIELD LANE	HB18-17551	SFD	O	1	2/26/20	1
N/A	11636 PETUNIA CT	HB18-17213	SFD	O	1	2/26/20	1
N/A	11624 PETUNIA CT	HB18-17214	SFD	O	1	2/26/20	1
N/A	11612 PETUNIA CT	HB18-17215	SFD	O	1	4/18/19	1
N/A	11600 PETUNIA CT	HB18-17216	SFD	O	1	2/20/20	1
N/A	11588 PETUNIA CT	HB18-17217	SFD	O	1	2/20/20	1
N/A	11576 PETUNIA CT	HB18-17218	SFD	O	1	1/7/20	1
N/A	11575 PETUNIA CT	HB18-17219	SFD	O	1	1/7/20	1
N/A	11587 PETUNIA CT	HB18-17220	SFD	O	1	1/7/20	1
N/A	11599 PETUNIA CT	HB18-17221	SFD	O	1	1/7/20	1
N/A	11611 PETUNIA CT	HB18-17222	SFD	O	1	1/7/20	1
N/A	11623 PETUNIA CT	HB18-17223	SFD	O	1	2/26/20	1
N/A	11635 PETUNIA CT	HB18-17224	SFD	O	1	2/26/20	1
N/A	4107 CAMPBELL ST	HB18-17719	ADU	R	1	3/31/20	1
N/A	6915 RANGELEY WAY	HB18-16849	SFD	O	1	1/9/20	1
N/A	6903 RANGELEY WAY	HB18-16850	SFD	O	1	1/9/20	1
N/A	6891 RANGELEY WAY	HB18-16851	SFD	O	1	2/3/20	1
N/A	6879 RANGELEY WAY	HB18-16852	SFD	O	1	1/9/20	1
N/A	6867 RANGELEY WAY	HB18-16853	SFD	O	1	1/9/20	1

N/A	6877 KEYWAY CT	HB18-16854	SFD	O	1	1	1/9/20	1
N/A	6870 KEYWAY CT	HB18-16855	SFD	O	1	1	1/9/20	1
N/A	6882 KEYWAY CT	HB18-16856	SFD	O	1	1	1/9/20	1
N/A	11696 PETUNIA CT	HB18-16910	SFD	O	1	1	4/9/20	1
N/A	7357 HAWKEYE RIDGE RD	HB19-18295	SFD	O	1	1	2/13/20	1
N/A	7363 HAWKEYE RIDGE RD	HB19-18296	SFD	O	1	1	2/13/20	1
N/A	7369 HAWKEYE RIDGE RD	HB19-18297	SFD	O	1	1	2/13/20	1
N/A	7375 HAWKEYE RIDGE RD	HB19-18298	SFD	O	1	1	2/13/20	1
N/A	7381 HAWKEYE RIDGE RD	HB19-18299	SFD	O	1	1	2/13/20	1
N/A	7387 HAWKEYE RIDGE RD	HB19-18300	SFD	O	1	1	2/13/20	1
N/A	7393 HAWKEYE RIDGE RD	HB19-18301	SFD	O	1	1	2/13/20	1
N/A	7399 HAWKEYE RIDGE RD	HB19-18302	SFD	O	1	1	2/13/20	1
N/A	7405 HAWKEYE RIDGE RD	HB19-18303	SFD	O	1	1	2/13/20	1
N/A	7411 HAWKEYE RIDGE RD	HB19-18304	SFD	O	1	1	2/13/20	1
N/A	7417 HAWKEYE RIDGE RD	HB19-18305	SFD	O	1	1	2/13/20	1
N/A	7423 HAWKEYE RIDGE RD	HB19-18306	SFD	O	1	1	2/13/20	1
N/A	7392 HAWKEYE RIDGE RD	HB19-18307	SFD	O	1	1	1/28/20	1
N/A	7398 HAWKEYE RIDGE RD	HB19-18308	SFD	O	1	1	1/28/20	1
N/A	7404 HAWKEYE RIDGE RD	HB19-18309	SFD	O	1	1	1/28/20	1
N/A	7410 HAWKEYE RIDGE RD	HB19-18310	SFD	O	1	1	1/28/20	1
N/A	7416 HAWKEYE RIDGE RD	HB19-18311	SFD	O	1	1	1/28/20	1
N/A	7422 HAWKEYE RIDGE RD	HB19-18312	SFD	O	1	1	1/28/20	1
N/A	11692 AUTUMN SAGE AVE	HB19-18974	SFD	O	1	1	2/26/20	1
N/A	11680 AUTUMN SAGE AVE	HB19-18975	SFD	O	1	1	2/26/20	1
N/A	11668 AUTUMN SAGE AVE	HB19-18976	SFD	O	1	1	2/26/20	1
N/A	11656 AUTUMN SAGE AVE	HB19-18977	SFD	O	1	1	2/26/20	1
N/A	11644 AUTUMN SAGE AVE	HB19-18978	SFD	O	1	1	2/26/20	1
N/A	11643 AUTUMN SAGE AVE	HB19-18979	SFD	O	1	1	2/26/20	1
N/A	11655 AUTUMN SAGE AVE	HB19-18980	SFD	O	1	1	2/26/20	1
N/A	11667 AUTUMN SAGE AVE	HB19-18981	SFD	O	1	1	2/26/20	1
N/A	11679 AUTUMN SAGE AVE	HB19-18982	SFD	O	1	1	2/26/20	1
N/A	11691 AUTUMN SAGE AVE	HB19-18983	SFD	O	1	1	2/26/20	1
N/A	4625 Snap Dragon St	HB19-18984	SFD	O	1	1	2/25/20	1
N/A	4637 Snap Dragon St	HB19-18985	SFD	O	1	1	2/25/20	1
N/A	4649 Snap Dragon St	HB19-18986	SFD	O	1	1	2/25/20	1
N/A	4661 Snap Dragon St	HB19-18987	SFD	O	1	1	2/25/20	1
N/A	11558 Weir Way	HB19-19063	SFD	O	1	1	2/20/20	1
N/A	11546 Weir Way	HB19-19064	SFD	O	1	1	2/20/20	1
N/A	11534 Weir Way	HB19-19065	SFD	O	1	1	2/20/20	1
N/A	6870 Rivanna Way	HB19-19066	SFD	O	1	1	2/20/20	1
N/A	6858 Rivanna Way	HB19-19067	SFD	O	1	1	2/20/20	1

N/A	6846 Rivanna Way	HB19-19068	SFD	O	1	1	2/20/20	1
N/A	6834 Rivanna Way	HB19-19069	SFD	O	1	1	2/20/20	1
N/A	11553 Weir Way	HB19-19070	SFD	O	1	1	2/20/20	1
N/A	7390 Rocky Point Rd	HB19-18759	SFD	O	1	1	3/5/20	1
N/A	7396 Rocky Point Rd	HB19-18760	SFD	O	1	1	3/5/20	1
N/A	7402 Rocky Point Rd	HB19-18761	SFD	O	1	1	3/3/20	1
N/A	7408 Rocky Point Rd	HB19-18762	SFD	O	1	1	3/3/20	1
N/A	7414 Rocky Point Rd	HB19-18763	SFD	O	1	1	3/3/20	1
N/A	7420 Rocky Point Rd	HB19-18764	SFD	O	1	1	3/5/20	1
N/A	7355 Rocky Point Rd	HB19-18765	SFD	O	1	1	4/15/20	1
N/A	7361 Rocky Point Rd	HB19-18766	SFD	O	1	1	4/15/20	1
N/A	7367 Rocky Point Rd	HB19-18767	SFD	O	1	1	4/15/20	1
N/A	7373 Rocky Point Rd	HB19-18768	SFD	O	1	1	4/2/20	1
N/A	7379 Rocky Point Rd	HB19-18769	SFD	O	1	1	4/15/20	1
N/A	7385 Rocky Point Rd	HB19-18770	SFD	O	1	1	4/15/20	1
N/A	7391 Rocky Point Rd	HB19-18771	SFD	O	1	1	4/2/20	1
N/A	7397 Rocky Point Rd	HB19-18772	SFD	O	1	1	4/15/20	1
N/A	7403 Rocky Point Rd	HB19-18773	SFD	O	1	1	4/15/20	1
N/A	7409 Rocky Point Rd	HB19-18774	SFD	O	1	1	4/15/20	1
N/A	7415 Rocky Point Rd	HB19-18775	SFD	O	1	1	4/15/20	1
N/A	7421 Rocky Point Rd	HB19-18776	SFD	O	1	1	4/15/20	1
166540007	5501 GOLF ST	HB19-18790	SFD	O	1	1	4/2/20	1
166540008	5487 GOLF ST	HB19-18791	SFD	O	1	1	4/2/20	1
166550001	5473 GOLF ST	HB19-18792	SFD	O	1	1	4/2/20	1
166550002	5459 GOLF ST	HB19-18793	SFD	O	1	1	4/2/20	1
166550003	5445 GOLF ST	HB19-18794	SFD	O	1	1	4/2/20	1
166550030	5438 GOLF ST	HB19-18795	SFD	O	1	1	4/2/20	1
166550032	5452 GOLF ST	HB19-18796	SFD	O	1	1	4/2/20	1
166550034	5466 GOLF ST	HB19-18797	SFD	O	1	1	4/2/20	1
166550036	5480 GOLF ST	HB19-18798	SFD	O	1	1	4/2/20	1
166540010	5494 GOLF ST	HB19-18799	SFD	O	1	1	4/27/20	1
N/A	9651 WEBB ST	HB17-14549	ADU	R	1	1	1/13/20	1
N/A	4485 JERICHO ST	HB15-06509	SFD	O	1	1	1/7/20	1
N/A	4642 BRETT CT	HB15-06109	SFD	O	1	1	3/24/20	1
N/A	7332 HAWKEYE RIDGE RD	HB16-11384	SFD	O	1	1	4/15/20	1
N/A	7326 HAWKEYE RIDGE RD	HB16-11385	SFD	O	1	1	4/15/20	1
N/A	7350 HAWKEYE RIDGE RD	HB16-11386	SFD	O	1	1	4/15/20	1
N/A	7320 HAWKEYE RIDGE RD	HB16-11387	SFD	O	1	1	4/15/20	1

BUILDING PERMITS ISSUED

Current APN	Street Address	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Above Moderate Income	Building Permits Issued Date	# of Units Issued Building Permits
000000002	2750 KINGS CANYON DR	B20-000595	SFD	O	1	7/1/20	465
166070018	8388 SETTLERS CT	B20-000849	SFD	O	1	6/29/20	1
000000002	2711 STONEY POINT COVE	B20-001169	SFD	O	1	12/2/20	1
152020022	6770 PATS RANCH BLDG # 25 RD, #25101	B20-001250	5+	R	13	10/1/20	13
166560007	7909 PUTTERS CIR	B19-000754	SFD	O	1	9/1/20	1
160281025	5026 CROCUS CT	B19-000876	SFD	O	1	9/2/20	1
160281026	5014 CROCUS CT	B19-000877	SFD	O	1	9/2/20	1
165210002	9220 TRAILHEAD PT	B20-000811	ADU	R	1	8/6/20	1
000000002	8339 SETTLERS CT	B20-000836	SFD	O	1	9/14/20	1
166070018	8364 SETTLERS CT	B20-000846	SFD	O	1	6/29/20	1
152020022	6770 PATS RANCH BLDG # 3 RD, #3201	B20-001223	5+	R	16	10/5/20	16
177331021	2849 UPTON CT	B20-001208	ADU	R	1	11/5/20	1
152020022	6770 PATS RANCH BLDG # 1 RD, #1101	B20-001219	5+	R	16	9/23/20	16
160311024	11595 PERIWINKLE PL	B19-000827	SFD	O	1	6/30/20	1
160311027	11643 PERIWINKLE PL	B19-000830	SFD	O	1	6/30/20	1
166070018	8375 SETTLERS CT	B20-000833	SFD	O	1	6/29/20	1
166070018	8363 SETTLERS CT	B20-000834	SFD	O	1	6/29/20	1
152020022	6770 PATS RANCH BLDG # 6 RD, #15101	B20-001227	5+	R	16	10/5/20	16
152020022	6770 PATS RANCH BLDG # 7 RD, #5102	B20-001228	5+	R	16	10/6/20	16
152020022	6770 PATS RANCH BLDG # 9 RD, #16101	B20-001230	5+	R	16	10/6/20	16
166560004	7951 PUTTERS CIR	B19-000752	SFD	O	1	9/1/20	1
166560006	7937 PUTTERS CIR	B19-000753	SFD	O	1	9/1/20	1
160281027	5002 CROCUS CT	B19-000878	SFD	O	1	9/2/20	1
179203008	3673 WALLACE ST	B20-001412	SFD	O	1	8/27/20	1
000000002	2737 KINGS CANYON DR	B20-001826	SFD	O	1	12/30/20	1
167290006	9290 53RD ST	B20-000689	SFD	O	1	9/22/20	1
166070018	8387 SETTLERS CT	B20-000832	SFD	O	1	6/29/20	1
152020022	6770 PATS RANCH BLDG # 5 RD, #4102	B20-001226	5+	R	16	10/5/20	16
152020022	6770 PATS RANCH BLDG # 22 RD, #24101	B20-001247	5+	R	16	10/1/20	16

152020022	6770 PATS RANCH BLDG # 24 RD, #22101	B20-001249	5+	R	16	9/23/20	16
157150001	11361 HOLMES AVE	B19-001004	SFD	O	1	10/1/20	1
000000002	2745 KINGS CANYON DR	B20-000789	SFD	O	1	7/1/20	1
152020022	6770 PATS RANCH BLDG # 2 RD, #2101	B20-001222	5+	R	16	10/5/20	16
152020022	6770 PATS RANCH BLDG # 4 RD, #13201	B20-001225	5+	R	16	10/5/20	16
152020022	6770 PATS RANCH BLDG # 12 RD, #14101	B20-001236	5+	R	16	10/5/20	16
152020022	6770 PATS RANCH BLDG # 17 RD, #17101	B20-001242	5+	R	16	10/1/20	16
152020022	6770 PATS RANCH BLDG # 18 RD, #18101	B20-001243	5+	R	16	12/17/20	16
160501029	4682 VANDERHAM WAY	B19-000474	SFD	O	1	3/25/20	1
160501031	4706 VANDERHAM WAY	B19-000476	SFD	O	1	3/25/20	1
166560008	7887 PUTTERS CIR	B19-000755	SFD	O	1	9/1/20	1
166560016	7976 PUTTERS CIR	B19-000762	SFD	O	1	9/1/20	1
000000002	2761 KINGS CANYON DR	B20-000791	SFD	O	1	7/1/20	1
166070018	8352 SETTLERS CT	B20-000845	SFD	O	1	6/29/20	1
166070018	8376 SETTLERS CT	B20-000848	SFD	O	1	6/29/20	1
160311026	11635 PERIWINKLE PL	B19-000829	SFD	O	1	6/30/20	1
000000002	2786 KINGS CANYON DR	B20-000792	SFD	O	1	7/1/20	1
000000002	8290 SETTLERS CT	B20-000838	SFD	O	1	6/29/20	1
000000002	8326 SETTLERS CT	B20-000841	SFD	O	1	6/29/20	1
152020022	6770 PATS RANCH BLDG # 20 RD, #20102	B20-001245	5+	R	16	12/17/20	16
160503018	11074 GREEN MEADOWS LN	B19-000455	SFD	O	1	2/6/20	1
166560009	7880 PUTTERS CIR	B19-000756	SFD	O	1	9/1/20	1
166560010	7896 PUTTERS CIR	B19-000757	SFD	O	1	9/1/20	1
159080010	10427 48TH ST	B20-000690	ADU	R	1	9/10/20	1
000000002	2776 KINGS CANYON DR	B20-000793	SFD	O	1	7/1/20	1
166560012	7928 PUTTERS CIR	B19-000759	SFD	O	1	9/1/20	1
160281028	4990 CROCUS CT	B19-000879	SFD	O	1	9/2/20	1
167121006	4858 RUTILE ST	B19-001045	ADU	R	1	10/29/20	1
166070018	8400 SETTLERS CT	B20-000850	SFD	O	1	6/29/20	1
000000002	6498 JUNE MOUNTAIN WAY	B20-001163	SFD	O	1	12/2/20	1
000000002	2728 STONEY POINT COVE	B20-001164	SFD	O	1	12/2/20	1
000000002	2720 STONEY POINT COVE	B20-001166	SFD	O	1	12/2/20	1
000000002	2742 KINGS CANYON DR	B20-000597	SFD	O	1	7/1/20	1
000000002	2734 KINGS CANYON DR	B20-000598	SFD	O	1	7/1/20	1
000000002	2753 KINGS CANYON DR	B20-000790	SFD	O	1	7/1/20	1
000000002	8327 SETTLERS CT	B20-000837	SFD	O	1	9/14/20	1
000000002	8346 SETTLERS CT	B20-000844	SFD	O	1	6/29/20	1
152020022	6770 PATS RANCH BLDG # 14 RD, #9101	B20-001239	5+	R	16	10/1/20	16
152020022	6770 PATS RANCH BLDG # 19 RD, #19101	B20-001244	5+	R	16	12/17/20	16
166560011	7912 PUTTERS CIR	B19-000758	SFD	O	1	9/1/20	1
166560014	7944 PUTTERS CIR	B19-000760	SFD	O	1	9/1/20	1

166560015	7960 PUTTERS CIR		B19-000761	SFD	O	1	9/1/20	1
157150001	11337 HOLMES AVE		B19-001002	SFD	O	1	10/1/20	1
159211013	5093 DODD ST		B20-000166	ADU	R	1	9/28/20	1
166070018	8351 SETTLERS CT		B20-000835	SFD	O	1	6/29/20	1
152020022	6770 PATS RANCH BLDG # 15 RD, #8101		B20-001240	5+	R	16	10/1/20	16
152020022	6770 PATS RANCH BLDG # 16 RD, #7101		B20-001241	5+	R	16	10/1/20	16
166560017	7992 PUTTERS CIR		B19-000763	SFD	O	1	9/1/20	1
160311022	11570 PERIWINKLE PL		B19-000825	SFD	O	1	6/30/20	1
000000002	8302 SETTLERS CT		B20-000839	SFD	O	1	6/29/20	1
000000002	8340 SETTLERS CT		B20-000842	SFD	O	1	6/29/20	1
000000002	2712 STONEY POINT COVE		B20-001167	SFD	O	1	12/2/20	1
000000002	2704 STONEY POINT COVE		B20-001168	SFD	O	1	12/2/20	1
000000002	6495 JUNE MOUNTAIN WAY		B20-001170	SFD	O	1	12/2/20	1
152020022	6770 PATS RANCH BLDG # 13 RD, #10102		B20-001237	5+	R	16	10/5/20	16
152020022	6770 PATS RANCH BLDG # 21 RD, #21101		B20-001246	5+	R	16	10/1/20	16
166560001	7991 PUTTERS CIR		B19-000749	SFD	O	1	9/1/20	1
166560002	7973 PUTTERS CIR		B19-000751	SFD	O	1	9/1/20	1
160281019	4987 CROCUS CT		B19-000875	SFD	O	1	9/2/20	1
152020022	6770 PATS RANCH BLDG # 8 RD, #6101		B20-001229	5+	R	16	10/6/20	16
152020022	6770 PATS RANCH BLDG # 10 RD, #12103		B20-001231	5+	R	16	10/6/20	16
152020022	6770 PATS RANCH BLDG # 11 RD, #11101		B20-001232	5+	R	16	10/5/20	16
152020022	6770 PATS RANCH BLDG # 23 RD, #23101		B20-001248	5+	R	16	10/1/20	16
160163017	11031 PLUTO PL		B20-001700	ADU	R	1	12/15/20	1

[RETURN TO AGENDA](#)

Agenda Item No. 5.3 City Manager's Updates



Mayor Pro-tem Barajas and I have been working with the cities of Norco and Corona in an effort to retain local land use control and oppose overreaching state mandated housing initiatives. The attached letters detail our opposition to three recently introduced Senate Bills that would erode local control of land use, reduce environmental impact transparency and increase density by right. While I am empathetic

to the need for additional housing in California and particularly affordable housing, it can't come in the form of "one size fits all" legislation that usurps local authority.

[Click here \[https://www.jurupavalley.org/DocumentCenter/View/1764/SB-9-Letter---Jurupa-Valley-Norco\]](https://www.jurupavalley.org/DocumentCenter/View/1764/SB-9-Letter---Jurupa-Valley-Norco) to view the Jurupa Valley - Norco letter

[Click here \[https://www.jurupavalley.org/DocumentCenter/View/1765/SB-9-Letter---Jurupa-Valley-Corona\]](https://www.jurupavalley.org/DocumentCenter/View/1765/SB-9-Letter---Jurupa-Valley-Corona) to view the Jurupa Valley - Corona letter



Riverside County, Lift to Rise, and Inland SoCal United Way, Announce Applications for Next Round of United Lift Rental Assistance

The economic fallout brought on by COVID-19 continues to negatively impact communities through Riverside County. In response, United Lift—a joint effort by Lift to Rise, Inland SoCal United Way, and the County of Riverside—announced that new rental assistance resources will soon become available to keep Riverside County families housed.

The Riverside County Board of Supervisors in February voted to approve \$57,267,219 in emergency rental assistance program funding from the U.S. Department of the Treasury. Combined with previous funding rounds from the CARES Act, Community Development Block Grant funds and other sources, United Lift totals more than \$90 million.

The program is one of the largest per capita allocations of direct rental assistance in the country and one of a handful to operate on a countywide basis. With nearly 2.5 million residents, Riverside County is the 10th-largest county in the United States.

"United Lift has already helped thousands of renters and landlords in Riverside County who have been affected by the coronavirus pandemic," said Riverside County Board of Supervisors Chair Karen Spiegel. "Riverside County is eager to see this next round of assistance administered in a quick and efficient manner to as many residents as possible and is grateful to our nonprofit partners for their work getting these funds to folks who need it the most."

[Click here \[https://www.rivcoph.org/Portals/0/Documents/CoronaVirus/March2021/News/3\]](https://www.rivcoph.org/Portals/0/Documents/CoronaVirus/March2021/News/3)

[5.21_United_Lift.pdf?ver=2021-03-05-162148-063×tamp=1614990117740\]](#) to read the press release.

Residents of Jurupa Valley Will Now Benefit from New Restrictions on Smoking

First City in Riverside County to Pass A Tobacco Free Multi-Unit Housing Ordinance

Jurupa Valley, CA – February 25, 2020 – The Jurupa Valley City Council unanimously voted 5-0 to adopt a city-wide smoke free ordinance which prohibits smoking in multi-unit housing with two or more units. Passed and adopted on February 4, 2021, the ordinance also applies to hotels, public areas, private plazas, and outdoor business areas.

“What we are trying to eliminate are the 41,000 lung cancer deaths of non-smokers in the U.S. caused each year by secondhand smoke and eliminate the 400 infant deaths each year attributed to secondhand smoke,” said Mayor Lorena Barajas. “If this ordinance helps us stop even a small percentage of asthma related issues and deaths, then I am a big supporter,” added Mayor Barajas.

Reach Out, a locally based nonprofit organization, led the initiative in collaboration with the Riverside County Coalition for Tobacco Free Communities, Healthy Jurupa Valley, and California Baptist University through their Drug Free Communities Grant. The team worked with the City of Jurupa Valley to provide community education and hosted meetings with apartment managers and owners prior to the implementation.

Diana Fox, Executive Director of Reach Out, thanked the city council members and city manager, Rod Butler, for their innovation and willingness to take bold steps in setting the City of Jurupa Valley at the forefront of tobacco policy for the Inland Empire.

Mayor Pro Tem, Chris Barajas, championed the smoke free ordinance and offered strong support for the campaign. “At the end of the day, we are trying to create a healthier Jurupa Valley, improve our resident’s quality of life and remove exposure to tobacco and secondhand smoke,” stated Barajas.



PROUDLY HOSTED BY

City of Jurupa Valley

8930 Limonite Ave., Jurupa Valley
Tuesday, March 23 from 11 AM to 4 PM
in the bloodmobile.

For appointments call 800.879.4484
or visit LStream.org

All whole-blood donations are tested for presence of COVID-19 antibodies. You'll find out if potentially you could assist currently ill COVID-19 patients. Learn more at LStream.org/covid19/antibodytesting/.

NEW DONOR RECOGNITION PROGRAM!
From March - April, all donors will receive a 'Count on Me!' hat, while supplies last!
To maintain social distancing, appointments are strongly recommended. Walk-ins are welcome, but wait times may be lengthy. Face coverings are required. Please be sure to drink plenty of fluids. Bring photo ID with proof of age. Donors under the age of 17 must bring a signed LifeStream parental consent form.

LifeStream Blood Bank
GIVE HOPE | GIVE LIFE | GIVE BLOOD
800.879.4484 | LSTREAM.ORG

Connect With Us! Download our App:

COVID-19 Updates

***As of 3/15/21**

Current County Risk Level

WIDESPREAD

- 2,598,210 tests have been completed in Riverside County
 - 292,293 confirmed cases in Riverside County, 3,984 deaths, 284,167 recovered
 - 16,066 confirmed cases in Jurupa Valley, 223 deaths, 15,661 recovered
 - 195 currently hospitalized in Riverside County, including 45 currently in ICU
- [Click here](#) More breweries, wineries and distilleries to reopen outdoors in Riverside County

[Click here](#) Outdoor entertainment, sports with spectators may resume April 1 in Riverside County

[Click here](#) Moderate and high-contact youth and adult sports may now resume in Riverside County

[Click here](#) Changes to COVID-19 vaccination clinics to better serve Riverside County residents

[Click here](#) Information on State Reopening Metrics.

[Click here](#) COVID-19 Vaccination Plan

Animal Services Updates



Sherriff's Department Updates



Be Safe this St. Patrick's Day

City of Jurupa Valley, Calif. – If you are celebrating St. Patrick's Day, remember to do so responsibly by having a plan to get home safely.

This St. Patrick's Day, March 17, 2021, the Riverside County Sheriff's Department will have deputies on patrol looking for drivers suspected of driving under the influence of alcohol and/or drugs.

If drinking is part of your plans, plan on designating a sober driver and find a safe way home. Don't make poor choices and allow yourself to mix alcohol or drugs with driving.

On St. Patrick's Day 2019 in California, seven people were killed, and 116 others were injured in crashes caused by driving under the influence.

Not only does driving under the influence put yourself and others on the road at risk, but it also hurts financially; attorneys' fees, fines, court costs, insurance rate hikes and car repairs can reach \$15,000 or more in California. It's simple, don't drink and drive. If you ever see a suspected drunk driver on the road, call 911.

Funding for this program is provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.

[Click here \[https://www.riversidesheriff.org/CivicAlerts.aspx?AID=2185\]](https://www.riversidesheriff.org/CivicAlerts.aspx?AID=2185) to view the press release on the Riverside County Sheriff Department website.



Driving Under the Influence Driver's License Checkpoint

City of Jurupa Valley, Calif. – The Riverside County Sheriff's Department/Jurupa Valley Station will hold a Driving Under the Influence (DUI) and Driver's License Checkpoint on Friday, March 19, 2021

from 8:00 pm to 2:00 am at an undisclosed location within the city limits. Checkpoint locations are chosen based on a history of DUI crashes and arrests. The primary purpose of checkpoints is not to make arrests, but to promote public safety by deterring drivers from driving impaired.

During the checkpoint, deputies will look for signs that drivers are under the influence of alcohol and/or drugs. The safety of our community is and always will be our mission. Driving under the influence is dangerous and puts a further strain on critical resources.

The Riverside County Sheriff's Department reminds the public that impaired driving is not just from alcohol. Some prescription medications or over-the-counter drugs may interfere with driving.

Always follow directions for use and read warning labels about "driving" or "operating heavy machinery," which includes driving a vehicle. While medicinal and recreational marijuana are legal, driving under the influence of marijuana is illegal.

If you plan on drinking or taking medications that may impact your ability to drive safely, plan on staying at home.

Drivers charged with DUI face an average of \$13,500 in fines and penalties, as well as a suspended license.

Funding for this checkpoint is provided to the Riverside County Sheriff's Department by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration, reminding everyone to 'Report Drunk Driver – Call 9-1-1'.

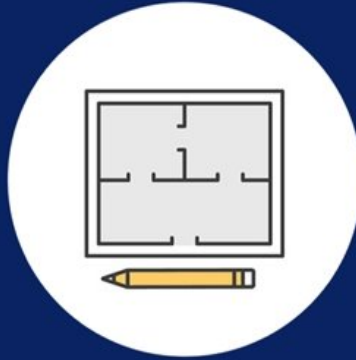
[Click here \[https://www.riversidesheriff.org/CivicAlerts.aspx?AID=2165\]](https://www.riversidesheriff.org/CivicAlerts.aspx?AID=2165) to view the press release on the Riverside County Sheriff Department website.

Fire Department Updates

Exit Drills In The Home (E.D.I.T.H.)

According to a National Fire Protection Association survey, only one in every three American households have actually developed and practiced a home fire escape plan. Follow these tips to get started developing your plan!





DRAW
a map of each level of your home.
Show all doors and windows.



Go to each room and
POINT
to the two ways out.





Choose a meeting place and
PRACTICE
 the plan with everyone in your
 household.



Community Development Department Updates

APPALOOSA SPRINGS PROJECT

Proposed Project - The Appaloosa Springs residential project is a 254 single-family lot subdivision on 67.7 acres. The project site is located on the west side of Clay Street between De Anza shopping center and Union Pacific Railroad. Exhibit A depicts the project location. The required entitlements are a Change of Zone, tentative tract map, and a Development Plan. This project requires City Council action. A General Plan Amendment is not needed since the City Council adopted a Medium Density Residential land use designation for this site with the 2017 General Plan.

Tour of Project Site. On March 2, 2021, the applicant provided Planning Dept., Engineering Dept., and Councilmember Silva with a tour of the project site in order to have a better understanding of the project including the riparian habitat areas.

HOUSING ELEMENT WORKSHOPS

State law requires that cities update their Housing Element every eight years. The Housing Element is one of eight components of the City's General Plan and is the City's main planning document that addresses future housing needs. The deadline to adopt our next Housing Element Update (6th Cycle – 2021-2029) is October 15, 2021. As part of our community engagement efforts, we will hold two virtual community workshops via Zoom in April:

1. **April 5th (Monday)** between 6 pm – 7:30 pm (English speaking session)
2. **April 6th (Tuesday)** between 6 pm – 7:30 pm (Spanish speaking session)

At these Zoom virtual workshops, we will facilitate the discussion, and also have a staff person who is a chat moderator so input can also be gathered via the "Chat" function in Zoom. In addition, if someone does not have access to internet, or is challenged with online technologies, the City Council Chambers will be available for a limited number of participants in a socially distanced environment with laptops for residents who need them to join the Zoom meeting.

THE DISTRICT AT RUBIDOUX

A General Plan Amendment application was received to request the establishment of the Agua Mansa Warehouse and Distribution Center Overlay onto the approximately 250-acre Emerald Meadows Specific Plan site. The project site is bounded by State Route 60 to the north, Rubidoux Boulevard to the west, Santa Ana River to the east, and, generally, 34th Street to the south.

The proposed project includes the following uses:

- Warehouse and distribution center (or related logistics) use that is only permitted in the General Plan Warehouse and Distribution Center Overlays (Mira Loma or Agua Mansa).
- Industrial Uses
- Commercial & Retail Uses
- Residential Uses
- Hospitality Uses
- Park and Recreational Uses

A request for the initiation of a General Plan Amendment will be presented to the City Council on March 18, 2021. If City Council initiates the General Plan Amendment, it will allow the application process, including the analysis and required public hearings, to proceed. If the City Council does not initiate the General Plan Amendment, the applicant can proceed with other proposals that are consistent with the General Plan, existing Specific Plan, and municipal code.

PLANNING COMMISSION MEETING ON FEBRUARY 24, 2021

The Planning Commission held a study session to consider a comprehensive revision to the provisions of the City's zoning code regulating alcohol sales.

The Planning Commission provided direction for draft regulations to address the following areas to be presented at a second study session:

- Require a Conditional Use Permit for "on-sale" as well as "off sale" alcohol sales
- Incorporate findings for a Conditional Use Permit to address potential impacts
- Establish the following:
 - A process for "deemed approved" uses (legal nonconforming uses or previously approved uses for alcohol sales);
 - Operational standards; and
 - Separation distance requirements between uses and sensitive uses
- An annual fee to recover costs associated with enforcement of these regulations

Engineering Department Updates

Agua Mansa Commerce Park

- Mass grading of building pads and pump house continuing
- Demolition of buildings and structures continuing
- Monitoring of dust control, SWPPP and BMPs per plan and satisfactory



Horizon Business Park

- Mass and Finish grading complete
- Dust control, SWPPP, BMPs and track-out measures per plan and satisfactory
- Building of "Footings" will begin later this month



West Coast Cold Storage

- Pre-Construction meeting completed
- SWPPP, BMPs and track-out measures completed
- Construction started / grading pre-watering

Shadow Rock Tract Home Project

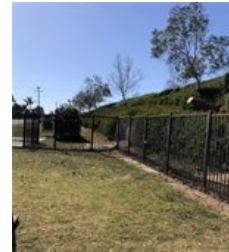
- Detention Basin work, including over-excavation of bedrock, in-let, out-let and sub-drain pipe placement, rock and fabric placement
- Joint utility work, including street light placement
- Build pad re-grading, phase 4 complete all 3 tracts
- Home building phase 1 and 2



Public Works Department Updates



Multiple trees down due to wind event on 2/25 - crews removed fallen trees from roadways and public areas



Removal and replacement of rough pavement and potholed area on Etiwanda and Iberia



Removal and replacement of rough pavement section on 45th and Goldenwest



Removal of burnt RV debris from 28th St



Code Enforcement Department Updates



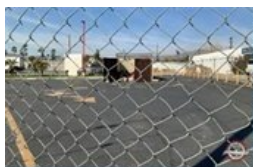
**Burnt Trailer
Removed from the
Public Right of
Way**



**Graffiti Abatement
– Jurupa Rd. &
Van Buren Blvd.**



The Code Enforcement Department collaborated with the Jurupa Community Services District (JCSD) to abate the graffiti at the vacant gas station on Jurupa Rd. and Van Buren Blvd.



**Tams Burger
Restaurant**



Reports have been filed regarding individuals breaking into the property and the dumpster area. Code Enforcement has been in communication with the property owners to address the property violations and securing the building.



**Individuals
Breaking Into an
Abandoned
Property**



Violations at this property include a burned down building, unsecured property/buildings and trespassing into the property. The City will be pursuing abatement measures to properly secure the property and limit access to the public.



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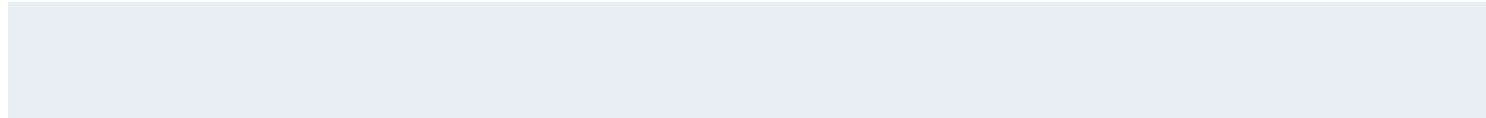


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City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: MARCH 24, 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. 7.1
STUDY SESSION TO CONSIDER ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AND PARKING REQUIREMENTS AS SET FORTH IN SECTIONS 9.240.545 AND 9.250.120 OF THE JURUPA VALLEY MUNICIPAL CODE

RECOMMENDATION

Receive a staff presentation on recommended changes to the Multiple Family Residential Development Standards and provide input and direction.

BACKGROUND

On February 20, 2020, the City Council adopted Multiple Family Residential Development Standards (MFR Development Standards) consistent with the provisions of State Law and provided direction to continue discussing the development standards with a multiple family affordable housing developer (Palm Communities).

Palm Communities constructed Vista Rio Apartments at 3901 Briggs Street. Currently, they are interested in developing another affordable housing community to the west of Vista Rio Apartments. Palm Communities expressed concern that the new standards may create obstacles for the proposed project. At the same City Council meeting in February 2020, the City Council requested information pertaining to the parking requirements for market-rate, multiple family units.

On March 5, 2020, the City Council received a staff report describing the City's current parking provisions and voted to initiate a study for the evaluation of market-rate multiple family parking requirements and to consider additional revisions to the standards. Specific concerns with respect to parking included "spill over" parking, the use of fractions, and the calculation of market-rate parking requirements.

Between February 2020 and December 2020, the City held several meetings and phone conferences with Palm Communities to address potential limitations of the new MFR Development Standards. As a result of those discussions, modifications to the MFR Development Standards were developed.

On December 9, 2020, recommended modifications were presented to the Planning Commission at a study session. The Planning Commission (as well as Palm Communities) expressed support for the following modifications to the development standards including revisions to a front setback standard for further clarification:

1. Addition of a Definition for “Institution”

“An organization, establishment, foundation, society (or the like) devoted to the promotion of a particular cause or program(s), especially one of public, educational or charitable character. Examples include: hospitals, clinics, day care facilities, senior centers, convalescent facilities, elementary, middle and high schools, colleges and universities, public buildings, prisons, post offices, and parks and facilities.”

2. Clarification of a Buffering Requirement

“Residential structures shall be setback a minimum of fifty (50) feet from any property line abutting property zoned for, or used for commercial and/or industrial activities or structures. The 50-foot setback shall only apply to the living areas within the buildings and not any detached accessory structures, recreation buildings and structures, parking lots or any portion of the multiple family building not used for living/habitation. Residential structures shall be setback a minimum of twenty (20) feet from any property line abutting property zoned for, or used for, institutional activities or structures.”

3. Flexibility of Landscape Area Width

“New development shall include a minimum of twenty (20) foot wide landscape area adjacent to the right-of-way line of all abutting streets, except driveways, walkways, or utilities. Modifications to the minimum twenty (20) foot wide landscape area may be approved by the approving body of the entitlement(s) only for certain areas that are identified as pedestrian-friendly by the General Plan. However, when the project meets the requirements for a “streamlined permitting process,” which refers to projects providing below market rate housing (provided for in Government Code Section 65913.4), the landscape requirement may be reduced to fifteen (15) feet wide.”

4. Remove the Sound Attenuation Standard

“All pad-mounted mechanical equipment shall be sound attenuated with baffles or other elements that prevent audible sounds more than ten (10) feet from the equipment and shall be screened from view by a combination of walls, fences and landscaping.”

This standard was originally included in the ordinance that the City Council adopted in February 2020 to address potential noise impacts to residents if air conditioners and heating units were located adjacent to residential units. Upon further research, it was discovered that heating and air conditioning equipment are exempt from the City’s noise ordinance. Therefore, this provision would conflict with the City’s noise ordinance. In addition, the screening of pad mounted mechanical equipment is required through the entitlement process as a condition of approval.

The attached staff report provides further details behind the reasons for these recommendations. With the proposed code amendment, we intend to move forward with the above modifications to the adopted standards and the removal of the Sound Attenuation Standard unless the Planning Commission gives further direction at the March 24, 2021 Planning Commission meeting.

In addition to the previously recommended standards, further work was completed pertaining to the following items as directed by the City Council and requested by Palm Communities:

- Clarification of the Front Yard and Building Height Development Standard; and

- Research of the Eastvale parking requirements and complaints pertaining to “spill over” parking

Palm Communities requested adding clarifying language to the Front Yard and Building Height Development Standard. Further details described in the Analysis section of this Staff Report. The City Council expressed concern with the potential of “spill over” parking issues in Jurupa Valley and asked staff to research problems in the City as well as in other communities. It was determined that no code enforcement cases had been lodged since the time of Jurupa Valley incorporation. Councilmember Chris Barajas specifically requested that staff research an issue that had happened in Eastvale.

ANALYSIS

Modification to Front Setback and Building Height Development Standard

At the December 9, 2020 Planning Commission meeting, it was noted that clarifying language should be added to one of the standards pertaining to building height and setbacks. The added language is underlined and bolded in the following development standard:

“Front setbacks **and building heights** are required based on the zone in which the development is located. If the project is proposed in compliance with Government Code Section 65913.4, one-story buildings are allowed at the setback line and additional **stories are** allowed if the building is setback twenty (20) feet from the setback line.”

It should be noted that Government Code Section 65913.4 establishes a “permit streamlining process” for affordable housing projects. The MFR Development Standards were adopted in response to State law enacting this section of the Government Code. When a proposal is deemed eligible for the “permit streamlining process,” it has met the municipal code requirements and is not subject to a public hearing or an entitlement such as a conditional use permit.

The added language is recommended to clarify that additional stories to the building are allowed and to specify that the maximum height is regulated by the underlying zone.

Eastvale Parking Requirements and “Spill Over” Parking Issue

Table 1 is provided to illustrate the comparison of parking requirements for multiple family parking standards in Jurupa Valley and Eastvale. A similar table was provided in December 2020 that evaluated parking requirements in comparison with 6 other cities. The Jurupa Valley parking requirements are consistent and similar with other cities when 2 or more bedrooms are proposed. However, the City’s requirement for studios and one-bedroom units is less than the surveyed cities except for Menifee. Eastvale and Jurupa Valley require the same number of parking spaces.

Although there may be other ways to address “spill over parking” other than increasing parking requirements, (such as establishing limited-term parking or residential parking permit programs), these options have not yet been studied for city-wide application. Planning Department can complete the study and provide a recommendation in a subsequent study session.

Jurupa Valley currently has 3 areas with parking permit systems have been implemented: Downey Park, Olive Street, and Leyburn Place.

At this time, there are no requirement to provide parking spaces for guests for either this City or City of Eastvale.

Since Jurupa Valley’s parking requirements for multiple family dwellings are similar to those found elsewhere, we recommend that the parking requirements for all dwelling units remain at the current calculation and recommend separating the parking requirement for

employees for clarification. It is recommended that we require one parking space for each employee that does not live on-site.

In the code, one parking space is required for each employee. However, the requirement is under “three or more bedrooms dwelling unit.” This can cause confusion. Employees that live on-site will have a parking space as required for each dwelling unit.

It should be noted that certain State laws will preempt the City’s parking regulations whenever certain affordable housing projects are proposed. For example, State law prohibits cities from requiring parking for certain qualifying affordable housing proposals more than one space per unit.

TABLE 1: EXISTING MULTIPLE FAMILY DWELLING PARKING REQUIREMENTS COMPARISON BETWEEN JURUPA VALLEY AND EASTVALE		
Parking Standards	Jurupa Valley	Eastvale
Single-bedroom or studio dwelling unit	1.25 spaces/unit	1.25 spaces/unit
Two-bedroom dwelling unit	2.25 spaces/unit	2.25 spaces/unit plus 1 per employee
Three or more bedrooms dwelling unit	2.75 spaces/unit plus 1 for each employee	2.75 spaces/unit

With respect to “spill over” parking, the City of Eastvale experienced a contentious situation where residents and guests of a condominium complex were parking on streets in adjoining residential neighborhoods during the evening hours. After considerable public outreach, the City of Eastvale established a prohibition of street parking between the hours of 11:00 p.m. and 6:00 a.m. With frequent Riverside County Sheriff enforcement, the problem has been resolved. There are no spill-over parking complaints regarding multiple family residential development with the cities of Jurupa Valley, Moreno Valley, Riverside, Menifee, Long Beach, Hemet, or Fontana.

Application of Standards to the R-D Zone (Regulated Development Area)

Since the December Planning Commission meeting, we have identified an additional zone, R-D Zone (Regulated Development Area), that permits multiple family residential. It may be recommended that multiple family residential projects proposed in the R-D zone would comply with the MFR Development Standards. Information pertaining to this zone and recommendation will be provided at the study session on March 24, 2021.

CONCLUSION

The revision to clarify the Front Setback development standard is minor. The Palm Communities project would still be subject to the maximum building height of fifty (50) feet. The Jurupa Valley parking requirements are consistent and similar with other cities when 2 or more bedrooms are proposed. The City’s parking requirements for studios and one-bedroom units are less than all other cities surveyed with the except of Menifee. Eastvale and Jurupa Valley require the same number of parking spaces. **It is recommended that the the current parking requirements remain unchanged since the City has not received any complaints.**

In the past, local governments have used the reduction of parking requirements as an incentive to promote the construction of particular types of projects. Conversely, parking can also be used as a disincentive if regulations are excessive. Although the State is attempting to promote

affordable housing by reducing (or eliminating) parking requirements, if a project is not subject to State law, the City's regulations will continue to still apply.

Prepared by:

Submitted by:



Tamara Campbell
Principal Planner



Joe Perez
Community Development Director

Reviewed by:

//s/ Serita Young

Serita Young
Deputy City Attorney

ATTACHMENTS

1. December 9, 2020 Planning Commission Staff Report
2. Adopted Multiple Family Development Standards

ATTACHMENT 1

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: DECEMBER 9, 2020
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: TAMARA CAMPBELL, PRINCIPAL PLANNER
SUBJECT: AGENDA ITEM NO. 3.1
STUDY SESSION TO CONSIDER ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AND PARKING REQUIREMENTS AS SET FORTH IN SECTIONS 9.240.545 AND 9.250.120 (RESPECTIVELY) OF THE JURUPA VALLEY MUNICIPAL CODE

RECOMMENDATION

That the Planning Commission consider proposed changes to the City's Multi-family Residential Development Standards and parking requirements as requested by the City Council.

BACKGROUND

On February 20, 2020, the City Council adopted Multiple-Family Residential Development Standards (MFR Development Standards) consistent with the provisions of State Law. During its deliberation of this item, the City Council expressed interest in further evaluating the parking requirements for Multiple-Family development proposals and directed that information be obtained from an interested housing developer to determine if further refinement or modification of the MFR Development Standards would be appropriate.

On March 5, 2020, the City Council received a staff report describing the City's current parking provisions and voted to initiate a study for the evaluation of parking requirements and revisions to the MFR parking standards and referred the matter to the Planning Commission for additional study, hearings and recommendations. The City Council specifically requested that we study "spill-over" parking resulting from multi-family developments into adjoining neighborhoods while maintaining compliance with the legal requirements of State Law.

The Planning Commission is requested to conduct a study session and provide feedback on proposed changes. After this internal review, a public hearing on the changes will then be scheduled for a Planning Commission meeting in January 2021.

ANALYSIS

Section 9.240.545 – Development Standards – Multiple Family dwellings

Since March 2020, we have been in discussions with Palm Communities, a developer of affordable housing communities, and evaluated the City's current regulations as they would be applied to a potential project site owned by the Riverside County Housing Authority and adjacent to a site developed by Palm Communities ("Vista Rio Apartment Homes"). The "Vista Rio Apartment Community" is located at 3901 Briggs Street in the Rubidoux Village area and consists of 38 units that are reserved for lower-income tenants on approximately 3 acres. It should be noted that the Vista Rio Apartment Community received an American Planning Association Award.

Over the course of several months, it became apparent that some of the new multi-family residential development standards should be clarified, deleted and/or modified. A copy of Section 9.240.545 pertaining to the standards is attached to this report. Where text has "strike-through" font, the standard is proposed for removal. Proposed new text is highlighted in yellow.

The following provides a summary of proposed changes:

1. Section 9.240.545 (A) Definitions. One of the development standards requires a 50-foot setback from "commercial, industrial and institutional uses/activities." However, the code's definition of "institutional" only included educational institutions. Since the site is adjacent to a day care facility and next to an elementary school, it was determined that a more detailed definition of institutional uses/activities should be adopted.

We propose adding the following definition:

"An organization, establishment, foundation, society (or the like) devoted to the promotion of a particular cause or programs, especially one of public, educational or charitable character. Examples include: hospitals, clinics, day care facilities, senior centers, convalescent facilities, elementary, middle and high schools, colleges and universities, public buildings, prisons, post offices, and parks and facilities."

2. Section 9.240.545 (8). Buffers from adjacent commercial, industrial, or institutional uses. This subsection includes a standard requiring that a proposed multi-family development be setback a minimum of fifty (50) feet from any property line abutting property zoned for, or used for, commercial, industrial and institutional activities or structures.

It was determined that the application of this standard would substantially reduce the developable area for a multi-family development at the vacant site on Briggs since it is located adjacent to these types of uses and zoning on all sides. To provide flexibility and to ensure the intent of State Law, to promote additional housing, is satisfied, it is recommended that the standard be amended to read as follows:

- (a) Residential structures shall be setback a minimum of fifty (50) feet from any property line abutting property zoned for, or used for, commercial and/or industrial activities or structures. The 50-foot setback shall only apply to the living areas within the buildings and not the detached accessory structures, recreation buildings and structures, parking lots or any portion of the multi-family building not used for living area. Residential structures shall be setback a minimum of twenty (20) feet from any

property line abutting property zoned for, or used for, institutional activities or structures.

3. Section 9.240.545 (B), (6) Landscape Area. One of the provisions of this subsection requires that any new development provide a twenty (20) foot-wide landscape area adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities. In an effort to provide flexibility for affordable housing development, we recommend a revision to allow a reduced landscape area to fifteen (15) feet wide when the project meets the requirements for a "stream-lined permitting process," which refers to projects providing below market rate housing and provided for in Government Code Section 65913.4.
4. Section 9.240.545 (B) (10) Project Design (setbacks, height, roof materials, equipment screening, etc.). Subsection (c) requires that all pad mounted mechanical equipment be sound attenuated with baffles or other elements that prevent audible sounds more than ten (10) feet from the equipment and shall be screened from view by a combination of walls, fences and landscaping.

This standard was included in an effort to address potential noise impacts emanating from outdoor air conditioning units. However, after further research, it was discovered that heating and air conditioning equipment are exempt from the City's Noise Ordinance (Section 11.05.020, subsection 12). It is recommended that this provision be removed to eliminate conflicting sections within the zoning code.

5. Section 9.240.545 (11) Project design. Subsection (a) specifies that buildings within fifty (50) feet of any street right-of-way line shall not exceed one (1) story in height, provided however, a one and two-story building shall be located such that the two-story portion of the building is more than fifty (50) feet from any other street right-of-way line.

The intent of this regulation is to reduce architectural massing and bulk of large building facades by creating varying setback requirements when different building heights are proposed. To better articulate the end result, it is recommended that the standard be revised to read as follows:

(a) Front setbacks are required based on the zone in which the development is located. If the project is proposed in compliance with Government Code Section 65913.4, one story buildings are allowed at the setback line and an additional story is allowed if the building is set back twenty feet from the setback line.

Section 9.240.120 Off-Street Parking Requirements

During the March 5, 2020 study session, the City Council expressed concerns about the adequacy of the City's parking requirements for multi-family development. The concern stemmed from issues pertaining to the "spill-over" of parking into surrounding neighborhoods. In particular, the Council requested an evaluation of residential parking in the Rubidoux Village Policy area and that additional research be conducted on the fractional use of parking spaces (e.g. 1.25 spaces per unit).

The following table provides the current requirements for multi-family parking standards on a citywide basis:

**TABLE A – JURUPA VALLEY
OFF-SITE PARKING REQUIREMENTS (Section 9.240.120)**

Uses	Per Square Foot or Unit	Per Employee or Student
Parking must be located on-site conveniently distributed throughout the project. For multiple family residences, condominiums, planned residential developments and senior citizen planned residential developments, at least one of the required parking spaces per unit shall be located in a garage or carport which is architecturally harmonious with the main structure. All parking spaces shall be located within 200 feet of the building they serve unless otherwise specified.		
Multiple family		
Single bedroom or studio dwelling unit	1.25 spaces / unit	
Two bedrooms / dwelling unit	2.25 spaces / unit	
Three or more bedrooms / dwelling unit	2.75 spaces / unit	1 space / employee
Planned residential development		
Single-bedroom dwelling unit	1.5 spaces / unit	
Two or more-bedroom dwelling unit	2.5 spaces / unit	
Senior citizen (Parking spaces shall be located no more than 150 feet from the unit they serve)	Refer to single-family and multiple family residential requirements.	

Even though a City may have its own parking requirements, certain State laws will preempt the City's regulations whenever certain affordable housing projects are proposed. State law prohibits a City from requiring parking for certain qualifying affordable housing proposals that is more than one parking space per unit.

In an effort to analyze the adequacy of the Jurupa Valley parking requirements, seven (7) southern California municipalities were surveyed to compare parking requirements for multi-family dwellings and to evaluate code enforcement/parking problems pertaining to "spill-over parking"

near MFR apartment projects. In particular, we focused on cities that had communities built by Palm Communities, who constructed the aforementioned Vista Rio apartments near the Rubidoux Village area. The following table provides a summary of findings:

TABLE B - SURVEY RESULTS OF 7 CITIES

	Jurupa Valley	Moreno Valley	Riverside	Menifee	Long Beach	Hemet	Fontana
MFR Parking Standard (1-4 bdrms)	1.25 - 2.75 spaces per unit (plus 1 per employee)	1.5 – 2.5 spaces per unit	1.5 – 2.0 spaces per unit	1 – 2.5 spaces per unit plus 1 space for each employee	1.5 – 2.0 spaces per unit plus 1 space for each 4 units (visitors)	1.5 – 2 spaces per unit plus 1 space for each 5 units (visitor)	1.5– 2.5 spaces per unit
Senior Apts.	Same as above, but must be within 150 ft. from unit.	1.25 - 1.5 spaces per unit	1 space per unit	1.25 per unit	Same as above.	1 space per unit plus 1 space for each 10 units for visitors	1–1.25 spaces plus 0.25 spaces per unit for visitors
Complaints regarding "spill over" parking	None	Received complaints but did not specify concern. Code enforcement reported 9 complaints over the last year.	None	None	None	None	None

Based on the above sampling, it appears that the City's parking requirements for studio units are less restrictive (meaning less parking spaces are required) than in other cities by 0.25 spaces. For example, if a project has 20 studio units, 25 parking spaces would be required in Jurupa Valley as opposed to 30 parking spaces required by the City Riverside.

The City may be found out of compliance with State law if any action is taken that makes it more difficult to construct new affordable housing. As a result, we are not recommending any parking changes for affordable housing projects at this time. However, we are conducting additional analysis to determine if parking standards can be modified for market-rate housing.

Fractions

One of the City Council members asked that we consider removing fractions when calculating parking requirements. It is important to note that using fractional parking space calculations will not result in fractional parking spaces. For example, if the calculation results in a fraction, then the fraction becomes a whole number. If the number of spaces required adds up to 25.50 parking spaces, the City would require 26 spaces. If the number adds up to 25.25, the City would still require 26 parking spaces.

While the City Council may wish to eliminate the use of fractions, any action to increase the number of parking spaces by rounding up could be seen as an impediment to new housing construction by the California Department of Housing and Community Development. On the other

hand, if the City were to round down, it may not be requiring enough parking. Our recommendation is that the existing fractional parking space calculation methodology be maintained.

Spill-Over Parking

Jurupa Valley Code Enforcement and Riverside County Sheriff's Department have confirmed that there have been no complaints from residential neighborhoods surrounding the Vista Rio apartment community. Out of the seven (7) cities surveyed, only one, Moreno Valley, noted complaints received from (and around) its Palm Communities project. The Moreno Valley Code Enforcement Division reported that they had issued nine (9) citations but could not specify if any complaints were related to spill-over parking. Unless the Planning Commission desires additional study, the parking standards for multi-family residential projects are adequate based on our research. While "spill-over" parking may be of concern, the City has yet to receive formal complaints to its code enforcement division.

Prepared by:



Tamara Campbell
Principal Planner

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//s//Serita Young

Serita Young
Deputy City Attorney

ATTACHMENT 2

Sec. 9.240.545. - Development standards—Multiple family dwellings.

A. For purposes of this section, the following words or phrases shall have the following definitions:

- (1) *Common open space* means an on-site recreation area located within the total development site containing improvements intended for the active or passive recreation of residents of the development. Common open space shall not include public or private streets, driveways, private open space, parking or loading spaces, street side-setbacks, or utility easements where the ground surface cannot be used appropriately for active or passive recreation, nor other areas primarily designed for other operational functions.
- (2) *Landscape area* shall be defined as set forth in Section 9.283.020.
- (3) *Private open space* means an area improved for outdoor use by the residents of the dwelling unit to which it serves, such as balconies, ground floor yards, courtyards, or patios, which are covered or uncovered.
- (4) *Utility closet and utility storage area* mean a closet and area to be used, or intended to be used, for the keeping of noncommercial, nonindustrial personal property.

B. Multiple family dwellings may be erected in the R-2, R-2A, R-3, R-4, and R-6 Zones subject to the following development standards:

- (1) *Private open space*.
 - (a) Private open space shall be located adjacent to, and be directly accessible by, the dwelling unit that it serves, and

shall have no dimension less than eight (8) feet.

- (b) Each dwelling unit shall have not less than one (1) private open space that is a minimum of twenty (20) percent of the interior floor area of the dwelling unit, except that for multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, the private open space shall be a maximum of seventy-five (75) square feet.
- (c) At ground level, private open space shall be separated by a six (6) foot high fence or wall (not chain link). When such private open space is adjacent to vehicular parking, a driveway, or a roadway, the private open space shall be screened by the use of a five and one-half (5½) foot tall by three (3) foot wide shrub, or a five and one-half (5½) foot high wall or fence in combination with a landscaped area not less than three (3) feet in width.
- (d) A private open space that is four (4) feet or higher above adjacent grade shall be screened with forty-two (42) inch wide landscaping, or a wall or fence.

(2) *Common open space.*

- (a) Multiple family dwelling projects of eight (8) or more dwelling units shall provide common open space and satisfy the requirements of this subsection (B)(2).
- (b) Common open space shall be designed for its intended use and shall not have a dimension less than ten (10) feet.
- (c) Common open space shall have a minimum of one hundred fifty (150) square feet per dwelling unit.

- (d) Up to a maximum of sixty (60) percent of common open space may be provided in a building.
- (e) Recreation facility examples that satisfy the common open space requirements include one (1) or more of the following:
 - (i) Recreation center within a building;
 - (ii) Swimming or wading pool;
 - (iii) Athletic court such as basketball court;
 - (iv) Athletic field;
 - (v) Par course.

(3) *Laundry facilities.*

- (a) Multiple family dwelling projects of eight (8) or more dwelling units shall provide washer and dryer hookups and a laundry space within each dwelling unit or the garage and satisfy the requirements of this subsection (B) (3).
- (b) The laundry facility shall not encroach into any minimum required garage parking area.
- (c) Multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, may provide common laundry facilities equipped with one (1) washer and dryer per ten (10) dwelling units in the multiple family dwelling project.
- (d) Laundry facilities must be provided for within a completely enclosed structure and are not permitted outdoors or

beneath patio or balcony covers.

(4) *Accessory storage.*

- (a) Each dwelling unit shall provide for a utility closet within the dwelling unit with a minimum area of thirty-five (35) cubic feet. Bedroom closets and designated laundry facility areas shall not be used to meet this requirement.
- (b) Each dwelling unit shall have access to a private, lockable utility storage area outside the dwelling unit and located in a garage, carport, or attached private open space with a minimum area of sixty (60) cubic feet.

(5) *Parking.*

- (a) Parking spaces shall be provided as required by Section 9.240.120.

(6) *Landscape area.*

- (a) A minimum of twenty (20) foot wide landscape area shall be provided for adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities.
- (b) Street frontage landscape areas shall include trees planted at thirty (30) foot intervals and drought tolerant ground cover as set forth in Section 9.283.000.
- (c) Where a new public sidewalk is required to be constructed, the sidewalk shall be located adjacent to the right-of-way line and the area between the street or curb and the sidewalk shall be landscaped and maintained by the abutting property owner.

(7) *Walls and fences.*

- (a) Walls located on property lines or project boundaries shall be constructed of decorative concrete block that includes split-face or slump stone walls.
- (b) A decorative concrete block wall six (6) feet in height measured from outside finished grade shall be constructed on any property line that abuts property zoned for, or used for, commercial business activities or structures.
- (c) A decorative concrete block wall eight (8) feet in height measured from outside finished grade shall be constructed on any property line that abuts property zoned for, or used for, industrial business activities or structures.
- (d) Walls and fences within twenty (20) feet of any street shall be constructed of decorative concrete block that shall not exceed forty-two (42) inches in height. A combination of matching decorative block pilasters and other forms of open fencing, such as wrought iron or tubular steel, may be added up to a maximum overall height of six (6) feet.

(8) *Buffers from adjacent commercial, industrial, or institutional uses.*

- (a) Residential structures shall be set back a minimum of fifty (50) feet from any property line abutting property zoned for, or used for, commercial, industrial, or institutional activities or structures.
- (b) Accessory structures shall be located between any

residential structure and a property line abutting a property zoned for, or used for, commercial, industrial, or institutional activities or structures.

- (c) A minimum of ten (10) foot wide landscape area that includes hedges or non-deciduous trees is required between any residential structure and any property line abutting a property zoned for, or used for, commercial, industrial, or institutional activities or structures.
- (d) Nothing in this subsection shall prevent the construction of an accessory dwelling unit consistent with applicable state and local laws.

(9) *Pedestrian access.*

- (a) Pedestrian access shall be provided for between the public sidewalk and the on-site walkways that provide access to the dwelling units.
- (b) Pedestrian paths of travel that are a minimum of five (5) feet wide and made of an impervious surface shall be provided for between each dwelling unit and its parking spaces, except that for multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, pedestrian paths of travel shall be a minimum of four (4) feet wide.
- (c) Pedestrian paths of travel that are a minimum of five (5) feet wide and made of an impervious surface shall be provided between each dwelling unit and on-site recreational facilities, except that for multiple family dwelling projects that satisfy the requirements of

Government Code Section 65913.4, as may be amended, pedestrian paths of travel shall be a minimum of four (4) feet wide.

(10) *Project design (setbacks, height, roof materials, equipment screening, etc.).*

- (a) Multiple family dwelling projects shall be subject to the setback and height requirements applicable to the zone in which the property is located.
- (b) All roof mounted mechanical equipment shall be screened from view with architectural elements that match the same primary exterior materials and colors used for the building.
- (c) All pad mounted mechanical equipment shall be sound attenuated with baffles or other elements that prevent audible sounds more than ten (10) feet from the equipment and shall be screened from view by a combination of walls, fences, and landscaping.

(11) *Project design.*

- (a) Buildings within fifty (50) feet of any street right-of-way line shall not exceed one (1) story in height, provided however a one- and two-story building shall be located such that the two-story portion of the building is more than fifty (50) feet from any street right-of-way line.
- (b) Parking structures, such as garages or carports, shall not be located adjacent to the front of dwelling unit front entrances.

- (c) Composition shingle roofs are prohibited.
 - (d) The architectural style of the multiple family dwelling project shall be Spanish Colonial, Craftsman, Victorian, California Bungalow, American Farmhouse, or California Ranch.
- (12) *Impact mitigation.*
- (a) Multiple family dwelling projects with more than twenty-four (24) dwelling units shall submit with any permit application the following environmental impact and mitigation studies:
 - (i) Traffic impact assessment;
 - (ii) Biological assessment as required by the Multiple Species Habitat Conservation Plan (MSHCP);
 - (iii) Noise impact assessment on the project if within five hundred (500) feet of a freeway or within one thousand (1,000) feet of property in use or zoned for industrial activities;
 - (iv) Air quality and health risk assessment on the project if within five hundred (500) feet of a freeway or within one thousand (1,000) feet of property in use or zoned for industrial activities;
 - (v) Phase 1 assessment for archaeological, paleontological, and cultural resources; and
 - (vi) Phase 1 assessment for toxic substances upon a determination by the City Engineer or the Fire Marshal that such substances may be present in the

development site.

- (b) The recommended mitigations for all impacts identified in the above studies shall be incorporated into the project design.

(13) *Lighting.*

- (a) Parking lot or athletic court lighting shall direct light only onto the project site and shield direct rays away from abutting properties. Ambient light levels shall not increase the level of any residential properties by one (1) foot candle at the property line.

(14) *Refuse.*

- (a) Location and design of refuse bin enclosures shall conform to city trash enclosure specifications and the guidelines of the city's solid waste hauler franchisee.

(Ord. No. 2020-01, § 9, 2-20-2020)