



## **REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL**

**Thursday, January 21, 2021**

**Closed Session: 6:00 p.m.**

**Regular Session: 7:00 p.m.**

**City Council Chamber**

**8930 Limonite Avenue, 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 City Clerk at: [CityClerk@jurupavalley.org](mailto:CityClerk@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 Mayor. The City Clerk shall announce all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Council may provide, because this is the time limit for speakers at a Council Meeting. Comments on Agenda items during the Council Meeting can only be submitted to the City Clerk by email. The City cannot accept comments on Agenda items during the Council Meeting on Facebook, social media or by text.*

### **1. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION**

- Lorena Barajas, Mayor
- Chris Barajas, Mayor Pro Tem
- Leslie Altamirano, Council Member
- Brian Berkson, Council Member
- Guillermo Silva, Council Member

### **2. CONVENE TO CLOSED SESSION**

#### **A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS**

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the granting of a utility easement to Southern California Edison generally along Pat's Ranch Road from Cantu-Galliano Road to Limonite as provided and described in the "Decision Granting a Certificate of Public Convenience and Necessity for the Riverside Transmission Reliability Project" approved by the California Public Utilities Commission on March 12, 2020 (Case No. A.15-04-013; Decision No. 20-03-001). The parties to the negotiations for the grant of the easement are: City of Jurupa Valley and Southern California Edison. Negotiators for the City of Jurupa are: Rod Butler, George Wentz, Paul Toor, Steve Loriso, Tilden Kim, Stephen Lee and Paula Gutierrez-Baeza. Under negotiation are the terms of the grant of the easement.
- C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the potential purchase of real property located at 5293 Mission Bl., Jurupa Valley 92509 (former Riverside County Fleet Services Building). The parties to the negotiations for the purchase of the property are: City of Jurupa Valley and County of Riverside. Negotiators for the City of Jurupa are: Rod Butler, George Wentz and Peter Thorson. Under negotiation are the price and terms of payment for the potential purchase of the property.
- D. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION.** The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City and the City Council will decide whether to initiate litigation.

**3. RECONVENE IN OPEN SESSION**

**A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION**

**4. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION**

- Lorena Barajas, Mayor
- Chris Barajas, Mayor Pro Tem
- Leslie Altamirano, Council Member
- Brian Berkson, Council Member
- Guillermo Silva, Council Member

**5. INVOCATION**

**6. PLEDGE OF ALLEGIANCE**

**7. APPROVAL OF AGENDA**

**8. PRESENTATIONS**

- A. RECOGNITION TO OUTGOING PLANNING COMMISSIONERS MARIANA LOPEZ, COREY MOORE, AND GUILLERMO SILVA**
- B. PRESENTATION FROM RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES**

**9. PUBLIC APPEARANCE/COMMENTS**

Persons wishing to address the City Council on subjects other than those listed on the Agenda are requested to do so at this time. A member of the public who wishes to speak under Public Appearance/Comments OR the Consent Calendar must fill out a "Speaker Card" and submit it to the City Clerk BEFORE the Mayor calls for Public Comments on an agenda item. When addressing the City Council, please come to the podium and state your name and address for the record. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. In order to conduct a timely meeting, we ask that you keep your comments to 3 minutes. Government Code Section 54954.2 prohibits the City Council from taking action on a specific item until it appears on an agenda.

- 10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**
- 11. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS**
- 12. CITY MANAGER'S UPDATE**
- 13. APPROVAL OF MINUTES**
  - A. DECEMBER 17, 2020 REGULAR MEETING**
- 14. CONSENT CALENDAR (COMMENTS ON CONSENT AGENDA TAKEN HERE)**

(All matters on the Consent Calendar are to be approved in one motion unless a Councilmember requests a separate action on a specific item on the Consent Calendar. If an item is removed from the Consent Calendar, it will be discussed individually and acted upon separately.)

- A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA**

Requested Action: That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

**B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$4,659,866.36**

Requested Action: That the City Council ratify the check registers dated December 3, 10, 18, 23, and 30, 2020 and January 7, 2021 as well as the payroll registers dated November 27, 30 and December 11, 25, and 31, 2020.

**C. ORDINANCE NO. 2021-01**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-01, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTION 6.77.020 OF CHAPTER 6.77 (RECYCLABLES AND ORGANICS COLLECTION) OF THE JURUPA VALLEY MUNICIPAL CODE, LOWERING THE THRESHOLD FOR MANDATORY COMMERCIAL ORGANICS RECYCLING**

**D. APPROVAL OF COOPERATIVE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY, LENNAR HOMES OF CALIFORNIA, INC., AND THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF PARAMOUNT ESTATES MDP LINES A AND A-2, STAGE 2, WINTER PARK AVENUE STORM DRAIN, STAGE 1, PARAMOUNT ESTATES MDP LINE B, STAGE 1 (PROJECT NOS. 1-0-00265-02, 1-0-00097-01, AND 1-0-00267 (TM 31894 – SHADOW ROCK)**

Requested Action: That the City Council approve the cooperative agreement with the Riverside County Flood Control and Water Conservation District (District) and Lennar Homes of California, Inc. (Developer) and authorize the Mayor to sign the agreement.

**E. AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

Requested Action: That the City Council adopt Resolution No. 2021-01, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

**15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR**



## **16. PUBLIC HEARINGS**

### **A. PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION IMPOSING NEW DEVELOPMENT IMPACT FEES AND AN ORDINANCE AMENDING CHAPTER 3.75, DEVELOPMENT IMPACT FEE, AND SECTION 2.50.05, APPEALS OF DISCRETIONARY ACTIONS AND FEES, OF THE JURUPA VALLEY MUNICIPAL CODE**

1. Requested Action: That the City Council adopt Resolution No. 2021-02, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE DEVELOPMENT IMPACT FEE CALCULATION AND NEXUS REPORT DATED MAY 2020, ADOPTING NEW AND AMENDED DEVELOPMENT IMPACT FEES, MAKING A FINDING OF EXEMPTION UNDER CEQA, AND REPEALING PRIOR DIF RESOLUTIONS**

2. That the City Council conduct a first reading and introduce Ordinance No. 2021-02, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 3.75, DEVELOPMENT IMPACT FEE, AND SECTION 2.05.050, APPEALS OF DISCRETIONARY ACTIONS AND FEES, OF THE JURUPA VALLEY MUNICIPAL CODE**

### **B. PUBLIC HEARING TO CONSIDER A RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF JOINT COMMUNITY FACILITIES AGREEMENT FOR BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM FOR DEVELOPMENT IMPACT FEES FOR TRACT 37211 (48 SINGLE FAMILY RESIDENTIAL UNITS) LOCATED NORTHWEST OF PACIFIC AVENUE AND STATE ROUTE 60**

Requested Action: That the City Council open the public hearing and continue the public hearing to the February 4, 2021 meeting.

### **C. PUBLIC HEARING TO CONSIDER CODE AMENDMENT NO. 20001: TO REPLACE THE TERM “SECOND UNIT” WITH “ACCESSORY DWELLING UNIT” TO BE CONSISTENT WITH JURUPA VALLEY MUNICIPAL CODE SECTION 9.240.290 AND STATE LAW**

Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2021-03, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE TO REPLACE THE TERM “SECOND UNIT” WITH “ACCESSORY DWELLING UNIT” FOR CONSISTENCY WITH JURUPA VALLEY MUNICIPAL CODE SECTION 9.240.290 AND STATE LAW, AND FINDING THAT THE PROPOSED AMENDMENT IS EXEMPT FROM CEQA**

**17. COUNCIL BUSINESS**

**A. APPOINTMENTS TO THE PLANNING COMMISSION AND ANNUAL RECONFIRMATION PROCESS (CONTINUED FROM THE DECEMBER 17, 2020 MEETING)**

*In accordance with Ordinance No. 2013-11, the terms of the City’s Planning Commissioners shall be subject to reconfirmation by the City Council.*

1. Requested Action: That the City Council consider the applicant presentations and ratify Mayor Pro Tem Lorena Barajas’ appointment to the Planning Commission, which shall expire in December 2022.
2. That the City Council consider the applicant presentations and ratify Council Member Leslie Altamirano’s appointment to the Planning Commission, which shall expire in December 2024.
3. That the City Council consider the applicant presentations and ratify Council Member Guillermo Silva’s appointment to the Planning Commission, which shall expire in December 2024.
4. That the City Council consider the reconfirmation of the appointment of Planning Commissioners Penny Newman and Arleen Pruitt pursuant to Section 2.35.030(E) of the Jurupa Valley Municipal Code.

**B. INTRODUCTION OF AN ORDINANCE AMENDING THE JURUPA VALLEY MUNICIPAL CODE BY ADDING CHAPTER 11.75 TO REGULATE SMOKING IN CERTAIN AREAS INCLUDING MULTI-UNIT RESIDENCES, HOTELS, PUBLIC AREAS, PRIVATE PLAZAS, AND OUTDOOR BUSINESS AREAS (CONTINUED FROM THE SEPTEMBER 3, 2020 MEETING)**

Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2021-04, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE BY ADDING CHAPTER 11.75 TO REGULATE SMOKING IN CERTAIN AREAS INCLUDING MULTI-UNIT RESIDENCES, HOTELS, PUBLIC AREAS, PRIVATE PLAZAS, AND OUTDOOR BUSINESS AREAS AND FINDING THAT**

**THE ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)**

- C. MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT; LOCATED AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009); (APPLICANT: SHIELD TECH, LLC)**

Requested Action: That the City Council adopt Resolution No. 2021-03, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DENYING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 17004 TO PERMIT CONSTRUCTION OF A GAS STATION WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 3.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003, -004, -005, -006, -008, -009) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA**

- D. INITIATION OF AN AMENDMENT TO THE ZONING CODE, ZONING MAP AND GENERAL PLAN AND LAND USE MAP TO IDENTIFY APPROPRIATE LOCATIONS FOR TRUCK INTENSIVE INDUSTRIAL USES AND PROVIDE REASONABLE DEVELOPMENT STANDARDS TO PROTECT NEIGHBORING RESIDENTIAL NEIGHBORHOODS FROM THE IMPACTS OF EXCESSIVE TRUCK TRAFFIC**

1. Requested Action: That the City Council initiate a zoning code amendment with corresponding changes in the General Plan and Land Use Map, and the official zoning map to establish appropriate locations and development standards for truck intensive industrial uses;
2. Refer the issue to the Planning Commission to study, conduct hearings and make recommendations to the City Council; and
3. Consider adopting an urgency ordinance establishing a moratorium on truck intensive uses.

**E. APPROVAL OF FIVE (5) NEW CLASSICATIONS AND UPDATED SALARY SCHEDULE FOR 2020-2021**

1. Requested Action: That the City Council approve the creation of five (5) new classifications listed including Job Descriptions and Salary Ranges; and
2. That the City Council approve the amended Salary Schedule for 2020-21 which includes five (5) new classifications, eleven (11) classifications, the City Council approved by City Council in the July 1, 2020 budget adoption and one (1) updated salary range for the Building Official.

**18. CITY ATTORNEY'S REPORT**

**19. COUNCIL MEMBER REPORTS AND COMMENTS**

**20. ADJOURNMENT**

Adjourn to the Regular Meeting of February 4, 2021 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

*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 City Council or other services, please contact Jurupa Valley City Hall at (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, Jurupa Valley City Council Members in connection with a matter subject to discussion or consideration at an open meeting of the City Council 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 Avenue, Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, Jurupa Valley City Council Members. The City Council may also post the writing on its Internet website at [www.jurupavalley.org](http://www.jurupavalley.org). Agendas and Minutes are posted on the City's website at [www.jurupavalley.org](http://www.jurupavalley.org).*

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
December 17, 2020**

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue,  
Jurupa Valley, CA

**1. 7:00 P.M. - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION**

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

Mayor Kelly called the regular meeting to order at 7:08 p.m. Council Members Chris Barajas and Brian Berkson participated via teleconference.

**2. INVOCATION** was given by Pastor Anne Peak, New Baptist Church.

**3. PLEDGE OF ALLEGIANCE** was led by Mayor Anthony Kelly, Jr.

**4. APPROVAL OF AGENDA**

Council Member Brian Berkson asked that there be a modification made to Agenda Item No. 16.D (Legislative Boards and Committee Appointments) to add the category of City Celebration Committee. He requested that Agenda Item No. 16.A (Planning Commission Appointments) be continued to the January 21, 2021 meeting.

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Lorena Barajas, to approve the Agenda with the above noted changes. A roll-call vote was taken.**

**Roll-Call:**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly**  
**Noes: None**  
**Absent: None**

**5. INSTALLATION OF NEWLY ELECTED COUNCIL MEMBERS**

**A. CERTIFICATION OF THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD NOVEMBER 3, 2020**

Staff Report presented by Victoria Wasko, City Clerk

**A motion was made by Mayor Anthony Kelly, seconded by Council Member Brian Berkson, to adopt Resolution No. 2020-89, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, RECITING THE FACTS OF THE GENERAL MUNICIPAL ELECTION HELD NOVEMBER 3, 2020 DECLARING THE RESULTS THEROF AND SUCH OTHER MATTERS AS PROVIDED BY LAW**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly**  
**Noes: None**  
**Absent: None**

**B. OATHS OF OFFICE AND PRESENTATION OF CERTIFICATES OF ELECTION TO NEWLY ELECTED OFFICIALS**

The City Clerk administered the oath of office to newly elected Council Members Leslie Altamirano and Guillermo Silva.

*After taking the oath of office, Leslie Altamirano and Guillermo Silva took their seats at the dais.*

Mayor Anthony Kelly, Jr. congratulated newly elected Council Members Leslie Altamirano and Guillermo “Willy” Silva. He thanked his fellow constituents and his colleagues on the Council for the honor of serving as a Council Member and Mayor for the City of Jurupa Valley. He thanked City staff for their support, stating that it has been a great journey. He thanked his parents and his family for their loving support.

Council Member Micheal Goodland expressed his appreciation for allowing him the honor of serving his country and his community first as a member of the military, then law enforcement and then as a member of Jurupa Valley’s first City Council. He thanked his constituents for putting their trust in him. He thanked members of the City staff for their support. He gave newly elected Council Members Leslie Altamirano and Guillermo Silva his blessing wishing them both much success in the future.

**6. CITY COUNCIL REORGANIZATION**

*Pursuant to Resolution No. 2013-01, the City Council shall select from among its members a Mayor and Mayor Pro Tem to serve for the following year. The Mayor and Mayor Pro Tem shall take office on January 1 of each year. The term of office for the Mayor and the Mayor Pro Tem shall be a calendar year from January 1 through December 31.*

**A. ELECTION OF MAYOR**

The City Clerk explained the nomination procedure.

There were no public comments.

**Council Member Brian Berkson nominated Mayor Pro Tem Lorena Barajas to serve as Mayor. Mayor Pro Tem Barajas received a majority vote and was elected to serve as Mayor for a term expiring December 31, 2021. A roll-call vote was taken.**

**Roll Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**B. ELECTION OF MAYOR PRO TEM**

**Mayor Pro Tem Lorena Barajas nominated Council Member Chris Barajas to serve as Mayor Pro Tem. Council Member Barajas received a majority vote and was elected to serve as Mayor Pro Tem for a term expiring December 31, 2021. A roll-call vote was taken.**

**Roll Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**7. PRESENTATIONS**

**A. RECOGNITION TO OUTGOING MAYOR ANTHONY KELLY, JR.**

City Manager Rod Butler recognized outgoing Mayor Anthony Kelly, Jr. and outgoing Council Member Micheal Goodland with proclamations and sincere appreciation for their past accomplishments. He thanked Mayor Kelly for his consistent advocacy for the members of District 4 and for his leadership over the



past year during the COVID-19 crisis and reminding residents to fight the “unforeseen enemy.”

Karen Spiegel, County Board of Supervisors, District No. 1, thanked Mayor Kelly for his service, noting that he has deep roots in the community. She commended him for his advocacy towards the community’s youth and seniors. She thanked him for his leadership, stating that she looks forward to working with him in the future.

**B. RECOGNITION TO OUTGOING COUNCIL MEMBER MICHEAL GOODLAND**

City Manager Rod Butler thanked Council Member Micheal Goodland who was one of the founding members of the first City Council. He discussed the challenges that faced that first Council and their steady leadership which was crucial in the City’s success. Mr. Butler thanked Mr. Goodland for representing the City of Jurupa Valley on several regional organizations and for his faithful and consistent advocacy on behalf of the City.

Karen Spiegel, County Board of Supervisors, District No. 1, stated that it has been an honor and a privilege to serve with Council Member Goodland. She thanked him for serving with passion and “heart” as he has left a legacy of accomplishments.

Mayor Pro Tem Lorena Barajas announced that the following presentations will be continued to a later date:

**C. RECOGNITION TO OUTGOING PLANNING COMMISSIONERS MARIANA LOPEZ, COREY MOORE, AND GUILLERMO SILVA**

**D. RECOGNITION TO UNITED SIKH MISSION**

**E. RECOGNITION TO FOR THE PEOPLE, NON-PROFIT**

**8. PUBLIC APPEARANCE/COMMENTS**

Anthony Kelly, Jr. shared his last Riverside Transit Agency report with the City.

**9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**

Council Member Brian Berkson gave a heartfelt thank you to Anthony Kelly, Jr. and Micheal Goodland for the years of service they provided as their input was always valuable. He gave an update on his health and stated that he plans to return to the dais in January. He encouraged everyone to stay safe as the number of coronavirus cases have surged in the last few weeks. He wished everyone a safe and happy New Year.

Mayor Pro Tem Lorena Barajas encouraged everyone to continue to practice social distancing, cover their face with a mask, and not have large family gatherings as Jurupa

Valley has seen a huge surge in coronavirus cases. She stated that holiday traditions can wait until next year.

Council Member Guillermo Silva thanked everyone who put their faith in him. He thanked members of the community, his parents, his wife and his loved ones for all of their support.

**10. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS**

**A. MAYOR PRO TEM LORENA BARAJAS**

- 1. Mayor Pro Tem Barajas gave an update on the Western Riverside County Regional Conservation Authority Board of Directors meeting of December 7, 2020.**

**B. COUNCIL MEMBER CHRIS BARAJAS**

- 1. Council Member Barajas gave an update on the Western Community Energy Joint meeting of the Board of Directors and Technical Advisory committee meeting of December 9, 2020.**

**C. COUNCIL MEMBER BRIAN BERKSON**

- 1. Council Member Berkson gave an update on the Riverside County Transportation Commission meeting of December 9, 2020.**
- 2. Council Member Berkson gave an update on the Mobile Source Air Pollution Reduction Review Committee meeting of December 17, 2020.**

**11. CITY MANAGER'S UPDATE**

City Manager Rod Butler reminded Council that City Hall will be closed on Thursday, December 24, 2020, Friday, December 25, 2020, and Friday, January 1, 2021. He announced that City Hall will be open during regular hours on New Year's Eve. Due to the recent surge in coronavirus cases, City Hall is open by appointment only. He expects these office hours to continue into January. He reported that City staff is working on some of the technology issues in the Council Chamber and there are a number of options being looked at. Mr. Butler provided a statement in response to a use of force incident on Tuesday, December 15, 2020 in the Rubidoux area. For additional information on this event, he referred Council and the community to a press release issued by the Riverside Sheriff's Department.

**A. DISCUSSION OF POSSIBLE RENTAL ASSISTANCE PROGRAM**

Staff Report presented by Sean McGovern, Management Analyst. Mr. McGovern provided a summary of how Community Development Block Grant funds are

budgeted and allocated. He provided information on a proposed program that would provide rental assistance to low to moderate income residents who were affected by the coronavirus and if this program would be something the Council would be interested in pursuing.

Further discussion followed.

Council Member Chris Barajas suggested that utility assistance be made a part of this program.

Council Member Brian Berkson asked if there were other ways to support residents during the COVID crisis and he would like this to be made part of the proposal.

**By consensus, the Council directed staff to bring back a more detailed proposal at a future meeting.**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

## **12. APPROVAL OF MINUTES**

### **A. DECEMBER 3, 2020 REGULAR MEETING**

**A motion was made by Council Member Chris Barajas, seconded by Council Member Brian Berkson, to approve the Minutes of the December 3, 2020 Regular Meeting. A roll-call vote was taken.**

**Roll-Call:**

**Ayes: C. Barajas, L. Barajas, B. Berkson**  
**Noes: None**  
**Absent: None**  
**Abstained: L. Altamirano, G. Silva**

## **13. CONSENT CALENDAR**

### **A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA**

**Requested Action:** That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

**B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 33461, RANCHO DEL SOL LOCATED SOUTH OF CANTU-GALLEANO RANCH ROAD, NORTH OF BELLEGRAVE AVENUE, APPROXIMATELY 1800 FEET EAST OF WINEVILLE AVENUE (LENNAR HOMES OF CALIFORNIA, INC.)**

1. Requested Action: That the City Council adopt Resolution No. 2020-90, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT MAP 33461 RANCHO DEL SOL SOUTH OF CANTU-GALLEANO RANCH ROAD, NORTH OF BELLEGRAVE AVENUE, APPROXIMATELY 1800 FEET EAST OF WINEVILLE AVENUE) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806**

2. Authorize the City Manager to record the Notice of Completion now that public improvements have been accepted by the City Engineer; and
3. Direct the City Engineer to release the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien; and
4. Direct the City Engineer to reduce the Performance Bond and Material and labor Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond.

**C. APPROVAL OF CITY HOLIDAY SCHEDULE**

- Requested Action: That the City Council adopt Resolution No. 2020-91, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DESIGNATING HOLIDAYS ON WHICH CITY OFFICES SHALL BE CLOSED FOR CALENDAR YEAR 2021**

**C. AWARD OF CONSTRUCTION AGREEMENT TO HARDY & HARPER, INC. FOR 2020-2021 PAVEMENT REHABILITATION, CIP PROJECT NO. 20101**

**D.**

1. That the City Council approve and award a construction agreement to Hardy & Harper, Inc. in the amount of \$432,000 for the 2020-2021 Pavement Rehabilitation Project (Agreement) for the work included in its proposal,

and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report and in such final form as approved by the City Attorney; and

2. Authorize the City Manager to execute contract change orders not to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement; and
3. Authorize the City Manager to record the Notice of Completion upon acceptance of the work by the City Engineer.

**E. AGREEMENT FOR ROOFING MAINTENANCE PROJECT SERVICES**

Requested Action: That the City Council approve the Agreement for Roofing Maintenance Project Services by and between the City of Jurupa Valley and Armstrong Martlaro Roofing for an amount not to exceed \$29,580.00 and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

**F. APPROVAL OF COOPERATIVE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY, THE COUNTY OF RIVERSIDE, AND THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF FELSPAR STREET STORM DRAIN, STAGE 1, JAMESTOWN STORM DRAIN, STAGE 2, AND BLY CHANNEL AND FREEWAY COLLECTOR, STAGE 5**

1. Requested Action: That the City Council approve the tri-party cooperative agreement with the Riverside County Flood Control and Water Conservation District (District) and the County of Riverside (County); and
2. Authorize the Mayor to sign the agreement in four (4) counterparts.

**A motion was made by Council Member Brian Berkson, seconded by Council Member Guillermo Silva, to approve the Consent Calendar. A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR**

## 15. PUBLIC HEARINGS

### A. CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT LOCATED AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009); (APPLICANT: SHIELD TECH, LLC)

Staff Report presented by Joe Perez, Community Development Director. Mr. Perez summarized the project and the chronology of the approval process. Mr. Perez reported that the proposed alcohol use on the project requires both a Conditional Use Permit and a Determination of Public Convenience or Necessity. The PCN is required when the subject census tract contains more licenses than the State has allocated (based on population density). Mr. Perez outlined the history of the project, stating that the applicant requested a one-year extension of time for the CUP back in July, 2020 which would allow the CUP to continue through September 12, 2021. In September of 2020, the Council considered the extension request and during the deliberation of that item the Council requested the elimination of all alcohol sales at the site and the second was to consider the implementation of a phasing schedule to ensure the gas station would be built concurrently with the rest of the project.

Rofia Godazandeh, (applicant) spoke in support of the project. She discussed the need for the business to be able to sell beer and wine for off-site consumption in order to remain financially viable. She stated that the consumer market is intended to target commuters on the SR 60 and is not intended to serve the local residents. She advised that the current location is challenged by poor visibility and not enough traffic. She stated that she has reached out to the franchise owner who determined by their own analysis that there was not sufficient visibility. As a result, she has been working to attract other tenants or investors for the project. She summarized the visual presentation and how they intend to transform and beautify the lot.

At the request of Mayor Pro Tem Lorena Barajas, City Attorney Peter Thorson explained the Council's actions should the third option be selected. Mr. Thorson explained that on January 21, 2021, the resolution would be presented and if the resolution was adopted, the extension would be denied, the CUP would terminate and if the applicant ever wanted to develop the site, they would need to come back with a new application.

Mayor Pro Tem Lorena Barajas voiced concern that the applicant did not address any of the Council's prior concerns. She discussed the input that she has received from residents who have voiced concern about the approval of additional alcohol

uses. As a result of these issues, she does not support extending this any further and will not vote in favor of the CUP.

Council Member Berkson stated that residents do not want another gas station with a promise of a restaurant. He stated that he will not support this project as designed as the developer did not bring back a project that addressed the Council's previous concerns.

Further discussion followed.

Council Member Chris Barajas stated that this census tract is already oversaturated with alcohol uses based on the ABC rules and guidance. He noted that there are over 40 gas stations in the community and residents have made it clear that they are not in favor of standalone gas stations. He stated that there are two gas stations that have promised restaurants and those are still sitting vacant 2-3 years later. He stated that there are many studies that show that an oversaturation of alcohol uses shows a correlation between the use of alcohol and negative impacts.

Further discussion followed.

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Lorena Barajas, to direct staff to prepare a resolution reflecting the Council's intent to deny the extension of time which will be brought back to the January 21, 2021 meeting.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**B. PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE 2020-21 CDBG ANNUAL ACTION PLAN AND CITIZEN PARTICIPATION PLAN**

Staff Report presented by Paul Toor, City Engineer/Director of Public Works.

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Lorena Barajas, to adopt Resolution No. 2020-92, entitled:**



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING AND APPROVING A SUBSTANTIAL AMENDMENT TO THE 2020-2021 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN AND AN AMENDMENT TO THE CITIZEN PARTICIPATION PLAN**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**16. COUNCIL BUSINESS**

**A. APPOINTMENTS TO THE PLANNING COMMISSION AND ANNUAL RECONFIRMATION PROCESS**

Staff Report presented by Victoria Wasko, City Clerk.

Council Member Brian Berkson requested that this item be postponed until the January 21, 2021 meeting due to the uncertainty as to whether the applicants would be allowed to appear in person due to the recent closure of the City Council meeting to the public due to the recent surge in coronavirus cases.

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Lorena Barajas, to postpone this item to the January 21, 2021 meeting.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**B. ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE TRAFFIC SAFETY COMMITTEE**

Staff Report presented by Victoria Wasko, City Clerk

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Guillermo Silva, to reconfirm the appointment of Hugo Bustamante as member on the Traffic Safety Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Leslie Altamirano, to reconfirm the appointment of Carol Crouch as member on the Traffic Safety Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Guillermo Silva, to reconfirm the appointment of Robert Galindo as member on the Traffic Safety Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Leslie Altamirano, to reconfirm the appointment of Mayra Jackson as member on the Traffic Safety Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**C. ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

Staff Report presented by Sean McGovern, Management Analyst.

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Leslie Altamirano, to reconfirm the appointment of Evelyn Hedrick as a member of the Community Development Advisory Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Leslie Altamirano, to reconfirm the appointment of Edward Lee as member of the Community Development Advisory Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Leslie Altamirano, to reconfirm the appointment of Rachel Lopez as member of the Community Development Advisory Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Lorena Barajas, to reconfirm the appointment of Don Oaks as member of the Community Development Advisory Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Guillermo Silva, to reconfirm the appointment of Laura Shultz as member of the Community Development Advisory Committee for a term expiring in December 2021.**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**

**Noes: None**

**Absent: None**

**D. APPOINTMENT OF REPRESENTATIVES AND ALTERNATES TO REGIONAL BOARDS AND COMMITTEES**

Staff report presented by Victoria Wasko, City Clerk. Ms. Wasko reported that the City Celebration Committee would be added to the list of appointments pursuant to Council Member Brian Berkson's request.

Mayor Pro Tem Lorena Barajas called for nominations for the City's regional boards and committees.

- a. A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to appoint Mayor Pro Tem Lorena Barajas as the representative to the Western Riverside County Regional Conservation Authority and Council Member Leslie Altamirano, as the alternate for a term expiring December, 2020.**

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

**Noes: None**

**Absent: None**

- b. A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to appoint Brian Berkson as the representative to the Riverside County Transportation Commission and Council Member Guillermo Silva as the alternate for a term expiring December, 2020.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None  
Absent: None

- c. A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to appoint Council Member Brian Berkson as the representative to the Riverside Transit Agency and Council Member Guillermo Silva as the alternate for a term expiring December, 2020.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None  
Absent: None

- d. A motion was made by Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to appoint Council Member Chris Barajas as the representative to the Western Riverside Council of Governments and Mayor Pro Tem Lorena Barajas as the alternate for a term expiring December, 2020.

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None  
Absent: None

- e. A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to appoint Council Member Chris Barajas as the representative to the Western Community Energy Board of Directors and Council Member Brian Berkson as the alternate for a term expiring December, 2020.

- f. A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to appoint Council Member Leslie Altamirano, as the representative to the Northwest Mosquito and Vector Control District for a term expiring December, 2022. (No alternate required)

Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None  
Absent: None

- g. **A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to appoint Rod Butler as the representative and Connie Cardenas as the alternate to the Public Entity Risk Management Authority for a term expiring December, 2021.**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None  
Absent: None**

- h. **A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to appoint Mayor Pro Tem Lorena Barajas and Council Member Leslie Altamirano to the City Celebration Committee for a term expiring December, 2021.**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None  
Absent: None**

- i. **A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve travel and/or reimbursement of expenses to attend upcoming conferences for each of the above-mentioned boards, commissions and or committees in accordance with the City's Travel Reimbursement Policy.**

**Ayes: C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly  
Noes: None  
Absent: None**

**3. CONSIDERATION OF A RESOLUTION APPROVING A REVISED FAIR POLITICAL PRACTICES COMMISSION FORM 806 REFLECTING THE APPOINTMENTS MADE TO THE REGIONAL BOARDS AND COMMISSIONS**

Staff report presented by Victoria Wasko, City Clerk

**A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Guillermo Silva, to adopt Resolution No. 2020-93, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, APPROVING A REVISED FAIR POLITICAL PRACTICES COMMISSION FORM 806 REGARDING THE APPOINTMENT OF COUNCIL MEMBERS TO COMPENSATED POSITIONS**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**E. CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMENDING SECTION 6.77.020 OF CHAPTER 6.77 (RECYCLABLES AND ORGANICS COLLECTION) OF THE JURUPA VALLEY MUNICIPAL CODE, LOWERING THE THRESHOLD FOR MANDATORY COMMERCIAL ORGANICS RECYCLING**

Staff report presented by Paul Toor, City Engineer/Director of Public Works.

Council Member Chris Barajas requested that City staff share this information on the City's website and the City's social media accounts to educate residents and to encourage increased organic waste diversion from landfills.

**A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to conduct a first reading and introduce Ordinance No. 2021-01, entitled:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTION 6.77.020 OF CHAPTER 6.77 (RECYCLABLES AND ORGANICS COLLECTION) OF THE JURUPA VALLEY MUNICIPAL CODE, LOWERING THE THRESHOLD FOR MANDATORY COMMERCIAL ORGANICS RECYCLING**

**A roll-call vote was taken.**

**Roll-Call:**

**Ayes: L. Altamirano, C. Barajas, L. Barajas, B. Berkson, G. Silva**  
**Noes: None**  
**Absent: None**

**17. CITY ATTORNEY'S REPORT**

City Attorney Peter Thorson had no report.



## **18. COUNCIL MEMBER REPORTS AND COMMENTS**

Council Member Brian Berkson complimented Mayor Pro Tem Lorena Barajas for doing an excellent job while presiding over tonight's meeting. He congratulated her on being elected Mayor and he congratulated newly elected Council Members Leslie Altamirano and Guillermo Silva.

Mayor Pro Tem Lorena Barajas congratulated Leslie Altamirano and Guillermo Silva on their election to the Council, stating that she looks forward to working with both of them.

Council Member Leslie Altamirano thanked her colleagues on the Council, members of the community, and her family for all of their support.

Council Member Guillermo Silva congratulated Mayor Pro Tem Lorena Barajas on her election as Mayor and Council Member Chris Barajas on his election as Mayor Pro Tem.

## **19. CONVENE TO CLOSED SESSION**

### **A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS**

**B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the granting of a utility easement to Southern California Edison generally along Pat's Ranch Road from Cantu-Galliano Road to Limonite as provided and described in the "Decision Granting a Certificate of Public Convenience and Necessity for the Riverside Transmission Reliability Project" approved by the California Public Utilities Commission on March 12, 2020 (Case No. A.15-04-013; Decision No. 20-03-001). The parties to the negotiations for the grant of the easement are: City of Jurupa Valley and Southern California Edison. Negotiators for the City of Jurupa are: Rod Butler, George Wentz, Paul Toor, Steve Loriso, Tilden Kim, Stephen Lee and Paula Gutierrez-Baeza. Under negotiation are the terms of the grant of the easement.

**C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the potential purchase of real property located at 5293 Mission Boulevard, Jurupa Valley 92509 (former Riverside County Fleet Services Building). The parties to the negotiations for the purchase of the property are: City of Jurupa Valley and County of Riverside. Negotiators for the City of Jurupa are: Rod Butler, George Wentz and Peter Thorson. Under negotiation are the price and terms of payment for the potential purchase of the property.

## **20. RECONVENE IN OPEN SESSION**

**A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION**

City Attorney Peter Thorson announced that there were no reportable actions taken.

**21. ADJOURNMENT**

There being no further business before the City Council, Mayor Pro Tem Lorena Barajas adjourned the meeting at 10:36 p.m.

The next meeting of the Jurupa Valley City Council will be held January 21, 2021 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

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Victoria Wasko, CMC  
City Clerk

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** JANUARY 21, 2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER  
**BY:** CONNIE CARDENAS, ADMINISTRATIVE SERVICES DIRECTOR

**SUBJECT:** AGENDA ITEM NO. 14.B

**CHECK REGISTERS**

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### **RECOMMENDATION**

That the City Council ratify the check registers dated December 03, 10, 18, 23, and 30, 2020 and January 07, 2021 as well as the payroll registers dated November 27, 30 and December 11, 25, and 31, 2020.

The City Council of the City of Jurupa Valley authorizes expenditures through the annual budget process. The FY 2020-21 Budget was adopted on June 18, 2020. Expenditures not included in the annual budget process are approved by resolution throughout the fiscal year.

### **ANALYSIS**

All expenditures on the attached check registers have been approved by the City Council and are in conformance with the authority provided by Section 37208 of the Government Code.

### **OTHER INFORMATION**

None.

### **FINANCIAL IMPACT**

Check registers:

12/03/20	\$ 1,907,318.70
12/10/20	\$ 1,096,907.29
12/18/20	\$ 849,001.84
12/23/20	\$ 84,969.33
12/30/20	\$ 147,917.80

01/07/21      \$   250,135.99

Payroll registers:

11/27/20	\$	118,942.46
11/30/20	\$	3,224.48
12/11/20	\$	99,536.10
12/25/20	\$	97,266.61
12/31/20	\$	4,645.76

TOTAL      \$ 4,659,866.36

**ALTERNATIVES**

1. Not ratify the attached check registers.

Prepared by:



Connie Cardenas  
Administrative Services Director

Submitted by:



Rod B. Butler  
City Manager

**Attachments:**

1. Check registers dated December 3, 10, 18, 23, and 30, 2020 and January 7, 2021.
2. Payroll registers dated November 27, 30 and December 11, 25, and 31, 2020.

Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
377	11/5/2020	01082	ICMA-RC	11520	11/5/2020 PPE 10/31/20 PLAN #307290 C	4,015.57	4,015.57
		Voucher:					
378	11/5/2020	01082	ICMA-RC	110520	11/5/2020 PPE 10/30/20 PLAN#307290 C	3,100.00	3,100.00
		Voucher:					
379	11/5/2020	01093	JOHN HANCOCK USA	110520	11/5/2020 PPE 10/30/20 PARS CONTRAC	11,631.35	11,631.35
		Voucher:					
380	11/5/2020	01093	JOHN HANCOCK USA	11520	11/5/2020 PPE 10/31/20 PARS CONTRAC	225.00	225.00
		Voucher:					
381	11/19/2020	01082	ICMA-RC	111920	11/19/2020 PPE 11/13/20 PLAN#307290 C	3,100.00	3,100.00
		Voucher:					
382	11/19/2020	01093	JOHN HANCOCK USA	111920	11/19/2020 PPE 11/13/20 PARS CONTRAC	12,633.81	12,633.81
		Voucher:					
383	11/19/2020	00027	RICHARDS WATSON GERSHC229144		11/10/2020 OCT 2020 PROFESSIONAL S\	81,000.00	81,000.00
		Voucher:					
384	11/30/2020	00027	RICHARDS WATSON GERSHC229144-1		11/10/2020 OCT 2020 PROFESSIONAL S\	27,614.32	27,614.32
		Voucher:					
14299	12/3/2020	00887	MEDINA PLUMBING & ROOTE 358		11/19/2020 PLUMBING- CITY HALL REPAI	450.00	
		Voucher:	329		10/14/2020 PLUMBING- REPAIR WOMEN'	125.00	575.00
14300	12/3/2020	00097	AWESOME AWARDS	27277	11/9/2020 NAME PLATE	23.60	
		Voucher:	27296		11/19/2020 NAME PLATE	23.60	47.20
14301	12/3/2020	01366	CALIFORNIA NEWSPAPERS P0011405456		8/21/2020 PROJECT NO.16-B.1 NOTICE	1,227.60	
		Voucher:	0011415210		10/5/2020 RESOLUTION NO.2020-77	1,111.20	
			0011419138		10/23/2020 NOTICE OF VAN BUREN WIDI	1,017.15	
			0011415261		10/2/2020 NOTICE OF PUBLIC HEARING	581.00	
			110420		11/4/2020 26 WEEK SUBCRIPTION	438.97	
			0011402077		8/4/2020 NOTICE OF NEW ORD NO.20;	347.60	
			0011415823		10/8/2020 NOTICE OF NEW ORD NO.20;	336.80	5,060.32
14302	12/3/2020	01087	CDG MATERIALS, INC.	202011-55	11/6/2020 SAND FOR SANDBAGS AT FIF	270.00	
		Voucher:	202011-56		11/6/2020 SAND FOR SANDBAGS AT FIF	225.00	495.00
14303	12/3/2020	00665	CDW DIRECT, LLC	4122878	11/12/2020 ADOBE PRO LICENSES	333.00	333.00
		Voucher:					
14304	12/3/2020	02393	CHARTER COMMUNICATIONS0984993111920		11/19/2020 NOV 2020 BUSINESS INTERN	2,492.32	
		Voucher:	1034343112120		11/21/2020 DEC 2020 BUSINESS VOICE	119.97	2,612.29



Bank : chase CHASE BANK		(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14305	12/3/2020	00024	CITY OF BREA, - ACCOUNT RASIT000931	11/20/2020	OCT 2020 IT SVCS	3,706.50	3,706.50
		Voucher:					
14306	12/3/2020	00196	CIVIC SOLUTIONS, INC 110420	11/5/2020	OCT 2020 PROF SVCS	180,373.75	180,373.75
		Voucher:					
14307	12/3/2020	00049	COUNTY OF RIVERSIDE, SHE SH0000038221	11/19/2020	9/24/20-10/21/20 POLICE SVC:	1,462,451.31	1,462,451.31
		Voucher:					
14308	12/3/2020	01360	COUNTY OF RIVERSIDE, SHE SH0000038193	11/12/2020	SEP 2020 S.A. EXAMS	3,200.00	3,200.00
		Voucher:					
14309	12/3/2020	01360	COUNTY OF RIVERSIDE, SHE SH0000038192	11/12/2020	AUG 2020 S.A. EXAMS	2,000.00	2,000.00
		Voucher:					
14310	12/3/2020	01360	COUNTY OF RIVERSIDE, SHE SH0000038194	11/12/2020	OCT 2020 EXTRA DUTY- CITY	480.52	480.52
		Voucher:					
14311	12/3/2020	01360	COUNTY OF RIVERSIDE, SHE SH0000038191	11/12/2020	SEP 2020 EXTRA DUTY -CITY	367.91	367.91
		Voucher:					
14312	12/3/2020	00836	DE LAGE LANDEN FINANCIAL 70379874	11/21/2020	DEC 2020 COPIER LEASE	1,422.86	1,422.86
		Voucher:					
14313	12/3/2020	00015	EDISON - SOUTHERN CALIFO2-34-593-4541	11/19/2020	CITY HALL ELECTRIC CHARGE	2,233.73	4,266.97
		Voucher:	2-40-534-6719	11/19/2020	TRAFFIC SIGNAL ELECTRIC	1,629.20	
			2-42-844-9854	11/19/2020	JV BOXING CLUB ELECTRIC	358.05	
			2-38-507-7615	11/19/2020	LLMD ELECTRIC CHARGES	12.76	
			2-38-507-7821	11/19/2020	LLMD ELECTRIC CHARGES	12.76	
			2-38-507-8175	11/19/2020	LLMD ELECTRIC CHARGES	11.91	
			2-38-507-7961	11/19/2020	LLMD ELECTRIC CHARGES	8.56	
14314	12/3/2020	00015	EDISON - SOUTHERN CALIFO2-41-364-7926	11/28/2020	LLMD ELECTRIC CHARGES	103.18	282.19
		Voucher:	2-42-614-3137	11/28/2020	CFD IRR ELECTRICAL CHARGE	36.84	
			2-41-438-9403	11/28/2020	CFD IRR ELECTRICAL CHARGE	21.58	
			2-42-016-9526	11/28/2020	CFD IRR ELECTRICAL CHARGE	15.61	
			2-39-859-5173	11/28/2020	CFD IRR ELECTRICAL CHARGE	13.89	
			2-41-380-0798	11/28/2020	CFD IRR ELECTRICAL CHARGE	13.64	
			2-39-859-5223	11/28/2020	CFD IRR ELECTRICAL CHARGE	13.56	
			2-38-508-0718	11/28/2020	LLMD ELECTRIC CHARGES	13.27	
			2-42-708-3944	11/28/2020	CFD IRR ELECTRICAL CHARGE	13.23	
			2-38-508-0767	11/28/2020	LLMD ELECTRIC CHARGES	13.04	
			2-41-136-1215	11/28/2020	CFD IRR ELECTRICAL CHARGE	12.44	
			2-41-192-2446	11/28/2020	LLMD ELECTRIC CHARGES	11.91	

Bank : chase CHASE BANK		(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14315	12/3/2020	02180	EMPIRE GROUP OF COMPANIES	11/17/2020	BUSINESS CARDS- PERMIT T	46.76	46.76
	Voucher:						
14316	12/3/2020	02187	GVP VENTURES INC.	8760	11/17/2020 EXECUTIVE SEARCH- ASSIS	352.06	
	Voucher:		8761	11/17/2020	EXECUTIVE SEARCH- PUBLIC	156.65	508.71
14317	12/3/2020	01236	HD SUPPLY CONSTRUCTION	50014527844	11/23/2020 60LB BAGS OF ASPHALT	3,340.25	
	Voucher:		50014390992	11/4/2020	PET WASTE STATION BAGS	339.42	3,679.67
14318	12/3/2020	02080	LOPEZ, MARIANA	112320	11/23/2020 NOV 2020 PLANNING COMM I	100.00	100.00
	Voucher:						
14319	12/3/2020	00848	MOBILE MODULAR STORAGE	300351653	11/22/2020 DEC 2020 STORAGE CONT.#	125.10	125.10
	Voucher:						
14320	12/3/2020	01767	MOORE, COREY	112320	11/23/2020 NOV 2020 PLANNING COMM I	50.00	50.00
	Voucher:						
14321	12/3/2020	02081	NEWMAN, PENNY	112320	11/23/2020 NOV 2020 PLANNING COMM I	100.00	100.00
	Voucher:						
14322	12/3/2020	00003	PETTY CASH	120220	12/3/2020 REPLENISH PETTY CASH	215.49	
	Voucher:		0000001	11/29/2020	REPLENISH PETTY CASH	200.00	
			113020	11/30/2020	REPLENISH PETTY CASH	60.00	475.49
14323	12/3/2020	02635	PRECISION TTS INC.	13712	11/5/2020 NEW TIRE FOR VOLVO SKIDS	2,307.55	2,307.55
	Voucher:						
14324	12/3/2020	01992	PRUITT, ARLEEN F.	112320	11/23/2020 NOV 2020 PLANNING COMM I	100.00	100.00
	Voucher:						
14325	12/3/2020	01228	PUBLIC AGENCY RETIREMEN	46859	11/13/2020 SEP 2020 REP FEES	337.66	337.66
	Voucher:						
14326	12/3/2020	00052	QUADIENT FINANCE USA, INC	111820	11/18/2020 NOV 2020 POSTAGE	1,000.00	1,000.00
	Voucher:						
14327	12/3/2020	02634	RAMBOLL US CONSULTING IN	1690063983	11/23/2020 CS20002 AMCP REVIEW	10,076.00	10,076.00
	Voucher:						
14328	12/3/2020	00262	RIVSIDE CNTY DEPT ANIMAL AN	00000002096	11/18/2020 OCT 2020 ANIMAL SVCS	43,688.51	43,688.51
	Voucher:						
14329	12/3/2020	01273	SANTA ANA RIVER WATER CC	4000-1	11/25/2020 LLMD WATER CHARGES	348.30	
	Voucher:		4002-1	11/25/2020	LLMD WATER CHARGES	342.60	
			4001-1	11/25/2020	LLMD WATER CHARGES	304.00	
			1534-4	11/25/2020	CFD 13-001 WATER CHARGE	91.75	1,086.65
14330	12/3/2020	01986	SILVA, GUILLERMO	112320	11/23/2020 NOV 2020 PLANNING COMM I	100.00	100.00
	Voucher:						



Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14331	12/3/2020	01883	TRAFFIC MANAGEMENT INC. 682260	11/18/2020	SIGN MOUNT HARDWARE, S	868.42	868.42
		Voucher:					
14332	12/3/2020	01088	WEST COAST ARBORISTS, IN166434	10/31/2020	OCT 2020 TREE MAINT.	28,816.00	28,816.00
		Voucher:					
14333	12/3/2020	01251	WEX BANK 68895344	11/30/2020	NOV 2020 FUEL	2,857.31	2,857.31
		Voucher:					
Sub total for CHASE BANK:							1,907,318.70

43 checks in this report.

Grand Total All Checks: 1,907,318.70

## Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14334	12/10/2020	02640	AGUILAR, RUBEN	B20-001305	12/7/2020	B20-001305 BLDG REIMB 600	180.00	180.00
	Voucher:							
14335	12/10/2020	02646	ALVAREZ, ROGELIO	B20-001522	12/7/2020	B20-001522 BLDG REIMB 425	846.00	846.00
	Voucher:							
14336	12/10/2020	02643	BORBOA, JULIE	B20-000754	12/7/2020	B20-000754 BLDG REIMB 409	210.00	210.00
	Voucher:							
14337	12/10/2020	00196	CIVIC SOLUTIONS, INC	120320	12/3/2020	NOV 2020 PROF SVCS	154,945.00	154,945.00
	Voucher:							
14338	12/10/2020	00015	EDISON - SOUTHERN CALIFOR	2-38-499-8514	11/28/2020	STREET LIGHT ELECTRIC	5,392.42	
	Voucher:			2-39-045-7315	11/28/2020	CFD 2014-001 LIGHT ELECTR	616.18	
				2-42-976-7098	11/28/2020	CFD STREET LIGHT ELECTRI	259.75	
				2-38-500-2613	11/28/2020	STREET LIGHT ELECTRIC	111.18	
				2-36-296-0767	11/28/2020	STREET LIGHT ELECTRIC	109.92	
				2-38-467-0402	11/28/2020	CFD 2013-001 STREET LIGHT	96.43	
				2-40-702-6715	11/28/2020	STREET LIGHT ELECTRIC	81.14	
				2-40-778-4933	11/28/2020	CFD14-001 STREET LIGHT EL	81.14	
				2-40-885-6102	11/28/2020	LLMD ELECTRICAL CHARGE\$	72.96	
				2-40-777-8042	11/28/2020	STREET LIGHT ELECTRIC	67.66	
				2-42-765-1906	11/28/2020	CFD STREET LIGHT ELECTRI	59.11	
				2-42-671-7104	11/28/2020	CFD STREET LIGHT ELECTRI	53.76	
				2-40-721-2992	11/28/2020	STREET LIGHT ELECTRIC	53.76	
				2-38-901-7450	11/28/2020	STREET LIGHT ELECTRIC	27.08	
				2-42-808-4842	11/28/2020	CFD ELECTRICAL CHARGES	23.76	
				2-38-500-1078	11/28/2020	STREET LIGHT ELECTRIC	19.14	
				2-38-507-8118	11/28/2020	LLMD ELECTRIC CHARGES	18.99	
				2-39-006-1497	11/28/2020	STREET LIGHT ELECTRIC	13.48	
				2-38-507-8035	11/28/2020	LLMD ELECTRIC CHARGES	13.12	7,170.98
14339	12/10/2020	02303	EIDE BAILLY LLP	EI01067058	11/30/2020	PROGRESS BILLING: AUDIT,	15,530.00	15,530.00
	Voucher:							
14340	12/10/2020	02645	EZ II DESIGN AND CONSTRUCT	B20-000424	12/7/2020	B20-000424 BLDG REIMB 855	2,315.80	2,315.80
	Voucher:							
14341	12/10/2020	00766	GUZMAN, DANIEL	B20-000573	12/7/2020	B20-000424 BLDG REIMB 855	794.30	794.30
	Voucher:							

Bank : chase CHASE BANK		(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14342	12/10/2020	01039	HINDERLITER, DE LLAMAS & /SIN004679	11/9/2020	2020/011 CONTRACT SVCS, A	846,385.05	846,385.05
		Voucher:					
14343	12/10/2020	02639	HOWARD ROOFING	B20-001201	12/7/2020 B20-0001201 BLDG REIMB434	254.90	254.90
		Voucher:					
14344	12/10/2020	02644	JHAWAR, CHRIS	B20-000610	12/7/2020 B20-000610 BLDG REIMB 2201	160.90	160.90
		Voucher:					
14345	12/10/2020	00199	JURUPA COMMUNITY SERVICE	21846-002	11/25/2020 LLMD WATER CHARGES	929.22	
		Voucher:	41535-002	11/25/2020	LLMD WATER CHARGES	612.39	
			21844-002	11/25/2020	LLMD WATER CHARGES	576.62	
			42322-002	11/25/2020	LLMD WATER CHARGES	489.91	
			24035-002	11/25/2020	LLMD WATER CHARGES	488.47	
			21576-002	11/25/2020	LLMD WATER CHARGES	482.32	
			42890-002	11/25/2020	LLMD WATER CHARGES	433.12	
			30161-003	11/25/2020	LLMD WATER CHARGES	403.81	
			15160-002	11/25/2020	WATER & SEWER	282.57	
			41542-002	11/25/2020	LLMD WATER CHARGES	258.26	
			21573-004	11/25/2020	LLMD WATER CHARGES	237.76	
			23830-003	11/25/2020	LLMD WATER CHARGES	229.56	
			42271-002	11/25/2020	LLMD WATER CHARGES	220.22	
			30163-003	11/25/2020	LLMD WATER CHARGES	200.86	
			30160-003	11/25/2020	LLMD WATER CHARGES	130.64	
			21575-002	11/25/2020	LLMD WATER CHARGES	128.59	
			30162-003	11/25/2020	LLMD WATER CHARGES	110.66	
			21574-005	11/25/2020	LLMD WATER CHARGES	101.94	
			43371-002	11/25/2020	LLMD WATER CHARGES	97.84	
			34405-003	11/25/2020	LLMD WATER CHARGES	93.74	
			21562-002	11/25/2020	LLMD WATER CHARGES	89.64	
			37986-004	11/25/2020	LLMD WATER CHARGES	79.39	
			22280-002	11/25/2020	LLMD WATER CHARGES	71.19	
			30159-003	11/25/2020	LLMD WATER CHARGES	58.89	
			37985-003	11/25/2020	LLMD WATER CHARGES	42.29	
			41478-001	11/25/2020	WATER & SEWER	31.93	6,881.83
14346	12/10/2020	02649	KEENAN & ASSOCIATES	110120	11/8/2020 NOV 2020 MEDICAL INSURAN	17,430.51	
		Voucher:	120120	11/8/2020	DEC 2020 MEDICAL INSURAN	17,430.51	34,861.02

Bank : chase CHASE BANK			(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14347	12/10/2020	02638	KEITH, MELISSA	B20-000526	12/7/2020	B20-000526 BLDG REIMB 103	105.07	105.07
		Voucher:						
14348	12/10/2020	02641	KEITH, SIDNEY	B20-000725	12/7/2020	B20-000725 BLDG REIMB 694	136.00	136.00
		Voucher:						
14349	12/10/2020	02648	MANN, ROBERT	B20-000622	12/7/2020	B20-000622 BLDG REIMB 112	220.40	220.40
		Voucher:						
14350	12/10/2020	02642	MARTINEZ, FRANCISCO J.	B20-001281	12/7/2020	B20-001281 BLDG REIMB 109	113.60	113.60
		Voucher:						
14351	12/10/2020	02636	MUNOZ, JAVIER RAMOS	08182020	8/18/2020	ELECTRIC REPAIRS-CITY HAI	964.00	964.00
		Voucher:						
14352	12/10/2020	01517	OFFICE DEPOT, INC	138450708001	11/22/2020	OFFICE SUPPLIES	355.46	
		Voucher:		138537041001	11/20/2020	OFFICE SUPPLIES	352.96	
				136296045001	11/18/2020	OFFICE SUPPLIES	293.66	
				138682145001	11/18/2020	OFFICE SUPPLIES	133.58	
				137636817001	11/13/2020	OFFICE SUPPLIES	101.81	
				138341187001	11/19/2020	OFFICE SUPPLIES	74.43	
				138545294001	11/20/2020	OFFICE SUPPLIES	71.07	
				138682553001	11/19/2020	OFFICE SUPPLIES	13.35	1,396.32
14353	12/10/2020	00185	REGIONAL CONSERVATION A	113020	11/30/2020	NOV 2020 MSHCP FEES	17,872.00	17,872.00
		Voucher:						
14354	12/10/2020	02637	REYNOSO, DANIEL	B19-000444	12/7/2020	B19-000444 BLDG REIMB 538	4,346.05	4,346.05
		Voucher:						
14355	12/10/2020	00321	STERNER, MARK	MA20091	12/7/2020	MA20091 PLAN. REIMB 5425 \	649.88	649.88
		Voucher:						
14356	12/10/2020	00100	THE GAS COMPANY	120320	11/18/2020	NOV 2020 GAS SVCS	116.41	
		Voucher:		120420	12/4/2020	NOV 2020 GAS SVCS- JV BO>	67.08	183.49
14357	12/10/2020	02142	WL BUTLER CONSTRUCTION	B20-000411	12/7/2020	B20-000411 BLDG REIMB 113	293.70	293.70
		Voucher:						
14358	12/10/2020	02274	ZAVALA, JORGE D.	11200	11/20/2020	MA18008 11/30/20 TABLES & C	91.00	91.00
		Voucher:						
Sub total for CHASE BANK:							1,096,907.29	

25 checks in this report.

Grand Total All Checks: 1,096,907.29



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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14359	12/18/2020	00406	AT&T MOBILITY	287277933929x	11/22/2020 NOV 2020 CELL SERVICES	987.57	987.57
		Voucher:					
14360	12/18/2020	02651	BANUELOS MONTOYA, HECT(Leap-2020#27	11/18/2020	APP. #27 LEAP 2020 GRANT	3,500.00	3,500.00
		Voucher:					
14361	12/18/2020	01546	BMW MOTORCYCLES OF, RIV6025693	10/14/2020	MOTORCYCLE MAINTENANC	1,752.26	
		Voucher:	6026017	11/25/2020	MOTORCYCLE MAINTENANC	1,570.35	
			6026007	11/24/2020	MOTORCYCLE MAINTENANC	1,111.89	4,434.50
14362	12/18/2020	01366	CALIFORNIA NEWSPAPERS P0011422665	11/6/2020	MA18008 LEGAL NOTICE	495.20	
		Voucher:	0011426435	11/29/2020	NOTICE OF PC HEARING LEG	487.50	
			0011426644	11/30/2020	MA17132 LEGAL NOTICE	443.50	
			0011424022	11/13/2020	MA20114 LEGAL NOTICE	416.00	1,842.20
14363	12/18/2020	01100	COLONIAL LIFE INS CO	4522090-120189	11/22/2020 DEC 2020 EMP. CAF. PLAN B	2,824.78	2,824.78
		Voucher:					
14364	12/18/2020	02633	COUNTS UNLIMITED, INC.	20383	11/13/2020 DIRECTIONAL SPEED SURVE	1,200.00	1,200.00
		Voucher:					
14365	12/18/2020	00808	COUNTY OF RIVERSIDE, DEP'IT0000004410	11/10/2020	GIS SERVICES TR31894	918.08	918.08
		Voucher:					
14366	12/18/2020	01360	COUNTY OF RIVERSIDE, SHE SH0000038290	12/10/2020	NOV 2020 EXTRA DUTY - CIT'	485.60	485.60
		Voucher:					
14367	12/18/2020	00099	COUNTY OF RIVERSIDE, TLM.TL0000015587	11/23/2020	OCT 2020 SLF COSTS	56,439.53	56,439.53
		Voucher:					
14368	12/18/2020	02653	CROUCH, JENNIFER	Leap-2020#30	11/18/2020 APP. #30 LEAP 2020 GRANT	3,500.00	3,500.00
		Voucher:					
14369	12/18/2020	02189	DOKKEN ENGINEERING	37816	12/3/2020 NOV 2020 VANBUREN WIDEN	2,160.00	2,160.00
		Voucher:					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14370	12/18/2020	00015	EDISON - SOUTHERN CALIFOR	2-41-364-0913	12/9/2020	LLMD ELECTRIC CHARGES	145.86
	Voucher:		2-40-010-3776	12/9/2020	CFD PED/IRR ELECTRICAL CI	118.26	
			2-38-507-9736	12/9/2020	PUMP STATION ELECTRIC	94.38	
			2-39-606-9478	12/9/2020	SIGNAL LIGHT ELECTRIC CH,	94.12	
			2-42-456-0373	12/9/2020	TRAFFIC SIGNAL ELECTRIC	79.10	
			2-41-364-0566	12/9/2020	LLMD ELECTRIC CHARGES	78.13	
			2-42-815-6905	12/9/2020	TRAFFIC SIGNAL CHARGES	74.80	
			2-35-433-9533	12/9/2020	STREET LIGHT ELECTRIC	60.58	
			2-38-507-9140	12/9/2020	PUMP STATION ELECTRIC	39.50	
			2-38-507-9033	12/9/2020	PUMP STATION ELECTRIC	31.94	
			2-39-935-7235	12/12/2020	SIGNAL LIGHT ELECTRIC CH,	22.16	
			2-38-508-0296	12/9/2020	PUMP STATION ELECTRIC	17.34	
			2-38-508-0510	12/9/2020	STREET LIGHT ELECTRIC	15.70	
			2-38-508-0064	12/9/2020	PUMP STATION ELECTRIC	14.82	
			2-38-507-8951	12/9/2020	PUMP STATION ELECTRIC	14.36	
			2-38-508-0403	12/9/2020	PUMP STATION ELECTRIC	13.84	
			2-38-507-8829	12/9/2020	STREET LIGHT ELECTRIC	13.44	
			2-38-983-2460	12/9/2020	STREET LIGHT ELECTRIC	13.43	
			2-38-508-0486	12/9/2020	PUMP STATION ELECTRIC	13.28	
			2-38-507-8886	12/9/2020	STREET LIGHT ELECTRIC	13.26	
			2-38-508-0692	12/9/2020	STREET LIGHT ELECTRIC	13.25	
			2-38-507-9793	12/9/2020	STREET LIGHT ELECTRIC	13.16	
			2-38-507-8662	12/9/2020	STREET LIGHT ELECTRIC	13.12	
			2-38-507-8720	12/9/2020	STREET LIGHT ELECTRIC	13.12	
			2-38-507-8696	12/9/2020	STREET LIGHT ELECTRIC	13.00	1,033.95



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(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14371	12/18/2020	00015	EDISON - SOUTHERN CALIFO	2-38-272-9663	12/9/2020	TRAFFIC SIGNAL ELECTRIC	7,183.90
	Voucher:			2-39-045-9410	12/9/2020	CFD 2013-001 LIGHT ELECTR	1,600.66
				2-38-499-7185	12/9/2020	STREET LIGHT ELECTRIC	956.63
				2-38-467-0477	12/9/2020	CDF 14-002 STREET LIGHT E	562.84
				2-33-840-4775	12/9/2020	STREET LIGHT ELECTRIC	512.59
				2-33-840-6655	12/9/2020	STREET LIGHT ELECTRIC	286.48
				2-38-500-0898	12/9/2020	STREET LIGHT ELECTRIC	210.07
				2-38-499-9512	12/9/2020	STREET LIGHT ELECTRIC	118.96
				2-38-500-1482	12/9/2020	STREET LIGHT ELECTRIC	99.83
				2-42-815-6756	12/9/2020	CFD TRAFFIC SIGNAL ELECT	94.64
				2-38-499-9868	12/9/2020	STREET LIGHT ELECTRIC	76.50
				2-38-500-0625	12/9/2020	STREET LIGHT ELECTRIC	38.29
				2-38-500-1276	12/9/2020	STREET LIGHT ELECTRIC	38.29
				2-38-500-2357	12/9/2020	STREET LIGHT ELECTRIC	38.29
				2-38-500-2506	12/9/2020	STREET LIGHT ELECTRIC	38.29
				2-38-500-2852	12/9/2020	STREET LIGHT ELECTRIC	26.92
				2-42-016-9609	12/9/2020	CFD IRR ELECTRICAL CHARC	25.55
				2-38-499-7938	12/9/2020	STREET LIGHT ELECTRIC	19.14
				2-38-500-3082	12/9/2020	STREET LIGHT ELECTRIC	19.14
				2-40-448-6672	12/9/2020	STREET LIGHT ELECTRIC	19.14
				2-40-914-7931	12/9/2020	LLMD ELECTRIC CHARGES	15.59
				2-40-914-8079	12/9/2020	LLMD ELECTRIC CHARGES	15.14
				2-40-534-6651	12/9/2020	STREET LIGHT ELECTRIC	13.59
				2-40-617-0027	12/9/2020	STREET LIGHT ELECTRIC	13.42
				2-38-499-8381	12/9/2020	STREET LIGHT ELECTRIC	13.41
				2-38-508-0585	12/9/2020	PUMP STATION ELECTRIC	12.87
							12,050.17

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(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14372	12/18/2020	00015	EDISON - SOUTHERN CALIFOR	2-42-223-8170	12/11/2020	STREET LIGHT ELECTRIC (H,	75.25	
	Voucher:			2-39-859-7088	12/11/2020	SIGNAL LIGHT ELECTRIC CH,	64.44	
				2-41-364-1192	12/11/2020	STREET LIGHT ELECTRIC	61.22	
				2-41-364-0756	12/11/2020	STREET LIGHT ELECTRIC	41.55	
				2-38-506-3094	12/11/2020	STREET LIGHT ELECTRIC	19.90	
				2-38-707-4222	12/11/2020	STREET LIGHT ELECTRIC	19.72	
				2-35-433-9731	12/11/2020	PUMP STATION ELECTRIC	16.16	
				2-38-507-8548	12/11/2020	STREET LIGHT ELECTRIC	14.93	
				2-38-507-8365	12/11/2020	STREET LIGHT ELECTRIC	14.64	
				2-38-507-8308	12/11/2020	PUMP STATION ELECTRIC	14.22	
				2-38-507-8514	12/11/2020	STREET LIGHT ELECTRIC	14.09	
				2-38-507-8571	12/11/2020	STREET LIGHT ELECTRIC	14.09	
				2-42-245-7010	12/11/2020	SHOPS @ BELLEGRAVE CFD	14.09	
				2-38-507-8217	12/11/2020	PUMP STATION ELECTRIC	14.08	
				2-38-507-8258	12/11/2020	PUMP STATION ELECTRIC	14.06	
				2-38-507-8324	12/11/2020	PUMP STATION ELECTRIC	14.05	
				2-38-507-8613	12/11/2020	STREET LIGHT ELECTRIC	13.91	
				2-42-223-8261	12/11/2020	STREET LIGHT ELECTRIC (H,	13.39	453.79
14373	12/18/2020	02010	EPIC LAND SOLUTIONS, INC.	1120-0892	12/9/2020	NOV 2020-VANBUREN WIDEN	5,318.75	5,318.75
	Voucher:							
14374	12/18/2020	00587	FASTENAL COMPANY	CAJUR44050	11/25/2020	PUBLIC WORKS SUPPLIES	112.08	112.08
	Voucher:							
14375	12/18/2020	02654	FELIX, ROSALBA & GUSTAVO	Leap-2020#31	11/18/2020	APP. #31 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:							
14376	12/18/2020	01236	HD SUPPLY CONSTRUCTION	.50014643615	12/10/2020	PERMA PATCH	835.07	835.07
	Voucher:							
14377	12/18/2020	02126	HENDRICK, EVELYN	110920	12/16/2020	11/9/20 CDAC MEETING	50.00	50.00
	Voucher:							
14378	12/18/2020	00033	HR GREEN	138981	10/23/2020	SEP 2020 PROF SERVICES	498,882.80	498,882.80
	Voucher:							
14379	12/18/2020	02647	INSIGHT DIRECT USA, INC.	1100792300	12/5/2020	5 MICROSOFT SURFACE PRC	7,081.81	7,081.81
	Voucher:							
14380	12/18/2020	00051	JOE A. GONSALVES & SON	158694	12/15/2020	JAN 2021 LEGISLATIVE SERV	3,000.00	3,000.00
	Voucher:							

Bank : chase CHASE BANK			(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14381	12/18/2020	00199	JURUPA COMMUNITY SERVICE	23828-003	12/2/2020	JCSD WATER CHARGES	595.07	2,278.47
	Voucher:		23829-003	12/2/2020	JCSD WATER CHARGES	347.02		
			23875-003	12/2/2020	JCSD WATER CHARGES	262.97		
			40163-003	12/2/2020	IRR WATER CHARGES	210.59		
			25472-003	12/2/2020	JCSD WATER CHARGES	204.96		
			23343-002	12/2/2020	JCSD WATER CHARGES	185.99		
			21933-002	12/2/2020	JCSD WATER CHARGES	171.64		
			23342-003	12/2/2020	JCSD WATER CHARGES	167.54		
			28035-003	12/2/2020	9801 FAIRFOR (IRR)	132.69		
14382	12/18/2020	00199	JURUPA COMMUNITY SERVICE	43864-002	12/9/2020	CFD IRR WATER CHARGES	516.56	
	Voucher:		41884-002	12/9/2020	CFD WATER CHARGES	489.39		
			43074-002	12/9/2020	CFD WATER CHARGES	362.78		
			43868-002	12/9/2020	CFD IRRI WATER CHARGES	275.37		
			40264-002	12/9/2020	LLMD WATER CHARGES	254.16		
			43055-002	12/9/2020	LLMD WATER CHARGES	221.36		
			41009-002	12/9/2020	LLMD WATER CHARGES	190.09		
			43381-002	12/9/2020	LLMD WATER CHARGES	178.31		
			43927-003	12/9/2020	CFD WATER CHARGES	174.82		
			40916-002	12/9/2020	LLMD WATER CHARGES	167.54		
			40265-002	12/9/2020	LLMD WATER CHARGES	110.66		
			40893-002	12/9/2020	CFD WATER CHARGES	99.89		
			21722-002	12/9/2020	LLMD WATER CHARGES	93.54		
			40895-002	12/9/2020	CFD WATER CHARGES	87.59		
			40164-002	12/9/2020	IRR WATER CHARGES	86.61		
			21845-002	12/9/2020	LLMD WATER CHARGES	79.19		
			42064-002	12/9/2020	LLMD WATER CHARGES	58.89		
			21723-002	12/9/2020	LLMD WATER CHARGES	44.34		3,491.09
14383	12/18/2020	00199	JURUPA COMMUNITY SERVICE	2021-00001008	12/2/2020	DEC 2020 GRAFFITI ABATEMI	8,333.32	8,333.32
	Voucher:							
14384	12/18/2020	02127	LEE, EDWARD SAMUEL	110920	12/16/2020	11/9/20 CDAC MEETING	50.00	50.00
	Voucher:							
14385	12/18/2020	01686	LIBERTY TOWING	20-256788	12/15/2020	TOWING SERVICES-FORD 25	100.00	
	Voucher:		20-256789	12/15/2020	TOWING SERVICES - FORD E	100.00		200.00
14386	12/18/2020	00917	LOPEZ, RACHEL	110920	12/16/2020	11/9/20 CDAC MEETING	50.00	50.00
	Voucher:							



Bank : chase CHASE BANK		(Continued)						
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14387	12/18/2020	00244	LOWE'S HIW, INC	120220	12/2/2020	NOV 2020 CITY HALL SUPPLII	182.85	182.85
		Voucher:						
14388	12/18/2020	01369	MCE CORPORATION	2011005	12/1/2020	NOV 2020 MAINTENANCE SEI	55,316.38	
		Voucher:		2011031	12/9/2020	NOV 2020 HAZ MAT CLEANUP	7,406.73	
				2011026	12/4/2020	NOV 2020 VARIOUS CALL-OU	470.11	
				2011027	12/4/2020	NOV 2020 HOT PATCH VARIO	256.02	63,449.24
14389	12/18/2020	00887	MEDINA PLUMBING & ROOTE	365	12/1/2020	PLUMBING REPAIR-CITY HAL	125.00	125.00
		Voucher:						
14390	12/18/2020	00848	MOBILE MODULAR STORAGE	300354494	11/27/2020	DEC 2020 STORAGE CONT#7	243.52	
		Voucher:		300358259	12/3/2020	DEC 2020 STORAGE CONTAI	104.85	348.37
14391	12/18/2020	00775	MUNICIPAL CODE CORPORAT	00352331	12/8/2020	MUNI CODE PUBLISHING SVC	1,225.00	1,225.00
		Voucher:						
14392	12/18/2020	00857	NETWORKS 2000, INC	27500	12/10/2020	HPE WARRANTY RENEWAL 1	924.30	924.30
		Voucher:						
14393	12/18/2020	01517	OFFICE DEPOT, INC	139735305001	12/1/2020	OFFICE SUPPLIES	48.63	
		Voucher:		139747484001	12/2/2020	OFFICE SUPPLIES	42.87	91.50
14394	12/18/2020	02652	ORTIZ, ROBERTO	Leap-2020#28	11/18/2020	APP. #28 LEAP 2020 GRANT	3,500.00	3,500.00
		Voucher:						
14395	12/18/2020	01355	PRECISION SIGN AND GRAPH	INV-5183	12/7/2020	CITY HALL COVID-19 SIGNAG	158.45	158.45
		Voucher:						
14396	12/18/2020	02385	QUADIENT, INC.	16235817	11/25/2020	CERTIFIED ENVELOPES SUP	97.51	97.51
		Voucher:						
14397	12/18/2020	02522	RIVERSIDE MEDICAL CLINIC	700000522	12/2/2020	NOV 2020 LAB SERVICES	190.00	190.00
		Voucher:						
14398	12/18/2020	01261	RUBIDOUX COMMUNITY SVC	15036200-02	12/10/2020	RCSD JV BOXING CLUB WAT	191.56	
		Voucher:		15036210-01	12/10/2020	RCSD JV BOXING CLUB IRRIG	44.18	235.74
14399	12/18/2020	01516	SANTA FE BUILDING MAINTEN	19077	11/30/2020	NOV 2020 CITY HALL MAINT.	3,177.99	
		Voucher:		19092	11/30/2020	COVID-19 NOV 2020 CITY HAI	1,778.00	4,955.99
14400	12/18/2020	02129	SHULTZ, LAURA	110920	12/16/2020	11/9/20 CDAC MEETING	50.00	50.00
		Voucher:						

Bank : chase CHASE BANK			(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14401	12/18/2020	01253	SOFTSCAPES CORPORATION	1933	12/1/2020	DEC 2020 ZONE16 LANDSCAI	8,200.00	
	Voucher:		1950	12/11/2020	NOV 2020 HARVEST 1 LANDS	4,788.18		
			1947	12/9/2020	NOV 2020 CANTERA LANDSC	4,344.04		
			1944	12/9/2020	NOV 2020 VANBUREN LANDS	3,630.38		
			1946	12/9/2020	NOV 2020 MISSION ESTATES	3,277.35		
			1948	12/11/2020	NOV 2020 ZONE 5 LANDSCAF	2,952.93		
			1940	12/9/2020	NOV 2020 ZONE 14 LANDSCA	2,895.14		
			1945	12/9/2020	NOV 2020 QUARRY LANDSCA	2,094.87		
			1942	12/9/2020	NOV 2020 ZONE 21 LANDSCA	1,352.35		
			1939	12/9/2020	NOV 2020 ZONE 9 LANDSCAF	1,032.46		
			1941	12/9/2020	NOV 2020 ZONE 17 LANDSCA	414.01		
			1943	12/9/2020	NOV 2020 ZONE 34 LANDSCA	406.26		
			1938	12/9/2020	NOV 2020 ZONE 7 LANDSCAF	378.36		
			1937	12/9/2020	NOV 2020 ZONE 6 LANDSCAF	343.81		
			1949	12/11/2020	NOV 2020 LIMONITE MEDIAN	341.11		
			1934	12/1/2020	DEC 2020 CITY HALL LANDSC	150.00	36,601.25	
14402	12/18/2020	02282	SOUTHERN CALIFORNIA LIGH	20-5188-2	12/1/2020	2020 HOLIDAY TREE LIGHTIN	3,250.00	3,250.00
	Voucher:							
14403	12/18/2020	02554	STANDARD INSURANCE COM	111820	11/18/2020	DEC 2020 LIFE INSURACE PR	505.75	505.75
	Voucher:							
14404	12/18/2020	01032	STATE WATER RES CONTROL	SW-0205674	12/8/2020	10/1/20 - 09/30/21 ANNUAL PE	37,463.00	37,463.00
	Voucher:							
14405	12/18/2020	02380	SWAGIT PRODUCTIONS, LLC	16630	11/30/2020	NOV 2020 VIDEO STREAMING	1,695.00	1,695.00
	Voucher:							
14406	12/18/2020	00370	T&B PLANNING, INC	20-7168	12/10/2020	CS19001-NOV 2020 AGUA MA	15,862.79	
	Voucher:			20-7167	12/15/2020	CS19002-NOV 2020 RUBIDOU	13,676.02	
				20-7011	10/9/2020	CS19001-IS/ADMIN DRAFT EII	7,486.25	37,025.06
14407	12/18/2020	02650	TAQUERIA LA TAPATIA LLC	Leap-2020#26	11/18/2020	APP. #26 LEAP 2020 GRANT	5,000.00	5,000.00
	Voucher:							
14408	12/18/2020	00883	TYCO INTEGRATED SECURIT	35104271	11/23/2020	KEYCARD READERS INSTALL	6,542.64	
	Voucher:			35104270	11/23/2020	11/19/20-01/31/21 PRO RATED	495.39	7,038.03
14409	12/18/2020	00030	TYLER TECHNOLOGIES	045-321387	12/1/2020	JAN-DEC 2021 AR/AP/GL & C/	7,651.97	7,651.97
	Voucher:							

Bank : chase CHASE BANK		(Continued)						
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14410	12/18/2020	01733	UNIFIRST CORPORATION	3251602444	11/9/2020	NOV 2020 UNIFORM CLEANIN	60.79	
	Voucher:			3251604905	11/16/2020	NOV 2020 UNIFORM CLEANIN	60.79	
				3251607339	11/23/2020	NOV 2020 UNIFORM CLEANIN	60.79	
				3251597716	10/26/2020	OCT 2020 UNIFORM CLEANIN	56.88	
				325160087	11/2/2020	NOV 2020 UNIFORM CLEANIN	56.88	296.13
14411	12/18/2020	01088	WEST COAST ARBORISTS, IN	166894	11/30/2020	NOV 2020 ZONE 16 TREE MA	3,070.00	3,070.00
	Voucher:							
14412	12/18/2020	02057	WEST VALLEY WATER DISTRI	120820	12/8/2020	NOV 2020 1090 HALL IE COLC	50.82	50.82
	Voucher:							
14413	12/18/2020	00042	XCS DOCUMENT MGMT SOLL	053771	12/2/2020	NOV 2020 COPY COSTS ID#1	2,683.32	
	Voucher:			053772	12/2/2020	NOV 2020 COPY COSTS ID#1	1,723.06	
				053770	12/2/2020	NOV 2020 COPY COSTS ID#1	900.94	5,307.32
14414	12/18/2020	02655	XIAN, SHU	Leap-2020#29	11/18/2020	APP. #29 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:							
Sub total for CHASE BANK:							849,001.84	

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56 checks in this report.

Grand Total All Checks: 849,001.84



## Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14415	12/23/2020	01226	ADLERHORST INTERNATIONAL/105676	11/20/2020	ON SITE K-9 PATROL RE- CEF	400.00	
	Voucher:		105569	10/30/2020	OCT 2020 MONTHLY K-9 ON S	175.00	
			105720	12/1/2020	NOV 2020 MONTHLY K-9 ON S	175.00	750.00
14416	12/23/2020	00240	AMERICAN FORENSIC NURSE73930	10/15/2020	LAB SVCS- SHERIFF'S DEPT.	635.00	
	Voucher:		73929	10/15/2020	LAB SVCS- SHERIFF'S DEPT.	500.00	
			74050	11/15/2020	LAB SVCS- SHERIFF'S DEPT.	330.00	
			73989	10/31/2020	LAB SVCS- SHERIFF'S DEPT.	220.00	
			74051	11/15/2020	LAB SERVICES- SHERIFF'S D	165.00	
			73988	10/31/2020	LAB SVCS- SHERIFF'S DEPT.	165.00	
			73952	10/15/2020	LAB SVCS- SHERIFF'S DEPT.	110.00	2,125.00
14417	12/23/2020	02632	AMERITAS LIFE INSURANCE (D-123120	12/22/2020	DEC 2020 DENTAL INSURANC	1,038.87	
	Voucher:		V-123120	12/22/2020	DEC 2020 VISION INSURANC	346.10	1,384.97
14418	12/23/2020	01365	AUTO AIDE TOWING	P-63334	9/30/2020 TOWING SVCS - SHERIFF'S [	100.00	
	Voucher:		P-63335	9/30/2020	TOWING SVCS - SHERIFF'S [	100.00	
			P-63544	10/5/2020	TOWING SVCS - SHERIFF'S [	100.00	
			P-61092	11/19/2020	TOWING SVCS- SHERIFF'S D	100.00	
			P-61093	11/19/2020	TOWING SVCS- SHERIFF'S D	100.00	
			P-61142	11/19/2020	TOWING SVCS- SHERIFF'S D	100.00	
			P-61192	11/19/2020	TOWING SVCS- SHERIFF'S D	100.00	
			P-61257	11/19/2020	TOWING SVCS- SHERIFF'S D	100.00	
			P-61258	11/19/2020	TOWING SVCS- SHERIFF'S D	100.00	900.00
14419	12/23/2020	00233	BIO-TOX LABORATORIES INC40400	11/16/2020	LAB SVCS- SHERIFF'S DEPT.	3,529.00	
	Voucher:		40399	11/16/2020	LAB SVCS- SHERIFF'S DEPT.	2,064.00	
			40450	11/16/2020	LAB SVCS- SHERIFF'S DEPT.	623.00	6,216.00
14420	12/23/2020	01366	CALIFORNIA NEWSPAPERS P0011424868	11/17/2020	NIB PROJECT NO. 20101 2020	1,128.80	
	Voucher:		0011423750	11/12/2020	NOTICE OF NEW ORD NO.20	1,106.80	
			0011421800	11/3/2020	NOTICE OF PROPOSED ORD	966.00	
			0011424238	11/16/2020	AMD. TO 2020-2021 ANNUAL /	442.40	
			0011421538	11/3/2020	PUBLIC NOTICE 2019-220 CA	416.00	
			0011423739	11/12/2020	NOTICE OF PROPOSED ORD	341.20	4,401.20
14421	12/23/2020	02393	CHARTER COMMUNICATIONS1028733121020	12/10/2020	DEC 2020 BUSINESS TV	76.74	76.74
	Voucher:						
14422	12/23/2020	01393	CHERRY VALLEY FEED AND P0899	10/21/2020	DOG FOOD FOR CITY K9 HYI	193.92	193.92
	Voucher:						



Bank : chase CHASE BANK

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14423	12/23/2020	00024	CITY OF BREA, - ACCOUNT RASIT000945	12/10/2020	NOV 2020 IT SVCS	2,595.00	2,595.00
		Voucher:					
14424	12/23/2020	00015	EDISON - SOUTHERN CALIFO2-38-506-3359	12/15/2020	STREET LIGHT ELECTRIC	14.13	
		Voucher:	2-35-433-9657	12/15/2020	PUMP STATION ELECTRIC	13.93	
			2-43-042-4069	12/15/2020	CFD IRR ELECTRICAL CHARG	13.30	41.36
14425	12/23/2020	02180	EMPIRE GROUP OF COMPANI59134	12/4/2020	BUSINESS CARDS- CODE EN	46.76	46.76
		Voucher:					
14426	12/23/2020	02623	HORIZON UNDERGROUND IN7993	10/28/2020	BAIN ST. PAVEMENT REHAB I	11,250.00	11,250.00
		Voucher:					
14427	12/23/2020	01517	OFFICE DEPOT, INC	142493622001	12/15/2020	OFFICE SUPPLIES	479.64
		Voucher:	143885967001	12/15/2020	OFFICE SUPPLIES	144.14	
			144148145001	12/15/2020	OFFICE SUPPLIES	90.65	
			143912462001	12/15/2020	OFFICE SUPPLIES	84.02	
			144149263001	12/15/2020	OFFICE SUPPLIES	63.28	861.73
14428	12/23/2020	01228	PUBLIC AGENCY RETIREMEN47078	12/10/2020	OCT 2020 REP FEES	337.66	337.66
		Voucher:					
14429	12/23/2020	02022	QUADIENT LEASING USA, INCN8616996	12/8/2020	1/9/21-4/8/21 POSTAGE MACH	755.16	755.16
		Voucher:					
14430	12/23/2020	02522	RIVERSIDE MEDICAL CLINIC 121720	12/17/2020	NOV 2020 LAB SERVICES	190.00	190.00
		Voucher:					
14431	12/23/2020	00262	RIVSIDE CNTY DEPT ANIMALAN0000002115	12/16/2020	NOV 2020 ANIMALS SVCS	43,777.41	43,777.41
		Voucher:					
14432	12/23/2020	01261	RUBIDOUX COMMUNITY SVC:15058100-00	12/10/2020	RCSD LLMD WATER CHARGE	2,926.49	
		Voucher:	15058200-00	12/10/2020	RCSD LLMD WATER CHARGE	2,564.62	
			15058000-00	12/10/2020	RCSD LLMD WATER CHARGE	1,481.88	
			15000000-00	12/10/2020	RCSD LLMD WATER CHARGE	958.95	
			15013000-01	12/10/2020	RCSD LLMD WATER CHARGE	239.99	
			15012980-01	12/10/2020	RCSD LLMD WATER CHARGE	158.25	
			15026710-00	12/10/2020	RCSD LLMD WATER CHARGE	132.41	
			15062100-00	12/10/2020	RCSD LLMD WATER CHARGE	82.95	
			15058400-00	12/10/2020	RCSD LLMD WATER CHARGE	30.88	8,576.42
14433	12/23/2020	00246	STATE OF CALIFORNIA DOJ, L480731	11/4/2020	OCT 2020 LAB SERVICES- SH	350.00	
		Voucher:	480761	11/4/2020	AUG-SEP 2020 LAB SERVICE	140.00	490.00

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Sub total for CHASE BANK: 84,969.33

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19 checks in this report.

Grand Total All Checks: 84,969.33

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14434	12/30/2020	02597	A & S MARKET CORP.	LEAP-2020#7	12/14/2020 2ND & FINAL PYMT GRANT N	5,000.00	5,000.00
		Voucher:					
14435	12/30/2020	01087	CDG MATERIALS, INC.	202012-71	12/7/2020 DG FOR TRAILER REPAIR	325.00	325.00
		Voucher:					
14436	12/30/2020	02393	CHARTER COMMUNICATIONS	0984993121920	12/19/2020 DEC 2020 BUSINESS INTERN	2,501.49	
		Voucher:	1034343122120	12/21/2020	JAN 2021 BUSINESS VOICE	149.97	2,651.46
14437	12/30/2020	02271	CHRISP COMPANY	14733	12/17/2020 DEC 2020 TRAFFIC STRIPING	28,824.48	28,824.48
		Voucher:					
14438	12/30/2020	01100	COLONIAL LIFE INS CO	4522090-010151	12/21/2020 JAN 2021 EMP. CAFE. PLAN E	3,506.96	3,506.96
		Voucher:					
14439	12/30/2020	02595	DE LA TORRE RESTAURANT I	LEAP-2020#5	12/14/2020 2ND & FINAL PYMT GRANT N	5,000.00	5,000.00
		Voucher:					
14440	12/30/2020	00015	EDISON - SOUTHERN CALIFO	2-34-593-4541	12/21/2020 CITY HALL ELECTRIC CHARG	1,706.79	
		Voucher:	2-38-507-8175	12/21/2020	LLMD ELECTRIC CHARGES	11.91	1,718.70
14441	12/30/2020	02303	EIDE BAILLY LLP	EI01073094	12/23/2020 PROGRESS BILLING: AUDIT C	3,250.00	3,250.00
		Voucher:					
14442	12/30/2020	02614	ELABED, JEHAD MACHIL	LEAP-2020#18	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14443	12/30/2020	02594	GONZALEZ, JESUS M.	LEAP-2020#4	12/14/2020 2ND & FINAL PYMT GRANT N	5,000.00	5,000.00
		Voucher:					
14444	12/30/2020	02612	GUTIERREZ, MARIA DEL ROS.	LEAP-2020#19	12/15/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14445	12/30/2020	01236	HD SUPPLY CONSTRUCTION	50014699458	12/17/2020 60LB BAGS OF ASPHALT	2,505.19	2,505.19
		Voucher:					
14446	12/30/2020	02600	HERNANDEZ, MARIA G.	LEAP-2020#10	12/15/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14447	12/30/2020	02593	KEO, MONY	LEAP-2020#3	12/17/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14448	12/30/2020	02607	MIRA LOMA REGISTRATION A	LEAP-2020#23	12/15/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14449	12/30/2020	02613	MORFIN, ZULEIMA	LEAP-2020#24	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14450	12/30/2020	02598	NJR OUTLET INC.	LEAP-2020#8	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					

Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14466	12/30/2020	01883	TRAFFIC MANAGEMENT INC. 688439	12/9/2020	STREET SIGNS"NO PARKING	1,405.55	1,405.55
		Voucher:					
14467	12/30/2020	00974	WASTE MANAGEMENT <sup>VOID</sup> 012220	5/26/2020	JAN 2020 TRASH LIENS PD V <sup>Reissue - VOID</sup>	31,885.72	31,885.72 <sup>ck</sup>
		Voucher:					
14468	12/30/2020	02601	ZUNIGA, MARTIN LEAP-2020#14	12/14/2020	2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					

Sub total for CHASE BANK: 179,803.52

( 31,885.72 )

<sup>ck</sup> 147,917.80

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*Void Checks*

**Bank code:** chase  
(none)



Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14434	12/30/2020	02597	A & S MARKET CORP.	LEAP-2020#7	12/14/2020 2ND & FINAL PYMT GRANT N	5,000.00	5,000.00
		Voucher:					
14435	12/30/2020	01087	CDG MATERIALS, INC.	202012-71	12/7/2020 DG FOR TRAILER REPAIR	325.00	325.00
		Voucher:					
14436	12/30/2020	02393	CHARTER COMMUNICATIONS	0984993121920	12/19/2020 DEC 2020 BUSINESS INTERN	2,501.49	
		Voucher:		1034343122120	12/21/2020 JAN 2021 BUSINESS VOICE	149.97	2,651.46
14437	12/30/2020	02271	CHRISP COMPANY	14733	12/17/2020 DEC 2020 TRAFFIC STRIPING	28,824.48	28,824.48
		Voucher:					
14438	12/30/2020	01100	COLONIAL LIFE INS CO	4522090-010151	12/21/2020 JAN 2021 EMP. CAFE. PLAN E	3,506.96	3,506.96
		Voucher:					
14439	12/30/2020	02595	DE LA TORRE RESTAURANT I	LEAP-2020#5	12/14/2020 2ND & FINAL PYMT GRANT N	5,000.00	5,000.00
		Voucher:					
14440	12/30/2020	00015	EDISON - SOUTHERN CALIFO	2-34-593-4541	12/21/2020 CITY HALL ELECTRIC CHARG	1,706.79	
		Voucher:		2-38-507-8175	12/21/2020 LLMD ELECTRIC CHARGES	11.91	1,718.70
14441	12/30/2020	02303	EIDE BAILLY LLP	EI01073094	12/23/2020 PROGRESS BILLING: AUDIT C	3,250.00	3,250.00
		Voucher:					
14442	12/30/2020	02614	ELABED, JEHAD MACHIL	LEAP-2020#18	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14443	12/30/2020	02594	GONZALEZ, JESUS M.	LEAP-2020#4	12/14/2020 2ND & FINAL PYMT GRANT N	5,000.00	5,000.00
		Voucher:					
14444	12/30/2020	02612	GUTIERREZ, MARIA DEL ROS	LEAP-2020#19	12/15/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14445	12/30/2020	01236	HD SUPPLY CONSTRUCTION	50014699458	12/17/2020 60LB BAGS OF ASPHALT	2,505.19	2,505.19
		Voucher:					
14446	12/30/2020	02600	HERNANDEZ, MARIA G.	LEAP-2020#10	12/15/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14447	12/30/2020	02593	KEO, MONY	LEAP-2020#3	12/17/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14448	12/30/2020	02607	MIRA LOMA REGISTRATION A	LEAP-2020#23	12/15/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14449	12/30/2020	02613	MORFIN, ZULEIMA	LEAP-2020#24	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					
14450	12/30/2020	02598	NJR OUTLET INC.	LEAP-2020#8	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					

Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14451	12/30/2020	01361	OLDCASTLE PRECAST, INC	500031557	11/30/2020 NOV 2020 ZONE 16 CATCH B/	2,509.34	
	Voucher:			500031558	11/30/2020 NOV 2020 ZONE 16 CATCH B/	1,014.00	
				500031567	11/30/2020 NOV 2020 ZONE 137 CATCH E	1,001.52	
				500031566	11/30/2020 NOV 2020 ZONE 78 CATCH B/	667.68	
				500031568	11/30/2020 NOV 2020 ZONE 61 CATCH B/	166.92	
				500031559	11/30/2020 NOV 2020 ZONE 73 CATCH B/	156.00	
				500031560	11/30/2020 NOV 2020 ZONE 126 CATCH E	78.00	5,593.46
14452	12/30/2020	02599	OMAGUI CORPORATION	LEAP-2020#9	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14453	12/30/2020	02611	ORBA ENTERPRISE CORPOR.	LEAP-2020#13	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14454	12/30/2020	02608	PEREZ, ARTHUR	LEAP-2020#20	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14455	12/30/2020	02606	PEREZ, NORA	LEAP-2020#25	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14456	12/30/2020	02609	RAMIREZ, RAFAEL	LEAP-2020#17	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14457	12/30/2020	00892	RICKS HEATING AND AIR CON	2135	12/14/2020 CITY HALL- SVC ROOF UNIT,	350.00	350.00
	Voucher:						
14458	12/30/2020	02592	RIOS, BLANCA	LEAP-2020#2	12/17/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14459	12/30/2020	02602	RIVIERA FAMILY RESTAURAN	LEAP-2020#11	12/17/2020 2ND & FINAL PYMT GRANT N	5,000.00	5,000.00
	Voucher:						
14460	12/30/2020	02610	ROBERTS, JASWANT	LEAP-2020#16	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14461	12/30/2020	02590	SHEPHARD, MARSHALL	1165-144	11/17/2020 COMPLETED HOME REHAB C	9,787.00	9,787.00
	Voucher:						
14462	12/30/2020	02615	SIMPLY CAKES BAKERY LLC	LEAP-2020#15	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14463	12/30/2020	02605	TOMASSIAN, MARDIROS A.	LEAP-2020#21	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14464	12/30/2020	02591	TORRES, CARRIE	LEAP-2020#1	12/14/2020 2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
	Voucher:						
14465	12/30/2020	02604	TORRES, NESTOR D.	LEAP-2020#22	12/14/2020 2ND & FINAL PYMT GRANT N	5,000.00	5,000.00
	Voucher:						



Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14466	12/30/2020	01883	TRAFFIC MANAGEMENT INC. 688439	12/9/2020	STREET SIGNS"NO PARKING	1,405.55	1,405.55
		Voucher:					
14467	12/30/2020	00974	WASTE MANAGEMENT 012220	5/26/2020	JAN 2020 TRASH LIENS PD V	31,885.72	31,885.72
		Voucher:					
14468	12/30/2020	02601	ZUNIGA, MARTIN LEAP-2020#14	12/14/2020	2ND & FINAL PYMT GRANT N	3,500.00	3,500.00
		Voucher:					

Sub total for CHASE BANK: 179,803.52

(31,885.72)  
147,917.80

35 checks in this report.

Grand Total All Checks: 179,803.52

< 31,885.72 >

147,917.80

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*Void Checks*

Bank code: chase  
(none)

VoidCKEP  
12/30/20 1:35PM

**Void Check Posting List**  
City of Jurupa Valley

Page: 1

Document #: 150752      Void Date: 12/30/2020      Posting #: 6409      Group: berlync  
Check #: 13434      Bank code: chase      Check Date: 06/04/20  
Vendor: 00974 WASTE MANAGEMENT      *Reissued ck # 14467 12/30/2020 YL*  
Post into: 06/2021      Check amount: 31,885.72

Doc Source	Account Number	Description	Amount
disb	B 100.21110	Accounts Payable	41,765.72 CR
disb	B 100.21110	Accounts Payable	9,880.00 DB
disb S*	B 100.11111	Cash & Investments	9,880.00 CR
disb S*	B 901.11111	Cash & Investments	9,880.00 CR
disb S*	B 901.30900	Control Cash Balance	9,880.00 DB
disb S*	B 100.11111	Cash & Investments	41,765.72 DB
disb S*	B 901.11111	Cash & Investments	41,765.72 DB
disb S*	B 901.30900	Control Cash Balance	41,765.72 CR
<b>Balance Sheet Totals:</b>		103,291.44 DB      103,291.44 CR      Difference:	0.00

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Summary Documents

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Document #: 150753      Posting #: 6409      Date: 12/30/20  
Reference: 100  
Description: disb - FUND 100 SUMMARY  
Post into: 06/2021

Account Number	Description	Amount
B 100.11111	Automatic Summary	41,765.72 DB
B 100.11111	Automatic Summary	9,880.00 CR

Balance Sheet Totals:      41,765.72 DB      9,880.00 CR      Difference:      31,885.72 DB

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Document #: 150754      Posting #: 6409      Date: 12/30/20  
Reference: 901  
Description: disb - FUND 901 SUMMARY  
Post into: 06/2021

Account Number	Description	Amount
B 901.11111	Automatic Summary	41,765.72 DB
B 901.30900	Automatic Summary	41,765.72 CR
B 901.11111	Automatic Summary	9,880.00 CR
B 901.30900	Automatic Summary	9,880.00 DB

Balance Sheet Totals:      51,645.72 DB      51,645.72 CR      Difference:      0.00

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VoidCkEP  
12/30/20 1:35PM

Void Check Posting List  
City of Jurupa Valley

Page: 3

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		<i>Balance Sheet Fund Totals</i>		
<b>Fund</b>		<b>Debits</b>	<b>Credits</b>	<b>Difference</b>
100	General Fund	51,645.72	51,645.72	0.00
901	Cash Fund	51,645.72	51,645.72	0.00

VoidCkEP  
12/30/20 1:35PM

Void Check Posting List  
City of Jurupa Valley

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*Errors / Warnings*

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Documents with errors : 0  
Documents with warnings : 0

Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
385	12/2/2020	01082	ICMA-RC	120220	12/2/2020 PPE 11/27/20 PLAN#307290 C	3,100.00	3,100.00
		Voucher:					
386	12/2/2020	01082	ICMA-RC	12220	12/2/2020 PPE 11/30/20 PLAN#307290 C	4,015.57	4,015.57
		Voucher:					
387	12/2/2020	01093	JOHN HANCOCK USA	120220	12/2/2020 PPE 11/27/20 PARS CONTRAC	13,175.74	13,175.74
		Voucher:					
388	12/2/2020	01093	JOHN HANCOCK USA	12220	12/2/2020 PPE 11/30/20 PARS CONTRAC	225.00	225.00
		Voucher:					
389	12/8/2020	00044	CHASE CARD SERVICES	112120	11/21/2020 NOV 2020	6,254.38	
		Voucher:	112120-A	11/21/2020	COVID-19 NOV 2020	288.90	6,543.28
390	12/16/2020	00027	RICHARDS WATSON GERSHC229602	12/7/2020	NOV 2020 PROFESSIONAL S\	88,496.88	88,496.88
		Voucher:					
391	12/17/2020	01082	ICMA-RC	121720	12/17/2020 PPE 12/11/20 PLAN#307290 C	3,100.00	3,100.00
		Voucher:					
392	12/17/2020	01093	JOHN HANCOCK USA	121720	12/17/2020 PPE 12/11/20 PARS CONTRAC	14,155.53	14,155.53
		Voucher:					
393	12/30/2020	01082	ICMA-RC	123020	12/30/2020 PPE 12/25/20 PLAN#307290 C	3,100.00	3,100.00
		Voucher:					
394	12/30/2020	01093	JOHN HANCOCK USA	123020	12/30/2020 PPE 12/25/20 PARS CONTRAC	13,720.25	13,720.25
		Voucher:					
14469	1/7/2021	02271	CHRISP COMPANY	14832	12/27/2020 DEC 2020 TRAFFIC STRIPING	1,515.50	1,515.50
		Voucher:					
14470	1/7/2021	00836	DE LAGE LANDEN FINANCIAL 70750174		12/20/2020 DEC 2020 COPIER LEASE	1,422.86	1,422.86
		Voucher:					
14471	1/7/2021	00386	DIVISION OF STATE ARCHITE122020	1/5/2021	OCT - DEC 2020 SB-1186	175.20	175.20
		Voucher:					



Bank : chase CHASE BANK		(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14475	1/7/2021	00199	JURUPA COMMUNITY SERVICE	21846-002	12/23/2020 LLMD WATER CHARGES	562.27	
	Voucher:		21576-002	12/23/2020 LLMD WATER CHARGES	472.07		
			21844-002	12/23/2020 LLMD WATER CHARGES	408.52		
			42322-002	12/23/2020 LLMD WATER CHARGES	397.66		
			24035-002	12/23/2020 LLMD WATER CHARGES	369.57		
			42890-002	12/23/2020 LLMD WATER CHARGES	332.67		
			15160-002	12/23/2020 WATER & SEWER	290.63		
			30161-003	12/23/2020 LLMD WATER CHARGES	256.21		
			23830-003	12/23/2020 LLMD WATER CHARGES	237.76		
			21573-004	12/23/2020 LLMD WATER CHARGES	190.61		
			30163-003	12/23/2020 LLMD WATER CHARGES	182.41		
			41542-002	12/23/2020 LLMD WATER CHARGES	170.11		
			42271-002	12/23/2020 LLMD WATER CHARGES	159.50		
			21575-002	12/23/2020 LLMD WATER CHARGES	118.34		
			30162-003	12/23/2020 LLMD WATER CHARGES	110.66		
			30160-003	12/23/2020 LLMD WATER CHARGES	103.99		
			34405-003	12/23/2020 LLMD WATER CHARGES	99.89		
			21574-005	12/23/2020 LLMD WATER CHARGES	93.74		
			37986-004	12/23/2020 LLMD WATER CHARGES	75.29		
			41535-002	12/23/2020 LLMD WATER CHARGES	69.14		
			22280-002	12/23/2020 LLMD WATER CHARGES	62.99		
			21562-002	12/23/2020 LLMD WATER CHARGES	62.99		
			43371-002	12/23/2020 LLMD WATER CHARGES	62.99		
			30159-003	12/23/2020 LLMD WATER CHARGES	58.89		
			37985-003	12/23/2020 LLMD WATER CHARGES	40.24		
			41478-001	12/23/2020 WATER & SEWER	31.93		5,021.07
14476	1/7/2021	02649	KEENAN & ASSOCIATES	010121	1/1/2021 JAN 2021 MEDICAL INSURAN	19,265.21	19,265.21
	Voucher:						
14477	1/7/2021	02542	MJS ALARM CORPORATION	466350	1/1/2021 1/1/21-3/31/21 FIRE MONITOR	174.00	174.00
	Voucher:						
14478	1/7/2021	00848	MOBILE MODULAR STORAGE	300373374	12/27/2020 JAN 2021 STORAGE CONT#7	243.52	
	Voucher:		300370696	12/22/2020 JAN 2021 STORAGE CONT#7	125.10		368.62
14479	1/7/2021	00857	NETWORKS 2000, INC	27554	1/5/2021 JAN 2021- JAN 2022 HPE FOL	3,690.00	3,690.00
	Voucher:						

26 checks in this report.

Grand Total All Checks: 250,135.99

**CASH REQUIREMENTS****CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 12/02/20: \$118,942.46**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

**TRANSACTION SUMMARY****SUMMARY BY TRANSACTION TYPE -**

TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	118,942.46
CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>118,942.46</b>
TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	38,476.88
CASH REQUIRED FOR CHECK DATE 12/02/20	157,419.34

**TRANSACTION DETAIL**

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex **at or after 12:01 A.M.** on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
12/01/20	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	90,586.28	<b>90,586.28</b>
				<b>EFT FOR 12/01/20</b>		<b>90,586.28</b>
12/02/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings		
				Medicare	1,841.55	
				Fed Income Tax	15,780.20	
				CA Income Tax	7,528.41	
				CA Disability	1,028.46	
				<b>Total Withholdings</b>	<b>26,178.62</b>	
				Employer Liabilities		
				Medicare	1,841.56	
				CA Unemploy	329.00	
				CA Emp Train	7.00	
				<b>Total Liabilities</b>	<b>2,177.56</b>	<b>28,356.18</b>
				<b>EFT FOR 12/02/20</b>		<b>28,356.18</b>
				<b>TOTAL EFT</b>		<b>118,942.46</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
12/02/20	Refer to your records for account	Information	Payroll	Employee Deductions		
				401A Contributions	851.04	
				401a EE Catch Up	1,153.33	
				401a EE Pretax	3,743.98	
				457b EE Catch Up	400.00	
				457b EE Pretax	2,700.00	
				EE Post-Tax Other In	1,390.52	
				EE Pretax FSA	90.76	

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 12/04/20: \$3,224.48**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

## TRANSACTION SUMMARY

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	3,224.48
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>3,224.48</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	5,724.93
	CASH REQUIRED FOR CHECK DATE 12/04/20	8,949.41

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex **at or after 12:01 A.M.** on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
12/03/20	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	2,893.97	<b>2,893.97</b>
				<b>EFT FOR 12/03/20</b>		<b>2,893.97</b>
12/04/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings		
				Medicare	105.21	
				Fed Income Tax	28.33	
				CA Disability	72.56	
				<b>Total Withholdings</b>	<b>206.10</b>	
				Employer Liabilities		
				Medicare	105.21	
				CA Unemploy	18.80	
				CA Emp Train	0.40	
				<b>Total Liabilities</b>	<b>124.41</b>	<b>330.51</b>
				<b>EFT FOR 12/04/20</b>		<b>330.51</b>
				<b>TOTAL EFT</b>		<b>3,224.48</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
12/04/20	Refer to your records for account information		Payroll	Employee Deductions		
				457b EE Pretax	4,015.57	
				EE Post-Tax Other In	140.19	
				EE Pretax FSA	225.00	
				EE Pretax Other Ins	247.09	
				TO-PIA DEN EE PRE	102.25	
				TO-PIA MED EE PRE	769.83	
				<b>Total Deductions</b>	<b>5,499.93</b>	

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 12/16/20: \$99,536.10**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

## TRANSACTION SUMMARY

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	99,536.10
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>99,536.10</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	17,365.52
	CASH REQUIRED FOR CHECK DATE 12/16/20	116,901.62

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
12/15/20	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	78,129.99	<b>78,129.99</b>
				<b>EFT FOR 12/15/20</b>		<b>78,129.99</b>
12/16/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings		
				Medicare	1,624.75	
				Fed Income Tax	11,737.84	
				CA Income Tax	5,630.68	
				CA Disability	851.84	
				<b>Total Withholdings</b>	<b>19,845.11</b>	
				Employer Liabilities		
				Medicare	1,561.00	
				<b>Total Liabilities</b>	<b>1,561.00</b>	<b>21,406.11</b>
				<b>EFT FOR 12/16/20</b>		<b>21,406.11</b>
				<b>TOTAL EFT</b>		<b>99,536.10</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>TOTAL</b>
12/16/20	Refer to your records for account Information		Payroll	Employee Deductions		
				401A Contributions	851.04	
				401a EE Catch Up	1,153.33	
				401a EE Pretax	4,574.88	
				457b EE Catch Up	400.00	
				457b EE Pretax	2,700.00	
				EE Pretax FSA	90.76	
				Med FSA EE Pretax	19.23	
				<b>Total Deductions</b>	<b>9,789.24</b>	



# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 12/30/20: \$97,266.61**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

## TRANSACTION SUMMARY

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	97,266.61
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>97,266.61</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	16,930.24
	CASH REQUIRED FOR CHECK DATE 12/30/20	114,196.85

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex **at or after 12:01 A.M.** on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
12/29/20	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	76,825.65	<b>76,825.65</b>
12/30/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings		<b>EFT FOR 12/29/20 76,825.65</b>
				Medicare	1,593.51	
				Fed Income Tax	11,162.29	
				CA Income Tax	5,373.03	
				CA Disability	787.13	
				<b>Total Withholdings</b>	<b>18,915.96</b>	
				Employer Liabilities		
				Medicare	1,525.00	
				<b>Total Liabilities</b>	<b>1,525.00</b>	<b>20,440.96</b>
						<b>EFT FOR 12/30/20 20,440.96</b>
						<b>TOTAL EFT 97,266.61</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>TOTAL</b>
12/30/20	Refer to your records for account information		Payroll	Employee Deductions		
				401A Contributions	851.04	
				401a EE Catch Up	918.40	
				401a EE Pretax	4,560.70	
				457b EE Catch Up	400.00	
				457b EE Pretax	2,700.00	
				EE Pretax FSA	90.76	
				Med FSA EE Pretax	19.23	
				<b>Total Deductions</b>	<b>9,540.13</b>	

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 01/05/21: \$4,645.76**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

## TRANSACTION SUMMARY

SUMMARY BY TRANSACTION TYPE -	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	4,645.76
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>4,645.76</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	5,915.00
	CASH REQUIRED FOR CHECK DATE 01/05/21	<b>10,560.76</b>

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex **at or after 12:01 A.M.** on transaction date.

TRANS. DATE	BANK NAME	ACCOUNT NUMBER	PRODUCT	DESCRIPTION		BANK DRAFT AMOUNTS & OTHER TOTALS
01/05/21	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	3,960.07	<b>3,960.07</b>
01/05/21	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings		
				Medicare	116.46	
				Fed Income Tax	27.08	
				CA Disability	96.39	
				<b>Total Withholdings</b>	<b>239.93</b>	
				Employer Liabilities		
				Medicare	116.46	
				CA Unemploy	321.27	
				CA Emp Train	8.03	
				<b>Total Liabilities</b>	<b>445.76</b>	<b>685.69</b>
				<b>EFT FOR 01/05/21</b>		<b>4,645.76</b>
				<b>TOTAL EFT</b>		<b>4,645.76</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

TRANS. DATE	BANK NAME	ACCOUNT NUMBER	PRODUCT	DESCRIPTION		TOTAL
01/05/21	Refer to your records for account information		Payroll	Employee Deductions		
				457b EE Pretax	3,662.42	
				EE Post-Tax Other In	169.44	
				EE Pretax FSA	229.16	
				EE Pretax Other Ins	497.67	
				TO-PIA DEN EE PRE	271.48	
				TO-PIA MED EE PRE	769.83	
				<b>Total Deductions</b>	<b>5,600.00</b>	

**ORDINANCE NO. 2021-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTION 6.77.020 OF CHAPTER 6.77 (RECYCLABLES AND ORGANICS COLLECTION) OF THE JURUPA VALLEY MUNICIPAL CODE, LOWERING THE THRESHOLD FOR MANDATORY COMMERCIAL ORGANICS RECYCLING**

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

**Section 1.** Paragraph A of Section 6.77020 of Chapter 6.77 of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“A. A business (including a multifamily dwelling of five or more units) that generates two cubic yards or more of commercial solid waste per week shall arrange for recycling services specifically for organic waste. Multifamily dwellings are not required to arrange for organic waste recycling services for food waste.”

**Section 2. Severability.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

**Section 3. Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 4. Effective Date.** This Ordinance shall take effect on the date provided in Government Code Section 36937.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 21<sup>st</sup> day of January 2021.

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Lorena Barajas  
Mayor



ATTEST:

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Victoria Wasko, CMC  
City Clerk

**CERTIFICATION**

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2021-01 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 17<sup>th</sup> day of December 2020 and thereafter at a regular meeting held on the 21<sup>st</sup> day of January, 2021, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 21<sup>st</sup> day of January, 2021.

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Victoria Wasko, CMC  
City Clerk

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** JANUARY 21, 2021  
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** ROD BUTLER, CITY MANAGER  
**BY:** PAUL TOOR, P.E., DIRECTOR OF PUBLIC WORKS/CITY ENGINEER  
**SUBJECT:** AGENDA ITEM NO. 14.D

**APPROVAL OF COOPERATIVE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY, LENNAR HOMES OF CALIFORNIA, INC., AND THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF PARAMOUNT ESTATES MDP LINES A AND A-2, STAGE 2, WINTER PARK AVENUE STORM DRAIN, STAGE 1, PARAMOUNT ESTATES MDP LINE B, STAGE 1 (PROJECT NOS. 1-0-00265-02, 1-0-00097-01, AND 1-0-00267 (TM 31894 – SHADOW ROCK)**

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### **RECOMMENDATION**

It is recommended that the City Council:

- 1) Approve the cooperative agreement with the Riverside County Flood Control and Water Conservation District (District) and Lennar Homes of California, Inc. (Developer) and authorize the Mayor to sign the agreement.

### **BACKGROUND**

As a condition of approval, the Developer of Tract Map 31894 must construct certain flood control facilities in order to provide flood protection and drainage for their project and surrounding development. The flood control facilities are identified in the District's Paramount Estates Master Drainage Plan (MDP).

### **ANALYSIS**

The Developer and the District are proposing an agreement for the construction of flood control facilities in order to provide the required flood protection for the development. The proposed construction includes large diameter pipes (District Facilities) which will be owned and maintained by the District and which will outlet to existing District facilities,

including the Paramount Estates MDP Line A and A-2 channel facility; and the Sunnyslope Channel, Stage 7 facility. The Developer and the District will construct all of the necessary facilities. The City will own and maintain street inlets, connector pipes, curb and gutter, drainage and collection basins, outlet structures and various lateral storm drains that are 36 inches or less in diameter within the City right of way (identified as “APPURTENANCES” in the cooperative agreement). The City is also party to this agreement as plan review and construction inspection will be conducted by City staff.

The District will calendar the agreement for consideration at the Board of Supervisor’s regularly scheduled meeting upon City approval of this agreement. Prior to the start of construction, a surety will be posted with the City for the Developer Facilities and District Facilities for work described in the agreement.

## **FISCAL IMPACT**

Plan review and inspection fees will be deposited with the City prior to construction of the facilities. The City will be responsible for the maintenance of the street inlets, connector pipes, curb and gutter, drainage and collection basins, outlet structures and various lateral storm drains that are 36 inches or less in diameter within the public right of way. There is no financial impact anticipated other than routine cleaning of catch basins and pipes accepted into the City system as part of subdivision improvements. As the project velocities in the pipes are excessive, the catch basin inlet and pipe maintenance annual costs are minimal.

## **ALTERNATIVES**

1. Do not approve the cooperative agreement.
2. Provide alternative direction to staff.

\*\*\*\*\*SIGNATURES ON FOLLOWING PAGE\*\*\*\*\*

Prepared by:



Paul Toor, PE  
Director of Public Works/City  
Engineer

Submitted by:



Rod B. Butler  
City Manager

Reviewed by:



Connie Cardenas  
Administrative Services Director

Reviewed by:



Peter M. Thorson  
City Attorney

**Attachments:**

1. Cooperative Agreement

COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2  
 Winter Park Avenue Storm Drain, Stage 1  
 Paramount Estates MDP Line B, Stage 1  
 Project Nos. 1-0-00265-02, 1-0-00097-01, and 1-0-00267  
 Tract Map No. 31894

This Cooperative Agreement ("Agreement"), dated as of \_\_\_\_\_, 2020, is entered into by and between the Riverside County Flood Control and Water Conservation District, a body politic ("DISTRICT"), City of Jurupa Valley, a municipal corporation of the State of California ("CITY"), and Lennar Homes of California, Inc. a California corporation ("DEVELOPER"), (together, the "Parties"). The Parties hereto agree as follows:

RECITALS

A. DEVELOPER is the legal owner of record of certain real property located within the County of Riverside. DEVELOPER has submitted for approval Tract Map No. 31894 located in the city of Jurupa Valley. As a condition of approval for Tract Map No. 31894, DEVELOPER must construct certain flood control facilities in order to provide flood protection and drainage for DEVELOPER's planned development; and

B. The legal description of Tract Map No. 31894 is provided in Exhibit "A" attached hereto and made a part hereof; and

C. The required flood control facilities and drainage improvements, are identified in DISTRICT's Paramount Estates Master Drainage Plan ("MDP"), as shown on DISTRICT's Drawing No. 1-0742, and as shown in concept in blue on Exhibit "B", attached hereto and made a part hereof and includes the construction of:

- i. Paramount Estates MDP - Lines A and A-2, Stage 2 ("LINES A & A-2, STAGE 2"), which is comprised of approximately 1,760 lineal feet of underground storm drain system. At its

- downstream terminus, LINES A & A-2, STAGE 2 will discharge to the DISTRICT's Paramount Estates MDP Lines A and A-2 channel facility as shown on DISTRICT's Drawing No. 1-0471;
- ii. Winter Park Avenue Storm Drain, Stage 1 ("WINTER PARK STORM DRAIN"), which is comprised of approximately 1,700 lineal feet of underground storm drain system. At its downstream terminus, WINTER PARK STORM DRAIN will drain to DISTRICT's Sunnyslope Channel, Stage 7 facility as shown on DISTRICT's Drawing No. 1-0517;
  - iii. Paramount Estates MDP Line B, Stage 1 ("PARAMOUNT LINE B "), which is comprised of approximately 3,200 lineal feet of underground storm drain system and associated outlet structure. At its downstream terminus, LINE B STAGE 1 will connect to the existing 10'W x 7.5'H transition structure that connects to DISTRICT's Sunnyslope Channel, Stage 7 facility as shown as DISTRICT's Drawing No. 1-0517;
  - iv. All safety devices requested by DISTRICT staff during PROJECT construction and during any final field inspections, including but not limited to concrete pads, slope protection barriers, signage and fencing, ("SAFETY DEVICES"). SAFETY DEVICES shall be purchased and installed by DEVELOPER, and subject to DISTRICT's inspection and approval. Together, LINES A & A-2, STAGE 2, WINTER



PARK STORM DRAIN, PARAMOUNT LINE B and SAFETY DEVICES are hereinafter called "DISTRICT DRAINAGE FACILITIES"; and

D. Associated with the construction of DISTRICT DRAINAGE FACILITIES is the construction of certain street inlets, connector pipe, curb and gutter, drainage and collection basins, outlet structures and various lateral storm drains that are thirty-six inches (36") or less in diameter that are located within CITY held easements or rights of way ("APPURTENANCES"); and

E. Together, DISTRICT DRAINAGE FACILITIES and APPURTENANCES are hereinafter called "PROJECT"; and

F. On or about July 27, 2020, DISTRICT and DEVELOPER entered into a Right of Entry and Inspection Agreement that authorizes DEVELOPER to construct DISTRICT DRAINAGE FACILITIES. Pursuant to the Right of Entry and Inspection Agreement, DEVELOPER has commenced construction of DISTRICT DRAINAGE FACILITIES; and

G. DEVELOPER and CITY desire DISTRICT to accept ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES. Therefore, DISTRICT must review and approve DEVELOPER's plans and specifications for PROJECT and subsequently inspect the construction of DISTRICT DRAINAGE FACILITIES; and

H. DEVELOPER and DISTRICT desire CITY to accept ownership and responsibility for the operation and maintenance of APPURTENANCES. Therefore, CITY must review and approve DEVELOPER's plans and specifications for PROJECT and subsequently inspect and approve the construction of APPURTENANCES; and

I. DISTRICT is willing to: (i) review and approve DEVELOPER's plans and specifications for PROJECT, (ii) inspect the construction of DISTRICT DRAINAGE FACILITIES, and (iii) accept ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES, provided DEVELOPER (a) complies with this Agreement, (b) constructs PROJECT in accordance with DISTRICT and CITY approved plans and specifications, (c) obtains and conveys to DISTRICT and CITY the necessary rights of way for the inspection, operation and maintenance of DISTRICT DRAINAGE FACILITIES and APPURTENANCES, and (d) accepts ownership and responsibility for the operation and maintenance of PROJECT following completion of PROJECT construction until such time as DISTRICT accepts ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES as set forth herein; and

J. CITY is willing to (i) review and approve DEVELOPER's plans and specifications for PROJECT, (ii) inspect the construction of PROJECT, (iii) accept and hold faithful performance and payment bonds submitted by DEVELOPER for DISTRICT DRAINAGE FACILITIES and APPURTENANCES, (iv) grant DISTRICT the right to inspect, operate and maintain DISTRICT DRAINAGE FACILITIES within CITY rights of way, and (v) accept ownership and responsibility for the operation and maintenance of APPURTENANCES, provided PROJECT is constructed in accordance with plans and specifications approved by DISTRICT and CITY.

NOW, THEREFORE, the Parties hereto mutually agree as follows:

#### SECTION I

DEVELOPER shall:

1. Prepare PROJECT plans and specifications, hereinafter called

"IMPROVEMENT PLANS", in accordance with applicable DISTRICT and CITY standards, and submit to DISTRICT and CITY for their respective review and approval.

2. Continue to pay DISTRICT, within thirty (30) days after receipt of periodic billings from DISTRICT, any and all such amounts as are deemed reasonably necessary by DISTRICT to cover DISTRICT's costs associated with the review of IMPROVEMENT PLANS, review and approval of rights of way and conveyance documents, and with the processing and administration of this Agreement. Additionally, DEVELOPER shall pay CITY, within thirty (30) days after receipt of periodic billings from CITY, any and all such amounts as are deemed reasonably necessary by CITY to cover CITY's costs associated with i) the review of IMPROVEMENT PLANS, ii) the review and approval of right of way and conveyance documents, and iii) the processing and administration of this Agreement.

3. Grant DISTRICT and CITY, by execution of this Agreement, the right to enter upon DEVELOPER's property where necessary and convenient for the purpose of gaining access to, and performing inspection service for the construction of PROJECT as set forth herein.

4. Provide CITY, upon execution of this Agreement, or not less than twenty (20) days prior to recordation of the final map for Tract Map No. 31894 or any phase thereof, whichever occurs first, with faithful performance and payment bonds in accordance with CITY's municipal code ordinance for the estimated cost for construction of DISTRICT DRAINAGE FACILITIES as determined by DISTRICT and of APPURTENANCES as determined by CITY. The surety, amount and form of the bonds, shall be subject to approval of DISTRICT (Attention: Contract Services Section) and CITY. The bonds shall remain in full force and effect until DISTRICT DRAINAGE

FACILITIES are accepted by DISTRICT and CITY as complete.

5. Deposit with DISTRICT (Attention: Business Office – Accounts Receivable), and notify Contract Services Section, upon DISTRICT approval of IMPROVEMENT PLANS, the estimated cost of providing construction inspection for DISTRICT FACILITIES, in an amount as determined and approved by DISTRICT in accordance with Ordinance Nos. 671 and 749 of the County of Riverside, including any amendments thereto, based upon the bonded value of DISTRICT DRAINAGE FACILITIES.

6. Furnish DISTRICT (Attention: Contract Services Section), upon DISTRICT's approval of IMPROVEMENT PLANS, with a complete list of all contractors and subcontractors to be performing work on PROJECT, including the corresponding license number and license classification of each. At such time, DEVELOPER shall further identify in writing its designated superintendent for PROJECT construction.

7. Furnish DISTRICT (Attention: Contract Services Section), upon DISTRICT's approval of IMPROVEMENT PLANS, with a construction schedule which shall show the order and dates in which DEVELOPER or DEVELOPER's contractor proposes to carry out the various parts of work, including estimated start and completion dates. As construction of PROJECT progresses, DEVELOPER shall update said construction schedule as requested by DISTRICT.

8. Furnish DISTRICT (Attention: Contract Services Section), upon DISTRICT's approval of IMPROVEMENT PLANS, with a confined space entry procedure specific to PROJECT. The procedure shall comply with requirements contained in California Code of Regulations, Title 8, Section 5158, Other Confined Space Operations, Section 5157, Permit Required Confined Space and District Confined

Space Procedures, SOM-18. The procedure shall be reviewed and approved by DISTRICT prior to the issuance of a Notice to Proceed, which shall be given by DISTRICT to DEVELOPER upon DISTRICT's and CITY's approval.

9. DEVELOPER shall not commence operations until DISTRICT (Attention: Contract Services Section) and CITY have been furnished with original certificate(s) of insurance and original certified copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments. Upon approval of IMPROVEMENT PLANS, an original certificate of insurance evidencing the required insurance coverage shall be provided to DISTRICT. At minimum, the procured insurance coverages should adhere to DISTRICT's required insurance provided in **EXHIBIT "C"**, attached hereto and made a part hereof. Failure to maintain the insurance required by this paragraph shall be deemed a material breach of this Agreement and shall authorize and constitute authority for DISTRICT, at its sole discretion, to provide written notice to DEVELOPER that DISTRICT is unable to perform its obligations hereunder, nor to accept responsibility for ownership, operation and maintenance of DISTRICT DRAINAGE FACILITIES due, either in whole or in part, to said breach of this Agreement.

10. Secure, at its sole cost and expense, all necessary licenses, agreements, permits and rights of entry as may be needed for the construction, inspection, operation and maintenance of PROJECT. DEVELOPER shall furnish DISTRICT (Attention: Real Estate Services Section) and CITY, upon DISTRICT approval of IMPROVEMENT PLANS, or not less than twenty (20) days prior to recordation of the final map for Tract Map No. 31894 or any phase thereof, whichever occurs first, with sufficient evidence of DEVELOPER having secured such necessary licenses, agreements,

permits and rights of entry, as determined and approved by DISTRICT and CITY.

11. Obtain and provide DISTRICT (Attention: Real Estate Services Section), upon DISTRICT approval of IMPROVEMENT PLANS, with duly executed Irrevocable Offers(s) of Dedication to the public for flood control and drainage purposes, including ingress and egress, for the rights of way deemed necessary by DISTRICT for the construction, inspection, operation and maintenance of DISTRICT DRAINAGE FACILITIES. The Irrevocable Offer(s) of Dedication shall be in a form approved by DISTRICT and shall be executed by all legal and equitable owners of the property described in the offer(s).

12. Furnish DISTRICT (Attention: Real Estate Services Section), when submitting the Irrevocable Offer(s) of Dedication as set forth in Section I.11., with Preliminary Reports on Title dated not more than thirty (30) days prior to date of submission of all the property described in the Irrevocable Offer(s) of Dedication.

13. Furnish DISTRICT (Attention: Plan Check Section) and CITY each with a set of final mylar PROJECT plans and assign their ownership to DISTRICT and CITY respectively prior to the start on any portion of PROJECT construction.

14. Notify DISTRICT in writing (Attention: Construction Management Section) after receiving DISTRICT's plan check, right of way and administrative clearance for PROJECT as set forth in Sections I.4 through I.13, with twenty (20) days written notice of intent to start of construction of PROJECT, and include the PROJECT's Geotechnical Firm, Concrete Lab/Test Firm, D-Load test forms, Trench Shoring/False Work Calculations, Concrete Mix designs for DISTRICT's review and approval. Construction shall not begin on any element of PROJECT, for any reason whatsoever, until DISTRICT and CITY have issued to DEVELOPER a written Notice to



Proceed authorizing DEVELOPER to commence construction of PROJECT.

15. Prior to commencing construction, furnish DISTRICT (Attention: Plan Check Section) and CITY with copies of all permits, approvals or agreements required by any federal, state or local resource and/or regulatory agency for the construction, operation and maintenance of PROJECT. Such documents include but are not limited to those issued by the U.S. Army Corps of Engineers, California Regional Water Quality Control Board, California State Department of Fish and Wildlife, State Water Resources Control Board, and Western Riverside County Regional Conservation Authority ("REGULATORY PERMITS").

16. Not permit any change to or modification of DISTRICT and CITY approved IMPROVEMENT PLANS without the prior written permission and consent of DISTRICT and CITY.

17. Comply with all Cal/OSHA safety regulations including regulations concerning confined space and maintain a safe working environment for DEVELOPER, CITY and DISTRICT employees on the site.

18. Construct or cause to be constructed, PROJECT at DEVELOPER's sole cost and expense, in accordance with DISTRICT and CITY approved IMPROVEMENT PLANS.

19. Within two (2) weeks of completing PROJECT construction, provide DISTRICT (Attention: Construction Management Section) and CITY with written notice that PROJECT construction is substantially complete and requesting that DISTRICT conduct a final inspection of DISTRICT DRAINAGE FACILITIES and CITY conduct a final inspection of PROJECT.

20. Upon completion of PROJECT construction, and upon acceptance

by CITY of all rights of way deemed necessary by DISTRICT and CITY for the operation and maintenance of PROJECT but prior to DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance, convey or cause to be conveyed to CITY the flood control easement(s) including ingress and egress, in a form approved by DISTRICT, to the rights of way as shown in concept cross-hatched in red on Exhibit "D", attached hereto and made a part hereof. The easement(s) or grant deed(s) shall be in a form approved by both DISTRICT and CITY and shall be executed by all legal and equitable owners of the property described in the easement(s) or grant deed(s).

21. At the time of recordation of the conveyance document(s) as set forth in Section I.20., furnish DISTRICT (Attention: Real Estate Services Section) with policies of title insurance, each in the amount of not less than (i) fifty percent (50%) of the estimated fee value, as determined by DISTRICT, for each easement parcel to be conveyed to DISTRICT, or (ii) one hundred percent (100%) of the estimated value, as determined by DISTRICT, for each fee parcel to be conveyed to DISTRICT, guaranteeing DISTRICT's interest in said property as being free and clear of all liens, encumbrances, assessments, easements, taxes and leases (recorded or unrecorded), and except those which, in the sole discretion of DISTRICT, are acceptable.

22. Accept ownership and sole responsibility for the operation and maintenance of PROJECT until such time as (i) DISTRICT accepts ownership and responsibility for operation and maintenance of DISTRICT DRAINAGE FACILITIES, and (ii) CITY accepts ownership and responsibility for operation and maintenance of APPURTENANCES.

23. Upon completion of PROJECT construction but prior to

DISTRICT's acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance, provide or cause its civil engineer of record or construction civil engineer of record, duly registered in the State of California, to provide DISTRICT (Attention: Construction Management Section), with (i) soil compaction report(s) – stamped and wet signed by the geotechnical engineer, (ii) concrete testing report(s) – stamped and wet signed by the civil engineer of record, and (iii) a redlined "record drawings" copy of PROJECT plans. After DISTRICT approval of the redlined "record drawings", DEVELOPER's engineer shall schedule with DISTRICT a time to transfer the redlined changes onto DISTRICT's original mylars at DISTRICT's office, after which the engineer shall review, stamp and sign the original DISTRICT DRAINAGE FACILITIES plans "record drawings".

24. Ensure that all work performed pursuant to this Agreement by DEVELOPER, its agents or contractors is done in accordance with all applicable laws and regulations, including but not limited to all applicable provisions of the Labor Code, Business and Professions Code, and Water Code. DEVELOPER shall be solely responsible for all costs associated with compliance with applicable laws and regulations.

25. Pay, if suit is brought upon this Agreement or any bond guaranteeing the completion of PROJECT, all costs and reasonable expenses and fees, including reasonable attorneys' fees, and acknowledge that, upon entry of judgment, all such costs, expenses and fees shall be computed as costs and included in any judgment rendered.

## SECTION II

DISTRICT shall:

1. Review IMPROVEMENT PLANS and approve when DISTRICT has determined that such plans meet DISTRICT standards and are found acceptable to

DISTRICT prior to the start of PROJECT construction.

2. Provide CITY an opportunity to review and approve IMPROVEMENT PLANS prior to DISTRICT's final approval.

3. Upon execution of this Agreement, record or cause to be recorded, a copy of this Agreement in the Official Records of the Riverside County Recorder.

4. Record or cause to be recorded, the Irrevocable Offer(s) of Dedication provided by DEVELOPER pursuant to Section I.20.

5. Inspect construction of DISTRICT DRAINAGE FACILITIES.

6. Keep an accurate accounting of all DISTRICT costs associated with the review and approval of IMPROVEMENT PLANS, the review and approval of right of way and conveyance documents, and the processing and administration of this Agreement.

7. Keep an accurate accounting of all DISTRICT construction inspection costs, and within forty-five (45) days after DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete, submit a final cost statement to DEVELOPER. If the deposit, as set forth in Section I.5., exceeds such costs, DISTRICT shall reimburse DEVELOPER the excess amount within sixty (60) days after DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete.

8. Provide CITY with a reproducible duplicate copy of "record drawings" of DISTRICT DRAINAGE FACILITIES plans upon (i) DISTRICT acceptance of PROJECT construction as being complete, and (ii) DISTRICT receipt of stamped and signed "record drawings" of DISTRICT DRAINAGE FACILITIES plans as set forth in Section I.23.

9. Accept ownership and sole responsibility for the operation and

maintenance of DISTRICT DRAINAGE FACILITIES upon; (i) DISTRICT inspection of DISTRICT DRAINAGE FACILITIES in accordance with Section I.19., (ii) DISTRICT acceptance of PROJECT construction as being complete, (iii) DISTRICT receipt of stamped and signed "record drawings" of PROJECT plans, as set forth in Section I.23., (iv) recordation of all conveyance documents described in Section I.20., (v) CITY acceptance of APPURTENANCES for ownership, operation, and maintenance, (vi) DISTRICT DRAINAGE FACILITIES are fully functioning as a flood control drainage system as solely determined by DISTRICT, and (vii) DISTRICT's sole determination that DISTRICT DRAINAGE FACILITIES are in a satisfactorily maintained condition.

10. Prior to DISTRICT acceptance of ownership and responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES, DISTRICT DRAINAGE FACILITIES shall be in a satisfactorily maintained condition as solely determined by DISTRICT. If, subsequent to the inspection and, in the sole discretion of DISTRICT, DISTRICT DRAINAGE FACILITIES is not in an acceptable condition, corrections shall be made at sole expense of DEVELOPER.

11. Provide CITY with a reproducible duplicate copy of "Record Drawings" of DISTRICT DRAINAGE FACILITIES plans upon; (i) DISTRICT acceptance of PROJECT construction as being complete, and (ii) DISTRICT receipt of stamped and signed "record drawings" of DISTRICT DRAINAGE FACILITIES plans as set forth in Section I.23.

### SECTION III

CITY shall:

1. Review and approve IMPROVEMENT PLANS prior to the start of

PROJECT construction.

2. Accept CITY and DISTRICT approved faithful performance and payment bonds submitted by DEVELOPER as set forth in Section I.4., and hold said bonds as provided herein.

3. Inspect PROJECT construction.

4. Consent, by execution of this Agreement, to the recording of any Irrevocable Offer(s) of Dedication furnished by DEVELOPER pursuant to this Agreement.

5. As requested by DISTRICT, accept the Irrevocable Offer(s) of Dedication as set forth herein, and any other outstanding offers of dedication necessary for the inspection, operation and maintenance of DISTRICT DRAINAGE FACILITIES, and convey sufficient rights of way to DISTRICT to allow DISTRICT to inspect, operate and maintain DISTRICT DRAINAGE FACILITIES.

6. Grant DISTRICT, by execution of this Agreement, the right to inspect, operate and maintain DISTRICT DRAINAGE FACILITIES within CITY rights of way.

7. Upon completion of PROJECT construction, but prior to DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance, convey or cause to be conveyed to DISTRICT the flood control easement(s) including ingress and egress, to the rights of way as shown on Exhibit "D".

8. Accept ownership and sole responsibility for the operation and maintenance of APPURTENANCES upon DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance.

9. Upon DISTRICT and CITY acceptance of PROJECT construction as

being complete, accept sole responsibility for the adjustment of all PROJECT manhole rings and covers located within CITY rights of way which must be performed at such time(s) that the finished grade along and above the underground portions of DISTRICT DRAINAGE FACILITIES are improved, repaired, replaced or changed. It being further understood and agreed that any such adjustments shall be performed at no cost to DISTRICT.

#### SECTION IV

It is further mutually agreed:

1. All construction work involved with PROJECT shall be inspected by DISTRICT and CITY but shall not be deemed complete until DISTRICT and CITY mutually agree in writing that construction is completed in accordance with DISTRICT and CITY approved IMPROVEMENT PLANS.
2. CITY and DEVELOPER personnel may observe and inspect all work being done on DISTRICT DRAINAGE FACILITIES, but shall provide any comments to DISTRICT personnel who shall be solely responsible for all quality control communications with DEVELOPER's contractor(s) during the construction of PROJECT.
3. DEVELOPER shall complete construction of PROJECT within twelve (12) consecutive months after execution of this Agreement and within eight (8) months after commencing work on PROJECT. It is expressly understood that since time is of the essence in this Agreement, failure of DEVELOPER to perform the work within the agreed upon time shall constitute authority for DISTRICT to perform the remaining work and require DEVELOPER's surety to pay to CITY the penal sum of any and all bonds. In which case, CITY shall subsequently reimburse DISTRICT for DISTRICT costs



incurred.

4. If DEVELOPER fails to commence construction of PROJECT within nine (9) months after execution of this Agreement, then DISTRICT reserves the right to withhold issuance of the Notice to Proceed pending a review of the existing site conditions as they exist at the time DEVELOPER provides written notification to DISTRICT of the start of construction as set forth in Section I.14. In the event of a change in the existing site conditions that materially affects PROJECT function or DISTRICT's ability to operate and maintain DISTRICT DRAINAGE FACILITIES, DISTRICT may require DEVELOPER to modify IMPROVEMENT PLANS as deemed necessary by DISTRICT.

5. DISTRICT shall endeavor to issue DEVELOPER a Notice to Proceed within twenty (20) days of receipt of DEVELOPER's complete written notice as set forth in Section I.14.; however, DISTRICT's construction inspection staff is limited and, therefore, the issuance of a Notice to Proceed is subject to staff availability.

In the event DEVELOPER wishes to expedite issuance of a Notice to Proceed, DEVELOPER may elect to furnish an independent qualified construction inspector at DEVELOPER's sole cost and expense. DEVELOPER shall furnish appropriate documentation of the individual's credentials and experience to DISTRICT for review and, if appropriate, approval. DISTRICT shall review the individual's qualifications and experience, upon approval thereof, said individual, hereinafter called "DEPUTY INSPECTOR", shall be authorized to act on DISTRICT's behalf on all DISTRICT DRAINAGE FACILITIES construction and quality control matters. If DEVELOPER's initial construction inspection deposit furnished pursuant to Section I.5. exceeds ten thousand dollars (\$10,000), DISTRICT shall refund to DEVELOPER up to eighty percent (80%) of DEVELOPER's initial inspection deposit

within forty-five (45) days of DISTRICT's approval of DEPUTY INSPECTOR; however, a minimum balance of ten thousand dollars (\$10,000) shall be retained on account.

6. PROJECT construction work shall be on a five (5) day, forty (40) hour work week with no work on Saturdays, Sundays or DISTRICT designated legal holidays, unless otherwise approved in writing by DISTRICT. If DEVELOPER feels it is necessary to work more than the normal forty (40) hour work week or on holidays, DEVELOPER shall make a written request for permission from DISTRICT to work the additional hours. The request shall be submitted to DISTRICT at least seventy-two (72) hours prior to the requested additional work hours and state the reasons for the overtime and the specific time frames required. The decision of granting permission for overtime work shall be made by DISTRICT at its sole discretion and shall be final. If permission is granted by DISTRICT, DEVELOPER will be charged the cost incurred at the overtime rates for additional inspection time required in connection with the overtime work in accordance with Ordinance Nos. 671 and 749, including any amendments thereto, of the County of Riverside.

7. DEVELOPER shall indemnify and hold harmless DISTRICT, the County of Riverside, CITY, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as "Indemnitees") from any liability whatsoever, claim, damage, proceeding or action, present or future, based upon, arising out of or in any way relating to DEVELOPER's (including its officers, employees, contractors, subcontractors and agents) actual or alleged acts or omissions related to this Agreement, performance under this Agreement, or failure to comply with the requirements of this Agreement, including but not limited to: (a)

property damage; (b) bodily injury or death; (c) liability or damage pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution or any other law, ordinance or regulation caused by the diversion of waters from the natural drainage patterns or the discharge of drainage within or from PROJECT; or (d) any other element of any kind or nature whatsoever arising from the performance of DEVELOPER, its officers, employees, contractors, subcontractors, agents or representatives ("Indemnitors") from this Agreement.

DEVELOPER shall defend, at its sole expense, including all costs and fees (including but not limited to attorney fees, cost of investigation, defense and settlements or awards), the Indemnitees in any claim, proceeding or action for which indemnification is required.

With respect to any action or claim subject to indemnification herein by DEVELOPER, DEVELOPER shall, at its sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, compromise any such claim, proceeding or action without the prior consent of DISTRICT, the County of Riverside and CITY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes DEVELOPER's indemnification obligations to Indemnitees as set forth herein; and provided further, however, that any such adjustment, settlement or compromise in no manner whatsoever imposes upon DISTRICT or CITY any additional maintenance or construction responsibilities or any payments not specifically set forth in this Agreement.

DEVELOPER's indemnification obligations hereunder shall be satisfied when DEVELOPER has provided to DISTRICT, the County of Riverside and CITY the appropriate form of dismissal (or similar document) relieving DISTRICT, the

County of Riverside or CITY from any liability for the claim, proceeding or action involved.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe DEVELOPER's obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

In the event there is conflict between this section and California Civil Code Section 2782, this section shall be interpreted to comply with California Civil Code Section 2782. Such interpretation shall not relieve DEVELOPER from indemnifying the Indemnitees to the fullest extent allowed by law.

8. DEVELOPER for itself, its successors and assigns hereby releases DISTRICT, County of Riverside and CITY (including their agencies, districts, special districts and departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, including but not limited to any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, for damage caused by the discharge of drainage within or from PROJECT. Nothing contained herein shall constitute a release by DEVELOPER of DISTRICT or CITY, their officers, agents and employees from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, for the negligent maintenance of PROJECT, after the acceptance of PROJECT by CITY.

9. Any waiver by any party hereto of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent

or other breach of the same or of any other term hereof. Failure on the part of any party hereto to require exact, full and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms hereof, or stopping such party from enforcement hereof.

10. Any and all notices sent or required to be sent to the Parties of this Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

RIVERSIDE COUNTY FLOOD CONTROL AND CONSERVATION DISTRICT 1995 Market Street Riverside, CA 92501 Attn: Contract Services Section	CITY OF JURUPA VALLEY 8930 Limonite Avenue Jurupa Valley, CA 92509 Attn: Steve Loriso, P.E. City Engineer
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LENNAR HOMES OF CALIFORNIA, INC.  
980 Montecito Drive, Suite 302  
Corona, CA 92879  
Attn: Brian King

11. This Agreement is to be construed in accordance with the laws of the State of California. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

12. Any action at law or in equity brought by any of the Parties hereto for the purpose of enforcing a right or rights provided for by the Agreement, shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereto waive all provisions of law providing for a change of venue in such proceedings to any other County.

13. This Agreement is the result of negotiations between the Parties hereto, and the advice and assistance of their respective counsel. The fact that this Agreement was prepared as a matter of convenience by DISTRICT shall have no

importance or significance. Any uncertainty or ambiguity in this Agreement shall not be construed against DISTRICT because DISTRICT prepared this Agreement in its final form.

14. The rights and obligations of DEVELOPER shall inure to and be binding upon all heirs, successors and assignees.

15. DEVELOPER shall not assign or otherwise transfer any of its rights, duties or obligations hereunder to any person or entity without the unanimous written consent of the other Parties hereto being first obtained. In the event of any such transfer or assignment, DEVELOPER expressly understands and agrees that it shall remain liable with respect to any and all of the obligations and duties contained in this Agreement.

In the event DEVELOPER sells Tract Map No. 31894, DEVELOPER shall notify DISTRICT and CITY of any such transfer or assignment in writing. DEVELOPER expressly understands and agrees that it shall remain liable with respect to any and all of the obligations and duties contained in this Agreement until DISTRICT, CITY, DEVELOPER and the new owner(s) of Tract Map No. 31894 fully execute a separate agreement (e.g., an assignment and assumption agreement) that transfers DEVELOPER's rights, duties or obligations hereunder to the new owner(s) of Tract Map No. 31894.

16. The individual(s) executing this Agreement on behalf of DEVELOPER certify that they have the authority within their respective company(ies) to enter into and execute this Agreement, and have been authorized to do so by all boards of directors, legal counsel, and/or any other board, committee or other entity within their respective company(ies) which have the authority to authorize or deny entering into this Agreement.

17. This Agreement is intended by the Parties hereto as a final expression of their understanding with respect to the subject matters hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous agreements and understandings, oral or written, in connection therewith. This Agreement may be changed or modified only upon the written consent of the Parties hereto.

18. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which taken together shall constitute one and the same instrument.

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on

\_\_\_\_\_  
(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

By \_\_\_\_\_  
JASON E. UHLEY  
General Manager-Chief Engineer

By \_\_\_\_\_  
KAREN SPIEGEL, Chairwoman  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

GREGORY P. PRIAMOS  
County Counsel

KECIA HARPER  
Clerk of the Board

By \_\_\_\_\_  
LEILA MOSHREF-DANESH  
Deputy County Counsel

By \_\_\_\_\_  
Deputy

(SEAL)

Cooperative Agreement: with City of Jurupa Valley and Lennar Homes of California, Inc.  
Paramount Estates MDP – Lines A and A-2, Stage 2  
Winter Park Avenue Storm Drain, Stage 1  
Paramount Estates MDP Line B, Stage 1  
Project Nos. 1-0-00265-02, 1-0-00097-01 and 1-0-00267  
Tract Map No. 31894  
AMR:blm  
11/23/2020

RECOMMENDED FOR APPROVAL:

**CITY OF JURUPA VALLEY**

By \_\_\_\_\_  
 STEVE LORISO  
 Public Works Director/City Engineer

By \_\_\_\_\_  
 MICHAEL GOODLAND  
 Mayor

APPROVED AS TO FORM:

ATTEST:

By \_\_\_\_\_  
 PETER M. THORSON  
 City Attorney

By \_\_\_\_\_  
 VICTORIA WASKO  
 City Clerk

(SEAL)

Cooperative Agreement: with City of Perris and Green Valley Recovery Acquisition LLC  
 Cooperative Agreement: with City of Jurupa Valley and Lennar Homes of California, Inc.  
 Paramount Estates MDP - Lines A and A-2, Stage 2  
 Winter Park Avenue Storm Drain, Stage 1  
 Paramount Estates MDP Line B, Stage 1  
 Project Nos. 1-0-00265-02, 1-0-00097-01 and 1-0-00267  
 Tract Map No. 31894  
 AMR:blm  
 11/23/2020

**LENNAR HOMES OF CALIFORNIA, INC.**  
a California corporation

By \_\_\_\_\_  
JEFFREY T. CLEMENS  
Vice President

(ATTACH NOTARY WITH CAPACITY STATEMENT)

Cooperative Agreement: with City of Perris and Green Valley Recovery Acquisition LLC  
Cooperative Agreement: with City of Jurupa Valley and Lennar Homes of California, Inc.  
Paramount Estates MDP – Lines A and A-2, Stage 2  
Winter Park Avenue Storm Drain, Stage 1  
Paramount Estates MDP Line B, Stage 1  
Project Nos. 1-0-00265-02, 1-0-00097-01 and 1-0-00267  
Tract Map No. 31894  
AMR:blm  
11/23/2020

# **Exhibit A**

## **LEGAL DESCRIPTION**

Real property in the City of Jurupa Valley, County of Riverside, State of California, described as follows:

PARCEL 1: (APN: 177-030-006-0)

THAT PORTION OF TRACT 7, A. C. ARMSTRONG ESTATE, BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT STATION 5, TRACT 7, A. C. ARMSTRONG ESTATE; THENCE SOUTH 56° 07' EAST, 308.8 FEET; THENCE SOUTH 31° 18' WEST, 1180.6 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTH 38° 03' WEST, 69.2 FEET ALONG THE RIGHT OF WAY LINE OF SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTH 32° 00' WEST, 100 FEET ALONG THE RIGHT OF WAY LINE OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTH 28° 18' WEST, 130 FEET ALONG THE RIGHT OF WAY LINE OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTH 31° 54' WEST, 100 FEET ALONG THE RIGHT OF WAY LINE OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTH 41° 29' WEST, 100 FEET ON THE NORTHERLY RIGHT OF WAY LINE OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTH 50° 59' WEST, 100 FEET ON THE NORTHERLY RIGHT OF WAY LINE OF THE SAN PEDRO, LOS ANGELES, AND SALT LAKE RAILROAD COMPANY TO THE CENTER LINE OF PACIFIC AVENUE, EXTENDED WHICH POINT IS MARKED BY A ONE INCH IRON BOLT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF PARCEL 1 DESCRIBED IN DEED TO HAUSER CONSTRUCTION CO., RECORDED IN BOOK 783, PAGE 385 OF DEEDS RECORDS OF SAID COUNTY; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID TRACT 7, 1064.4 TO THE NORTHERLY CORNER OF SAID TRACT 7; THENCE SOUTH 71° 55' EAST, 201.6 FEET TO STATION 4, A. C. ARMSTRONG TRACT 7; THENCE SOUTH 40° 57' EAST, 340 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 40 FEET.

PARCEL 2: (APN: 177-110-006-7, 177-110-007-8 AND 177-110-008-9)

THAT PORTION OF TRACT 1, A. C. ARMSTRONG ESTATE, BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT STATION 24, TRACT 7, A. C. ARMSTRONG ESTATE; THENCE NORTH 65° WEST, 14.8 FEET; THENCE NORTH 16° 10' EAST ON THE EASTERLY LINE OF SAID TRACT 1, 42.5 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE SAN PEDRO, LOS ANGELES, AND SALT LAKE RAILROAD COMPANY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 16° 10' EAST ON THE SAID EASTERLY LINE OF TRACT 1, 1007.3 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO D. ORMAND, BY DEED RECORDED IN BOOK 292, PAGE 242 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 58° 28' WEST, 310 FEET; THENCE SOUTH 31° 32' WEST, 1180.15 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE SOUTH 85° 25' EAST, 325 FEET, MORE OR LESS, TO THE BEGINNING OF A 10° CURVE TO THE RIGHT IN SAID RIGHT OF WAY; THENCE EASTERLY ON A 10° CURVE TO THE RIGHT, 322 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

## **COOPERATIVE AGREEMENT**

Paramount Estates MDP - Lines A and A-2, Stage 2  
Winter Park Avenue Storm Drain, Stage 1  
Paramount Estates MDP Line B, Stage 1  
Project Nos. 1-0-00265-02, 1-0-00097-01, and 1-0-00267  
Tract Map No. 31894  
Page 1 of 7

## Exhibit A

EXCEPTING THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT WHICH BEARS NORTH 56° 30' 45" WEST, 240.18 FEET FROM THE SOUTHEASTERLY CORNER OF THE 80 ACRE TRACT DEED TO DAVID ORMAND AND RECORDED IN BOOK 292, PAGE 242 OF DEEDS, RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING IN THE NORTHERLY RIGHT OF WAY OF THE SPUR TRACK OF SAID SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD; THENCE NORTH 4° 5' EAST, 206.3 FEET; THENCE NORTH 85° 25' WEST, 200 FEET; THENCE SOUTH 4° 35' WEST, 200 FEET TO SAID RIGHT OF WAY LINE; THENCE SOUTH 85° 25' EAST ON SAID RIGHT OF WAY LINE AND PARALLEL TO THE CENTERLINE OF SAID RAILROAD, 117.1 FEET; THENCE EASTERLY ON SAID RIGHT OF WAY LINE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 603.69 FEET, 83.2 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL THAT PORTION THEREOF CONVEYED TO LOS ANGELES AND SALT LAKE RAILROAD COMPANY BY DEED RECORDED MAY 28, 1925 IN BOOK 643, PAGE 74 OF DEEDS, RECORDS OF SAID COUNTY.

PARCEL 3: (APN: 175-080-011-5, 177-030-001-5 AND 177-030-002-6)

ALL THAT ALL THAT PORTION OF TRACT 1, A. C. ARMSTRONG ESTATE, MAP OF RESUBDIVISION OF A PORTION OF LANDS FORMERLY BELONGING TO THE A. C. ARMSTRONG ESTATE, BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DESIGNATED ON SAID MAP AS STATION 8, SITUATED ON THE EASTERLY BOUNDARY OF SAID TRACT 1;  
THENCE SOUTH 6° 54' EAST, 400.2 FEET TO STATION 9;  
THENCE SOUTH 77° 50' WEST, 500.2 FEET TO STATION 10;  
THENCE SOUTH 44° 44' WEST, 899.3 FEET TO STATION 11;  
THENCE SOUTH 59° 57' EAST, 245 FEET TO STATION 2;  
THENCE SOUTH 4° 28' WEST, 910 FEET TO STATION 3;  
THENCE SOUTH 4° 57' EAST, 1230 FEET TO STATION 4;  
THENCE NORTH 71° 55' WEST, 201.6 FEET TO STATION 5;  
THENCE SOUTH 16° 10' WEST, 55.4 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN 80 ACRE TRACT OF LAND CONVEYED TO DAVID ORMAND BY DEED RECORDED OCTOBER 29, 1909, IN BOOK 292, PAGE 242 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 58° 28' WEST ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY, 375.37 FEET; THENCE NORTH 3,370.47 FEET; THENCE EAST 1326.10 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 1; THENCE SOUTH 56° 38' EAST ON THE EASTERLY LINE OF SAID TRACT, 333.10 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL THAT PORTION THEREOF CONVEYED TO LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED MAY 28, 1925 IN BOOK 643, PAGE 74 OF DEEDS, RECORDS OF SAID COUNTY.

### COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2  
Winter Park Avenue Storm Drain, Stage 1  
Paramount Estates MDP Line B, Stage 1  
Project Nos. 1-0-00265-02, 1-0-00097-01, and 1-0-00267  
Tract Map No. 31894  
Page 2 of 7

## Exhibit A

PARCEL 4: (APN: 177-030-004-8)

THAT PORTION OF BLOCK 1, LOMA ALTA TRACT, BOOK 6, PAGE 8 OF MAPS, AND RECORDS OF SURVEY, BOOK 7, PAGE 3 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1, SAID NORTHWEST CORNER BEING ALSO DESIGNATED ON SAID MAP AS STATION 1; THENCE SOUTH 59° 57' EAST, 244.8 FEET; THENCE SOUTH 4° 27' WEST, 910.5 FEET; THENCE SOUTH 4° 57' EAST, 1231.9 FEET; THENCE SOUTH 40° 58' EAST, 340.2 FEET; THENCE SOUTH 56° 8' EAST, 730.2 FEET TO THE STATION 6, AS SHOWN BY SAID MAP AND RECORD OF SURVEY; THENCE NORTH 0° 16' EAST, 2200 FEET; THENCE NORTH 89° 41' WEST, 240 FEET; THENCE NORTH 0° 16' EAST, 700 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID BLOCK 1; THENCE NORTH 89° 44' WEST ON SAID NORTHERLY LINE, 850 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5: (PORTION APN: 177-030-016-9)

THAT PORTION OF TRACT 7, AS SHOWN ON A MAP OF RESUBDIVISION OF THE A. C. ARMSTRONG ESTATE, BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID TRACT 7, WHICH BEARS NORTH 56° 07' WEST, 30.6 FEET FROM CORNER NO. 6 OF SAID TRACT 7; THENCE SOUTH 31° 16' WEST, 1241.8 FEET; THENCE NORTH 48° 00' WEST, 403.48 FEET; THENCE NORTH 31° 16' EAST, 1181 FEET TO THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH 56° 07' EAST ON THE NORTHERLY LINE OF SAID TRACT 7, 397.26 FEET TO THE POINT OF BEGINNING, MORE PARTICULARLY SHOWN ON ASSESSORS MAP NO. 34, BOOK 1, PAGE 5 OF ASSESSORS MAPS, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM THE SOUTHWESTERLY 40 FEET.

PARCEL 6: (PORTION APN: 177-030-016-9)

THAT PORTION OF TRACT 7, AS SHOWN ON THE MAP OF RESUBDIVISION OF THE A. C. ARMSTRONG ESTATE, BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 6, OF SAID TRACT 7; THENCE SOUTH 73° 29' EAST, 373.5 FEET; THENCE SOUTH 31° 16' WEST, 498.39 FEET TO A POINT 10 FEET NORTHERLY OF A CONCRETE PIPELINE; THENCE NORTH 66° 07' 30" WEST AND PARALLEL WITH SAID CONCRETE PIPELINES, 395.11 FEET; THENCE NORTH 31° 16' EAST, 455.39 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH 56° 06' EAST, 30.6 FEET TO THE POINT OF BEGINNING AND MORE PARTICULARLY SHOWN ON ASSESSORS MAP NO. 34 ON FILE IN BOOK 1, PAGE 5 OF ASSESSORS MAPS, RECORDS OF SAID COUNTY.

PARCEL 7: (PORTION APN: 177-030-016-9)

THAT PORTION OF TRACT 7, AS SHOWN ON A MAP OF RESUBDIVISION OF THE A. C. ARMSTRONG ESTATE, BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

### COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2  
Winter Park Avenue Storm Drain, Stage 1  
Paramount Estates MDP Line B, Stage 1  
Project Nos. 1-0-00265-02, 1-0-00097-01, and 1-0-00267  
Tract Map No. 31894  
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## Exhibit A

BEGINNING AT CORNER NO. 7 OF SAID TRACT 7; THENCE SOUTH 31° 08' WEST, 769.09 FEET TO A POINT 10 FEET NORTHERLY OF A CONCRETE PIPELINE; THENCE NORTH 55° 04' WEST AND PARALLEL WITH SAID CONCRETE PIPELINE, 431.87 FEET; THENCE NORTH 31° 16' EAST, 744.39 FEET TO THE NORTHERLY LINE OF SAID TRACT 7; THENCE NORTH 77° 83' EAST ON THE NORTHERLY LINE OF SAID TRACT 7, 203.2 FEET TO THE POINT OF BEGINNING AND IS SHOWN MORE PARTICULARLY ON ASSESSORS MAP NO. 34 OF FILE IN BOOK 1, PAGE 5 OF ASSESSORS MAPS, RECORDS OF SAID COUNTY. HENCE SOUTH 31° 51' EAST ON THE NORTHEASTERLY LINE OF SAID TRACT 7, 315.4 FEET; THENCE SOUTH 31° 08' WEST, 769.09 FEET TO A POINT 10 FEET NORTHERLY OF A CONCRETE PIPELINE; THENCE NORTH 55° 04' WEST AND PARALLEL WITH SAID CONCRETE PIPELINE, 431.87 FEET; THENCE NORTH 31° 16' EAST, 744.39 FEET TO THE NORTHERLY LINE OF SAID TRACT 7; THENCE NORTH 77° 53' EAST ON THE NORTHERLY LINE OF SAID TRACT 7, 203.2 FEET TO THE POINT OF BEGINNING AND IS SHOWN MORE PARTICULARLY ON ASSESSORS MAP NO. 34 OF FILE IN BOOK 1, PAGE 5 OF ASSESSORS MAPS, RECORDS OF SAID COUNTY.

PARCEL 8: (APN: 177-020-004-7, 177-020-016-8 AND 177-020-017-9)

THAT PORTION OF TRACT 1, A. C. ARMSTRONG ESTATE, BOOK 6, PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF FOURTEENTH STREET, WHICH BEARS SOUTH 58° 28' EAST, 2697.10 FEET FROM THE INTERSECTION OF THE CENTERLINE OF ARMSTRONG ROAD AND FOURTEENTH STREET; THENCE NORTH 00° 01' 30" EAST, 35.19 FEET TO A POINT ON THE NORTHEASTERLY LINE OF FOURTEENTH STREET, BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; SAID POINT OF BEGINNING BEING ON THE EAST LINE OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN; THENCE NORTH 00° 01' 30" EAST ALONG THE EASTERLY LINE OF SECTIONS 8 AND 5, A DISTANCE OF 3013.94 FEET; THENCE NORTH 89° 59' WEST, A DISTANCE OF 100 FEET; THENCE SOUTH 00° 01' 30" WEST AND PARALLEL WITH THE EAST LINE OF SECTIONS 5 AND 8, A DISTANCE OF 2952.11 FEET TO THE NORTHERLY LINE OF FOURTEENTH STREET; THENCE SOUTH 58° 28' EAST ALONG THE NORTHERLY LINE OF FOURTEENTH STREET, 117.3 FEET TO THE POINT OF BEGINNING.

PARCEL 9: (APN: 177-030-010-3)

THAT PORTION OF TRACT NO. 7, AS SHOWN ON A MAP OF RESUBDIVISION OF THE A. C. ARMSTRONG ESTATE, ON FILE IN MAP BOOK 6, AT PAGE 31 THEREOF, RECORDS OF THE RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 6, OF SAID TRACT NO. 7; THENCE NORTH 77° 53' EAST, ALONG THE NORTHERLY LINE OF SAID TRACT NO. 7, A DISTANCE OF 496.8 FEET; THENCE SOUTH 31° 16' WEST, A DISTANCE OF 246 FEET; THENCE NORTH 73° 29' WEST, A DISTANCE OF 373.5 FEET, TO THE POINT OF BEGINNING.

PARCEL 10: (APN: 177-110-020-9)

A PARCEL OF LAND SITUATE IN TRACT NO. ONE OF LANDS FORMERLY BELONGING TO THE A. C. ARMSTRONG ESTATE, WEST RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA, AND DESCRIBED AS FOLLOWS:

### COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2  
Winter Park Avenue Storm Drain, Stage 1  
Paramount Estates MDP Line B, Stage 1  
Project Nos. 1-0-00265-02, 1-0-00097-01, and 1-0-00267  
Tract Map No. 31894  
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## Exhibit A

BEGINNING AT A POINT WHICH BEARS NORTH 56° 30' 45" WEST TWO HUNDRED FORTY AND EIGHTEEN HUNDREDTHS (240.18) FEET FROM THE SOUTHEASTERLY CORNER OF THE 80-ACRE TRACT, DEEDED TO DAVID ORMAND AND RECORDED IN BOOK 292 OF DEEDS, PAGE 242, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT OF BEGINNING BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE SPUR TRACK OF THE SAN PEDRO, LOS ANGELES & SALT LAKE RAILROAD; THENCE NORTH 4° 35' EAST TWO HUNDRED SIX AND THREE TENTHS (206.3) FEET; THENCE NORTH 85° 25' WEST TWO HUNDRED FEET (200'); THENCE SOUTH 4° 35' WEST TWO HUNDRED (200) FEET TO SAID RIGHT-OF-WAY LINE; THENCE SOUTH 85° 25' EAST ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL TO THE CENTERLINE OF SAID RAILROAD ONE HUNDRED SEVENTEEN AND ONE TENTH (117.1) FEET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF SIX HUNDRED THREE AND SIXTY-NINE HUNDREDTHS (603.69) FEET, EIGHTY-THREE AND TWO TENTHS (83.2) FEET TO THE POINT OF BEGINNING.

EXCEPT ALL THAT PORTION THEREOF CONVEYED TO LOS ANGELES AND SALT LAKE RAILROAD COMPANY BY DEED RECORDED MAY 28, 1925 IN BOOK 643, PAGE 74 OF DEEDS, RECORDS OF SAID COUNTY.

ALSO EXCEPTING ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL COAL, OIL, GAS, AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE, AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO UNION PACIFIC LAND RESOURCES CORPORATION, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH A MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, AS RESERVED IN QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED SEPTEMBER 26, 2014 AS INSTRUMENT NO. 2014-0366469 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 11: (APN: 177-110-021-0)

THOSE PORTIONS OF TRACT NO. 1 OF THE A. C. ARMSTRONG ESTATE, AS PER MAP RECORDED IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT STATION 24 OF TRACT NO. 7 OF SAID A. C. ARMSTRONG ESTATE; THENCE N. 65° 00' W. 14.8 FEET; THENCE N. 16° 10' E. 42.5 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT-OF-WAY OF THE LOS ANGELES & SALT LAKE RAILROAD, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 604.69 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 322.0 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE, N. 85° 25' W., 191.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N. 85° 25' W. 120.02 FEET; THENCE N. 31° 38' 30" E. 19.23 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 434.28 FEET, THE RADIAL LINE AT SAID POINT BEARING N. 6° 32' 56" W; THENCE NORTHEASTERLY, ALONG SAID CURVE, 206.27

### COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2  
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## Exhibit A

FEET TO A POINT ON THE WESTERLY LINE OF LOT NO. 2 AS CONVEYED TO THE SAN PEDRO, LOS ANGELES & SALT LAKE RAILROAD COMPANY BY DEED RECORDED IN BOOK 342, PAGE 367 OF DEEDS, RECORDS OF SAID COUNTY; THENCE S. 4° 35' W. 61.86 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS 484.28 FEET, THE RADIAL LINE AT SAID POINT BEARING N. 29° 16' 17" W.; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 85.17 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL AND MINERAL RIGHTS WITH THE RIGHT OF ENTRY TO DEVELOP SAME RESERVED IN DEED FROM RALPH W. E. COLE, ET UX. RECORDED MAY 28, 1925 IN BOOK 643, PAGE 74 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL COAL, OIL, GAS, AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE, AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO UNION PACIFIC LAND RESOURCES CORPORATION, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LAND, IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE THEREOF HEREBY EXCEPTED OR TO INTERFERE WITH THE USE THEREOF BY THE OWNER, AS CONVEYED FROM LOS ANGELES & SALT LAKE RAILROAD COMPANY TO UNION PACIFIC RAILROAD COMPANY BY MINERAL DEED DATED MARCH 31, 1971, AND AS FURTHER CONVEYED FROM UNION PACIFIC RAILROAD COMPANY TO UNION PACIFIC LAND RESOURCES CORPORATION BY MINERAL DEED DATED APRIL 1, 1971, AS RESERVED IN QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION RECORDED FEBRUARY 6, 2003 AS INSTRUMENT NO. 2003-089450 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 12: (APN: 175-080-012-6, 177-030-003-7 AND 177-110-022-1)

A STRIP OF LAND 50 FEET WIDE, BEING 25 FEET ON EACH SIDE OF, MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS N. 4° 35' E. 184.95 FEET FROM A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE LOS ANGELES & SALT LAKE RAILROAD, SAID LAST NAMED POINT BEING S. 85° 25' E. 185.36 FEET FROM THE TRUE POINT OF BEGINNING OF PARCEL 11 ABOVE DESCRIBED; THENCE N. 41° 35' E. 143.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, TANGENT TO THE LAST MENTIONED COURSE AND HAVING A RADIUS OF 1146.28 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 837.27 FEET; THENCE, TANGENT TO SAID CURVE, N. 0° 16' W. 1733.03 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, TANGENT TO THE LAST MENTIONED COURSE AND HAVING A RADIUS OF 1146.28 FEET; THENCE NORTHERLY, ALONG SAID CURVE 399.80 FEET; THENCE TANGENT TO SAID CURVE, N. 19° 43' E. 273.28 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, TANGENT TO THE LAST MENTIONED COURSE AND HAVING A RADIUS OF 461.73 FEET; THENCE NORTHERLY, ALONG SAID CURVE, 274.00 FEET; THENCE, TANGENT TO SAID CURVE, N. 14° 17' W. 550.55 FEET TO A POINT WHICH IS EAST 149.41 FEET FROM A POINT ON THE WESTERLY LINE OF SECTION 4, T. 2 S., R. 5 W., S.B.B. & M., SAID LAST NAMED POINT BEING 1132.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID SECTION 4.

### COOPERATIVE AGREEMENT

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EXCEPT ALL OIL AND MINERAL RIGHTS WITH THE RIGHT OF ENTRY TO DEVELOP SAME RESERVED IN DEED FROM RALPH W. E. COLE, ET UX. RECORDED MAY 28, 1925 IN BOOK 643, PAGE 74 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

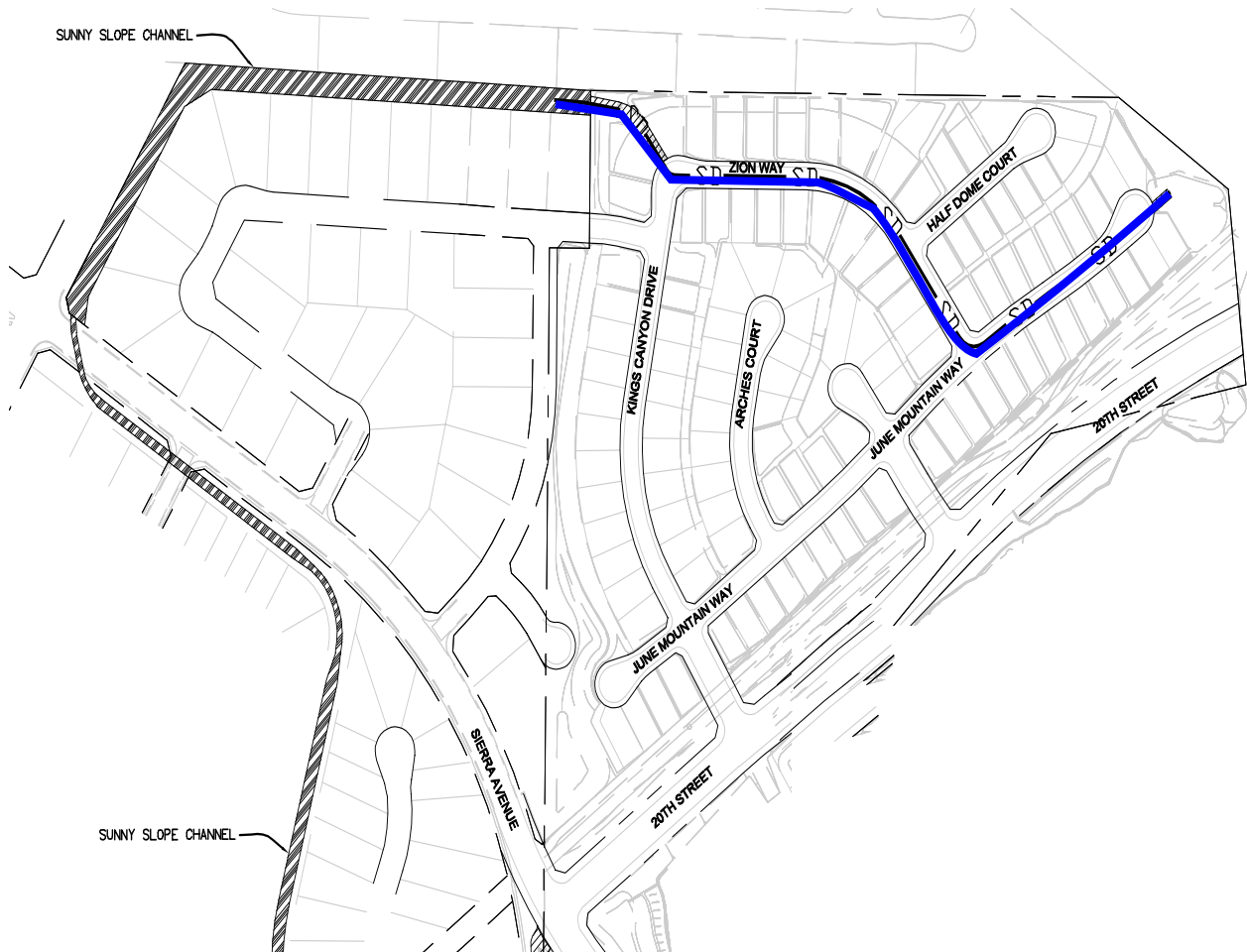
ALSO EXCEPTING ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL COAL, OIL, GAS, AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE, AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO UNION PACIFIC LAND RESOURCES CORPORATION, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LAND, IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE THEREOF HEREBY EXCEPTED OR TO INTERFERE WITH THE USE THEREOF BY THE OWNER, AS CONVEYED FROM LOS ANGELES & SALT LAKE RAILROAD COMPANY TO UNION PACIFIC RAILROAD COMPANY BY MINERAL DEED DATED MARCH 31, 1971, AND AS FURTHER CONVEYED FROM UNION PACIFIC RAILROAD COMPANY TO UNION PACIFIC LAND RESOURCES CORPORATION BY MINERAL DEED DATED APRIL 1, 1971, AS RESERVED IN QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION RECORDED FEBRUARY 6, 2003 AS INSTRUMENT NO. 2003-089450 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 177-030-006-0, 177-110-006-7, 177-110-007-8, 177-110-008-9, 175-080-011-5, 177-030-001-5, 177-030-002-6, 177-030-004-8, 177-030-016-9, 177-020-004-7, 177-020-016-8, 177-020-017-9, 177-030-010-3, 177-110-020-9, 177-110-021-0, 175-080-012-6, 177-030-003-7 and 177-110-022-1

### COOPERATIVE AGREEMENT

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## Exhibit B



### COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2  
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## EXHIBIT C

DISTRICT's Insurance Requirements is as follows:

Without limiting or diminishing DEVELOPER's obligation to indemnify or hold DISTRICT harmless, DEVELOPER shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the DISTRICT herein refers to the Riverside County Flood Control and Water Conservation District, the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insureds.

A. Workers' Compensation:

If DEVELOPER has employees as defined by the State of California, DEVELOPER shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. Policy shall be endorsed to waive subrogation in favor of DISTRICT.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of DEVELOPER's performance of its obligations hereunder. Policy shall name the DISTRICT as Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then DEVELOPER shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name the DISTRICT as Additional Insureds.

D. Professional Liability:

DEVELOPER shall cause any architect or engineer retained by DEVELOPER in connection with the performance of DEVELOPER's obligations under this Agreement to maintain Professional Liability Insurance providing coverage for

### COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2  
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## EXHIBIT C

the performance of their work included within this Agreement, with a limit of liability of not less than \$2,000,000 per occurrence and \$4,000,000 annual aggregate. DEVELOPER shall require that, if such Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and that such architect or engineer shall purchase at such architect or engineer's sole expense either 1) an Extended Reporting Endorsement (also known as Tail Coverage); or 2) Prior Dates Coverage from a new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that such architect or engineer has maintained continuous coverage with the same or original insurer. Coverage provided under items: 1), 2) or 3) shall continue for the term specified in the insurance policy as long as the law allows.

E. General Insurance Provisions – All Lines:

- a. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. BEST rating of not less than an A: VIII (A: 8) unless such requirements are waived, in writing, by the DISTRICT Risk Manager. If the DISTRICT's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.
- b. The DEVELOPER must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the DISTRICT Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention deemed unacceptable to the DISTRICT, and at the election of the DISTRICT's Risk Manager, DEVELOPER's carriers shall either: 1) reduce or eliminate such self-insured retention with respect to this Agreement with DISTRICT, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.
- c. DEVELOPER shall cause their insurance carrier(s) or its contractor's insurance carrier(s), to furnish DISTRICT with 1) a properly executed original certificate(s) of insurance and certified original copies of endorsements effecting coverage as required herein; and 2) if requested to do so orally or in writing by the DISTRICT Risk Manager, provide original certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said

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## EXHIBIT C

certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that a minimum of thirty (30) days written notice shall be given to the DISTRICT prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If DEVELOPER insurance carrier(s) policies does not meet the minimum notice requirement found herein, DEVELOPER shall cause DEVELOPER's insurance carrier(s) to furnish a 30 day Notice of Cancellation Endorsement.

- d. In the event of a material modification, cancellation, expiration or reduction in coverage, this Agreement shall terminate forthwith, unless DISTRICT receives, prior to such effective date, another properly executed original certificate of insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto, evidencing coverages set forth herein and the insurance required herein is in full force and effect. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the certificate of insurance.
- e. It is understood and agreed by the parties hereto that DEVELOPER's insurance shall be construed as primary insurance, and DISTRICT's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.
- f. If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services or there is a material change in the equipment to be used in the performance of the scope of work which will add additional exposures (such as the use of aircraft, watercraft, cranes, etc.); or the term of this Agreement, including any extensions thereof, exceeds five (5) years, DISTRICT reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverages currently required herein, if, in the DISTRICT Risk Manager's reasonable judgment, the amount or type of insurance carried by DEVELOPER has become inadequate.
- g. DEVELOPER shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.
- h. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to DISTRICT.

### COOPERATIVE AGREEMENT

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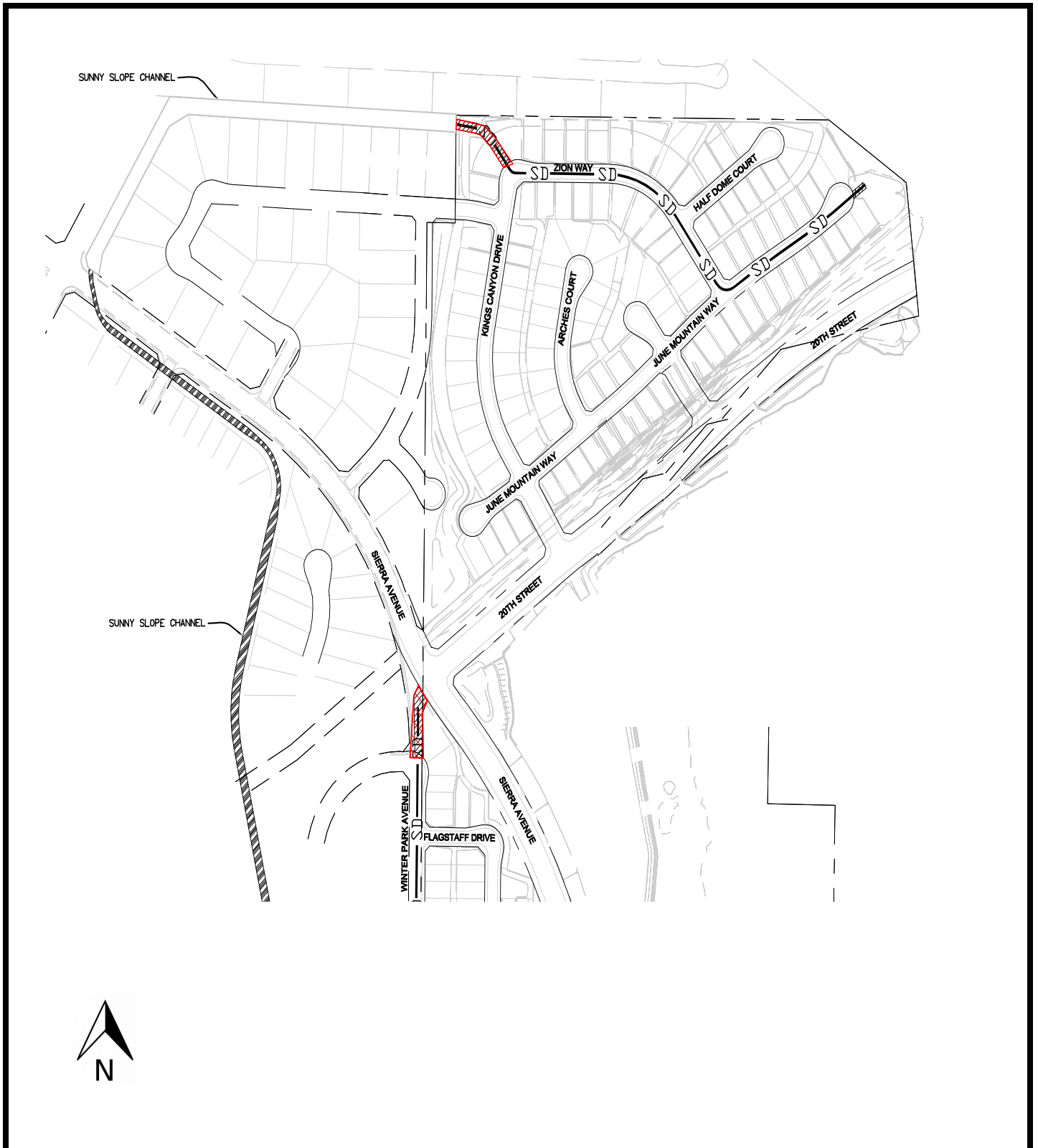
## EXHIBIT C

- i. DEVELOPER agrees to notify DISTRICT of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

### COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2  
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# Exhibit D



## COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2

Winter Park Avenue Storm Drain, Stage 1

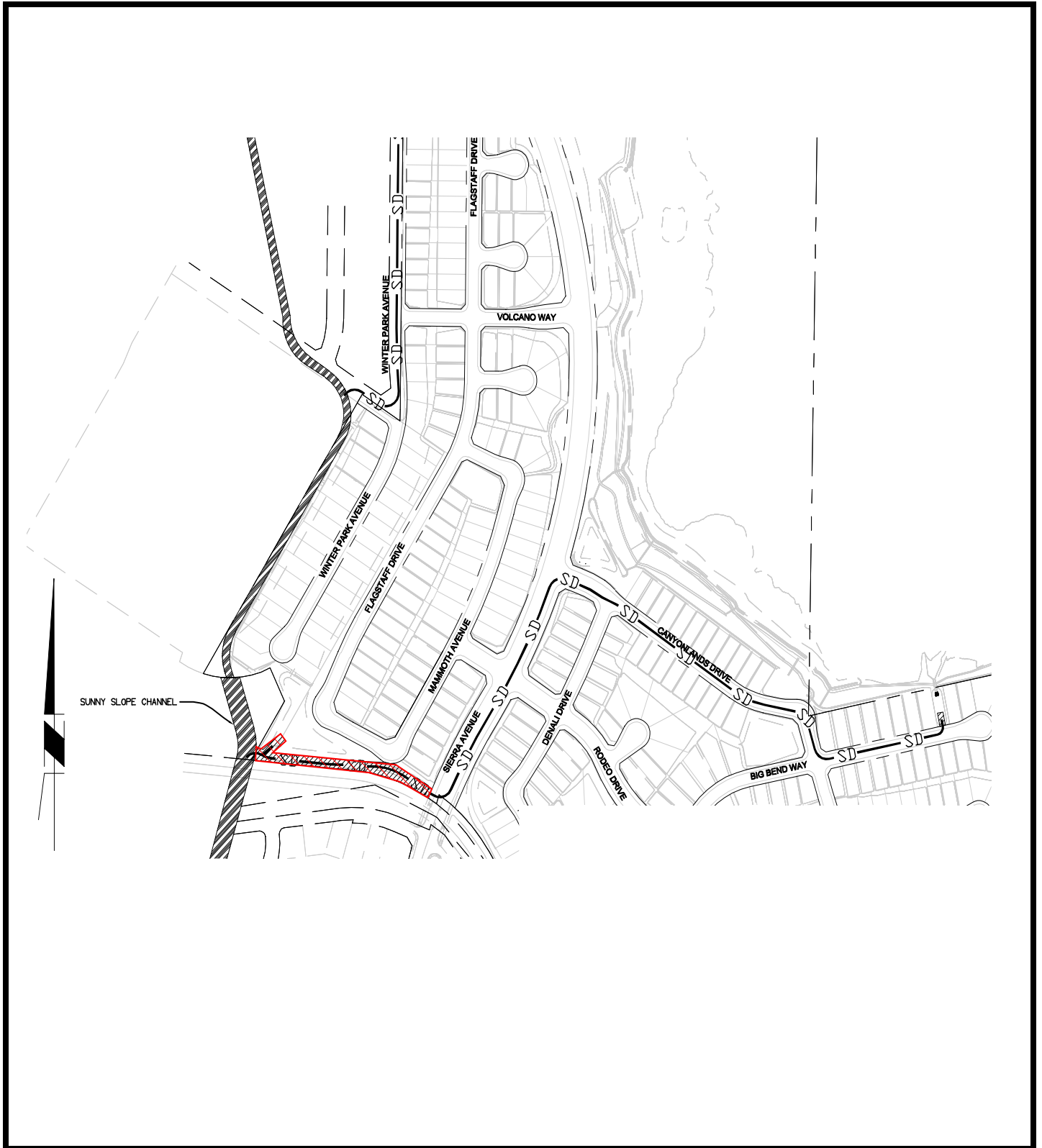
Paramount Estates MDP Line B, Stage 1

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## Exhibit D



### COOPERATIVE AGREEMENT

Paramount Estates MDP - Lines A and A-2, Stage 2

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Tract Map No. 31894

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## Exhibit D

GRANT DEED TO: SANG CHOL AN  
REC. 11/12/2010  
INST. NO. 2010-0547940 O.R.

RCFC&WCD EASEMENT  
PARCEL 1100-44  
INST. NO. 469355 O.R.  
REC. 12/12/1996

RCFC&WCD PARCEL 1100-4  
GRANT DEED  
INST. NO. 288801 O.R.  
REC. 10/5/1988

☞ UNION PACIFIC RAILROAD

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# City of Jurupa Valley

## **STAFF REPORT**

**DATE: JANUARY 21, 2021**

**TO: HONORABLE MAYOR AND CITY COUNCIL**

**FROM: ROD BUTLER, CITY MANAGER**

**BY: VICTORIA WASKO, CMC, CITY CLERK**

**SUBJECT: AGENDA ITEM NO. 14.E**

**AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

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### **RECOMMENDATION**

- 1) That the City Council adopt Resolution No. 2021-01, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

### **BACKGROUND**

The City's records are an important asset of the City; however, over time various records lose their legal, fiscal, or administrative significance. The City Clerk's office is recommending that the City Council approve the destruction of obsolete records that have reached the end of their retention and have no further legal, fiscal, or administrative value. The proposed resolution complies with the City's Records Management Policy which was adopted by Resolution No. 2018-06. The intent of this policy is to apply efficient and economical management methods to the creation, utilization, maintenance, retention, preservation, and disposal of City records.

### **ANALYSIS**

Following the adoption of a City resolution and approval by the City Attorney, City staff may destroy inactive records when they have satisfied all legal retention requirements. Destruction is carried out in accordance with the City's Record Retention Schedules and pursuant to Government Code Section 34090.

## OTHER INFORMATION

An efficient record keeping system monitors all phases of a record and its lifespan. Keeping records beyond their retention period creates a burden for staff, creates the necessity for additional storage space, and creates a more complex process for responding to public records requests.

The attached resolution includes a list of obsolete City records that are requested for destruction.

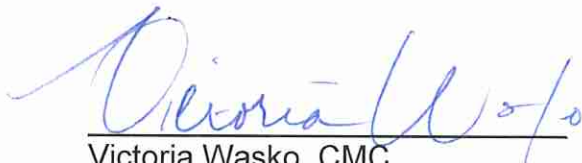
## FINANCIAL IMPACT

There is no fiscal impact.

## ALTERNATIVES

1. Decline to adopt the resolution at this time.

Prepared by:



Victoria Wasko, CMC  
City Clerk

Submitted by:



Rod B. Butler  
City Manager

Reviewed by:



Peter M. Thorson  
City Attorney

## Attachments:

1. Resolution No. 2021-01
2. Exhibit A – List of Obsolete City Records Scheduled for Destruction

**RESOLUTION NO. 2021-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE  
DESTRUCTION OF CERTAIN OBSOLETE CITY  
RECORDS**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES HEREBY  
RESOLVE AS FOLLOWS:**

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

**Section 2.** At their February 15, 2018 meeting, the City Council adopted Resolution No. 2018-06 approving the City of Jurupa Valley Records Management Policies and Procedures Manual; and

**Section 3.** The City of Jurupa Valley Records Management Policies and Procedures Manual contains the records retention and disposition schedules for all City departments. The records retention and disposition schedules are a comprehensive listing of records created or maintained by the City, the length of time each record should be retained, and the legal retention authority. If no legal retention authority is cited, the retention period is based on state law and standard records management practice; and

**WHEREAS,** Government Code section 34090 provides that, with the approval of the City Council and the written consent of the City Attorney, the head of a City department may destroy certain city records, documents, instruments, books or papers under the Department Head's charge, without making a copy, if the records are no longer needed; and

**WHEREAS,** a list of the records, documents, instruments, books or papers proposed for destruction is attached hereto as Exhibit A and shall hereafter be referred to collectively as the "Records"; and

**WHEREAS,** the Records do not include any records affecting title to real property or liens upon real property, court records, records required to be kept by statute, records less than two years old, video or audio recordings that are evidence in any claim or pending litigation, or the minutes, ordinances or resolutions of the City Council or any City board or commission; and

**WHEREAS,** the City Clerk agrees that the proposed destruction conforms to the City's retention and disposition schedules; and

**WHEREAS,** the City Attorney consents to the destruction of the Records; and

**WHEREAS,** the City Council of the City of Jurupa Valley finds and determines that the Records are no longer required and may be destroyed.



**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Jurupa Valley authorizes the City Clerk or her designated representative to destroy the Records as shown as Exhibit ‘A’ without retaining a copy.

**PASSED, APPROVED and ADOPTED**, by the City Council of the City of Jurupa Valley on this 21<sup>st</sup> day of January 2021.

---

Lorena Barajas  
Mayor

ATTEST:

---

Victoria Wasko, CMC  
City Clerk

## CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2021-01 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21<sup>st</sup> day of January 2021 by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 21<sup>st</sup> day of January 2021.

\_\_\_\_\_  
Victoria Wasko, City Clerk  
City of Jurupa Valley

**ATTACHMENT “A”**

**List of Records Proposed for Destruction**

City of Jurupa Valley  
City Clerk's Office  
List of Records Scheduled for Destruction in CY 2021

**Record Series File Number 100-02/3 – Agreements**

**Retention: Completed, plus 5 years**

1. Environmental Impact Sciences – Review of Riverside Transmission Reliability Project EIR (2011)  
(Scanned in City Clerk's Permanent Records)
2. D. Proctor Engineering – Riverside Transmission Reliability Project (2011) (Scanned in City Clerk's Permanent Records)
3. David Volz – Gateway Entry Monument Design (2012)
4. Mayer Hoffman McCann – Professional Audit Services (2012)
5. Koff & Associates – HR Services (2015)

**Record Series File Number 110-05 – Correspondence**

**Retention: Completed, plus 2 years**

Presentation to Council in 2013 – Oversight Board for Riverside County

**Record Series File Number 120-02 – City Council Agendas (Scanned in City Clerk's Permanent Records)**

**Retention: Completed, plus 2 years. Scan for reference**

City Council Agendas 2017

**Record Series File Number 120-05 - City Council Speaker Cards**

**Retention: Completed, plus 2 years**

**Information is in the Minutes**

City Council Speaker Cards 2017, 2018

**Record Series File Number 120-07 - Correspondence**

**Retention: Completed, plus 2 years**

Correspondence 2017 and earlier

**Record Series File Number 150-01 - Certificates of Liability**

**Retention: Completed, plus 2 years**

Certificates of Liability 2017

**Record Series File Number 200-02 – Check/Payroll Register (Scanned in City Clerk's Permanent Records)**

**Retention: Originals kept for 5 years**

Check/Payroll Registers 2015

**Record Series File Number 320-03 – FPPC Forms**

**Retention: Current, plus 7 years**

Form 700 – Gustavo Romo (Left Office 12/29/11)

Form 700 – Carlos Silva (Left Office 12/20/12)

Form 700 – Susan Mahoney (Left Office 7/15/2012)

Form 700 – Lori Wolfe (Left Office 3/5/2012)

Form 700 – Christopher Diaz (Left Office 8/23/2013)

Form 700 – Bruce Dunams (Left Office 1/10/2013)

Form 700 – Charles Rangel (Left Office 3/15/2013)

Form 700 – Richard Bagley (Left Office 1/24/14)

**Record Series File Number 1030-08 – Request for Records**

**Retention: Completed, plus 2 years**

Public Record Act Requests 2017

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** JANUARY 21, 2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER  
**BY:** TIM JONASSON, SENIOR MANAGER

**SUBJECT:** AGENDA ITEM NO. 16.A

**PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION IMPOSING NEW DEVELOPMENT IMPACT FEES AND AN ORDINANCE AMENDING CHAPTER 3.75, DEVELOPMENT IMPACT FEE, AND SECTION 2.50.05, APPEALS OF DISCRETIONARY ACTIONS AND FEES, OF THE JURUPA VALLEY MUNICIPAL CODE**

## **RECOMMENDATION**

- 1) That the City Council adopt Resolution No. 2021-02, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE DEVELOPMENT IMPACT FEE CALCULATION AND NEXUS REPORT DATED MAY 2020, ADOPTING NEW AND AMENDED DEVELOPMENT IMPACT FEES, MAKING A FINDING OF EXEMPTION UNDER CEQA, AND REPEALING PRIOR DIF RESOLUTIONS**

- 2) That the City Council conduct a first reading and introduce Ordinance No. 2021-02, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 3.75, DEVELOPMENT IMPACT FEE, AND SECTION 2.05.050, APPEALS OF DISCRETIONARY ACTIONS AND FEES, OF THE JURUPA VALLEY MUNICIPAL CODE**

## **BACKGROUND**

Since incorporation in 2011 the City has used the County's Development Impact Fees (DIF) to mitigate the impacts of development on the City's infrastructure until such time the City could establish its own mitigation program tailored to the City's rather than the County's General Plan. Revenue and Costs Specialists, LLC was contracted in 2015 to develop the City's DIF program based on a study of the future needs of the City as projected in the Master Facilities Plan (MFP) available upon request. The DIF nexus report and MFP, therefore, establish the necessary nexus and proportional impact

analysis required under law to support the proposed fees for future development.

Some important concepts to consider when reviewing the draft DIF nexus report:

1. Existing deficiencies in the City's infrastructure cannot legally be mitigated by future development. As such, the DIF nexus study and MFP only consider the impact from future development.
2. The DIF nexus report and MFP are based on the City's General Plan as adopted in September 2017 at which time parts of the City's Transportation Element were not completely defined. Staff is currently completing the analysis of buildout of the transportation system; therefore, additional transportation elements may be added at a future date. Estimates for these improvements are included in the DIF nexus report and MFP.
3. While the DIF nexus report and MFP support the maximum DIF to developers the City Council may wish to adopt lower levels to support economic development or remain competitive with other local municipalities. However, lowering the DIF levels on future development will likely result in the City having to find other sources of revenue to pay for future infrastructure.

## **ANALYSIS**

The nexus report uses the following methodology to establish appropriate DIF levels for different types of development:

1. Define the Level of Service (LOS) desired within the General Plan and the necessary future capital improvements to achieve that LOS.
2. Review the land use map to determine the existing mix of land uses and amount of undeveloped, underdeveloped versus developed land. The magnitude of growth and its impacts can thus be determined by considering the future land uses with the corresponding capital improvements required to support that development.
3. Identify all additions to capital facilities or equipment inventory as applicable required to support future development at the desired LOS.
4. Identify the level of responsibility (referred to as the "Percent Need" in the nexus report) for the capital improvements required to accommodate future growth. This is necessary in order to take into account that a percentage of the improvement will serve existing development and must therefore be subtracted from the DIF calculation.
5. Distribute the costs identified as a result of future development on the basis of land use. Costs are distributed between each land use based on their relative use of the future capital improvement such as high traffic generating development is obligated to pay for a greater percentage of future street



improvements.

Based on the above methodology the nexus report recommends the following maximum DIF levels for future development:

<b>DIF Land Use Type</b>	<b>Development Impact Costs within Jurupa Valley</b>
Low Density Detached Dwelling Unit	\$5,500/Unit
Medium Density Detached Dwelling Unit	\$5,500/Unit
Accessory Dwelling Unit (ADU) above 750 SF*	Low or Medium Density DIF fee prorated based on ADU size/original home size.
Attached Dwelling Unit	\$3,292/Unit
Mobile Home Dwelling Unit (in parks)	\$3,823/Unit
Commercial Lodging (keyed) unit	\$2,106/Unit
Retail/Service/Office Uses	\$5.217/SF
Uses Business Park	\$4.289/SF
Industrial Uses	\$1.714/SF

\*ADUs below 750 SF are exempt from DIF fees by state law.

If adopted the above DIF would result in the following collected amounts from future development at build out:

<b>Infrastructure Type</b>	<b>Total Potential Collected</b>
Fire Suppression/Medic/Rescue Facilities, Vehicles & Equipment	\$10,756,171
Circulation System - Streets, Signals & Bridges	\$109,738,016
General Facilities – Vehicles & Equipment	\$2,026,733
Library Collection Items & Dedicated Public Use Computers	\$1,216,192
Park Infrastructure Development – Downey & 68 <sup>th</sup> Street Parks	\$13,316,336
<b>Total – All Projects</b>	<b>\$137,053,448</b>

On October 29, 2020 a City Council workshop was held to discuss these funding levels as well as the supporting analysis provided in the nexus study. In response to Council's request an additional fee category has been added for Accessory Dwelling Units (ADUs) as well as additional DIF fees for better comparison with other local cities. (See attachment 1.)

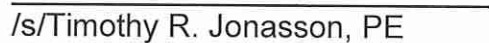
## OTHER INFORMATION

The Business Industry Association (BIA) and the Commercial Real Estate Development Association (NAIOP) have reviewed the document and provided comments that have been addressed by Revenue and Costs Specialists.

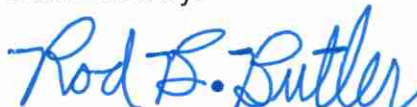
## FINANCIAL IMPACT

The total collected for all projects at build out is currently estimated at \$137,053,448.

Prepared by:

  
/s/Timothy R. Jonasson, PE  
Senior Manager – Development  
Services

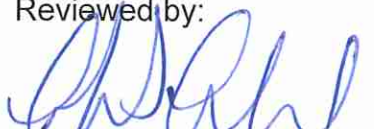
Submitted by:

  
Rod B. Butler  
City Manager

Reviewed by:

  
Connie Cardenas  
Administrative Service Director

Reviewed by:

  
Mike Flad  
Assistant City Manager

Reviewed by:

  
Peter M. Thorson  
City Attorney

## Attachments:

- 1) Resolution No. 2021-02
- 2) Ordinance No. 2021-02
- 3) Comparison of proposed DIF levels versus comparable cities
- 4) Development Impact Fee Calculation and Nexus Report dated May 2020

**RESOLUTION NO. 2021-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE DEVELOPMENT IMPACT FEE CALCULATION AND NEXUS REPORT DATED MAY 2020, ADOPTING NEW AND AMENDED DEVELOPMENT IMPACT FEES, MAKING A FINDING OF EXEMPTION UNDER CEQA, AND REPEALING PRIOR DIF RESOLUTIONS**

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

**Section 1. Recitals.**

(a) In adopting Chapter 3.75 of the Jurupa Valley Municipal Code (the “Municipal Code”), the City Council of the City of Jurupa Valley (the “City”) established the requirement for the payment of development impact fees (“DIFs”) by new developments within the City, to ensure that certain public facilities or capital improvements are constructed and made available consistent with build-out of the City, in accordance with the City’s General Plan and concurrent with the need caused by new development.

(b) Chapter 3.75 (“Development Impact Fee”) to the Municipal Code, provides that the City Council shall, by resolution, establish the amount of the DIF, the description of the facilities and equipment to be financed by DIF, definitions of terms necessary to implement the DIF, and such other regulations as may be necessary or convenient to implement and administer the DIF to be imposed pursuant to Chapter 3.75 of the Municipal Code.

(c) Revenue & Cost Specialists, L.L.C. has prepared the *Development Impact Fee Calculation and Nexus Report* dated May 2020 (the “Nexus Report”). The Nexus Report identifies capital projects and acquisitions necessary to meet the goals, programs, and objectives within the City’s General Plan.

(d) Chapter 2 of the Nexus Report describes the benefit and impact areas on which DIFs are to be imposed and collected, describe the reasonable relationship between the DIFs and the various types of new development, analyze the need for new public facilities and improvements which will be necessitated by new development, set forth a methodology for determining the relationship between new development, the needed public facilities, and the estimated cost of those improvements, and otherwise satisfy the requirements of the law, and Government Code Sections 66000 *et seq.* (the “Mitigation Fee Act”), with regard to the imposition and collection of DIFs.

(e) The Nexus Report projects developmental growth in the City through years 2025, based on the City’s General Plan, adopted specific plans and other development approvals, and provides the basis for calculating and adopting DIFs in the following categories: (1) fire suppression/medic/rescue facilities, vehicles, and equipment, (2) circulation (streets, signals, and bridges) systems, (3) general facilities, vehicles, and equipment, (4) library collection items and

dedicated public use computer stations, and (5) park infrastructure development (Downey Park & 68th Street Parks).

(f) The analysis of capital projects and acquisitions contained in the Nexus Report, taken together with the methodology established by the Nexus Report, demonstrate the specific costs associated with providing adequate public facilities commensurate with projected levels of new development in the City.

(g) The Nexus Report provides the documentation, detail, and other information required by the Mitigation Fee Act as the basis for the adoption and imposition of the DIFs for (1) fire suppression/medic/rescue facilities, vehicles, and equipment, (2) circulation (streets, signals, and bridges) systems, (3) general facilities, vehicles, and equipment, (4) library collection items and dedicated public use computer stations, and (5) park infrastructure development (Downey Park & 68th Street Parks), and Chapters 3 through 7 of the Nexus Report describe the benefit and impact area on which the DIFs are to be imposed, lists the specific public improvements to be financed through the imposition and collection of the DIFs, describe the estimated cost of providing the improvements and facilities, describe the reasonable relationship between the DIFs and the various types of new development, and otherwise satisfies the requirements of the law with regard to the imposition and collection of DIFs.

(h) Pursuant to the Mitigation Fee Act, the City Council finds that there is a reasonable relationship between the need for park land and park improvements and residential development that does not involve the subdivision of land for which a corresponding fee is charged because future residential development will increase the City's population and will require additional park space and improvements to adequately serve the athletic and recreational needs of these new residents.

(i) Pursuant to the Mitigation Fee Act, the City Council finds that there is a reasonable relationship between the development and improvement of parks and residential development that does not involve the subdivision of land for which the fee is imposed, because the additional parks and improvements will improve and expand the City's park system and thus reduce the risk that the City's increasing population will overuse or overcrowd the City's parks.

(j) Pursuant to the Mitigation Fee Act, the City Council finds that the proposed fees for circulation systems does not duplicate fees collected under the Western Riverside County Traffic Uniform Mitigation Fee (TUMF) Ordinance because the items listed in the Nexus Report only include costs for transportation improvements at intersections, and other costs, that are not included in the TUMF, but would require improvements due to background growth and new development in the City.

(k) The facts and evidence presented to the City Council have established that there is a reasonable relationship between the need for new facilities or improvements and the impacts of new development for which a corresponding fee is charged, and also that there is a reasonable relationship between the fees' use and the type of development for which the fee is imposed.

(l) The City has complied with the notice and hearing requirements of state law and the Mitigation Fee Act prior to adopting this Resolution, and a notice of public hearing on the DIFs was mailed as required by law to any interested party who filed a written request with the City Clerk for mailed notice of a meeting on new or increased fees.

(m) The City Council held a duly noticed public hearing at the January 21, 2021 Regular City Council meeting, at which time further testimony was presented and the public hearing was closed.

(n) The City Council finds that the record of these proceedings, including the Nexus Report, the City's General Plan, ordinances and resolutions, the staff report, written correspondence received by the City, and the testimony received at the hearing prior to the adoption of this Resolution, held on January 21, 2021, contains substantial evidence to support the imposition and collection of the DIFs established herein.

(o) The City Council has reviewed and considered the DIFs established herein, and finds that the fees will mitigate some of the impacts associated with additional capital project and infrastructure needs necessitated by new residential and non-residential development in the City.

**Section 2. Adoption and Incorporation of Recitals.** The findings and recitals set forth in Section 1 of this Resolution are true and correct, and are incorporated herein.

**Section 3. Adoption of the Studies.** The City Council hereby approves the *Development Impact Fee Calculation and Nexus Report* prepared by Revenue & Cost Specialists, L.L.C. and dated May 2020, the Master Facilities Plan, and the findings contained therein in Chapter 2. The City Council further adopts the methodology set forth in the Nexus Report (pages 6-8 of the Nexus Report), for calculating and collecting the DIFs adopted herein. A copy of the Study and Master Facilities Plan shall be on file with the City Clerk and available during regular City business hours for public inspection.

**Section 4. Adoption of Development Impact Fees.** The City Council hereby approves and adopts the DIFs for (1) fire suppression/medic/rescue facilities, vehicles, and equipment, (2) circulation (streets, signals, and bridges) systems, (3) general facilities, vehicles, and equipment, (4) library collection items and dedicated public use computer stations, and (5) park infrastructure development (Downey Park & 68th Street Parks) in accordance with the schedule set forth in Exhibit A attached hereto and incorporated herein by reference.

**Section 5. Methodology for Calculation, Adjustment, and Collection of Development Impact Fees.** The DIFs established in Exhibit A are hereby adopted, and shall be calculated, adjusted, and collected in accordance with City ordinances and the Nexus Report. The amount of the DIFs may be adjusted annually for inflation on July 1<sup>st</sup> of each year by the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U): Riverside-San Bernardino-Ontario (or any successor index). The calculation for that annual adjustment shall be made using the month of April over the month of April in the prior year.

**Section 6. Imposition and Deferral of Development Impact Fees.** The DIFs established herein shall be due and payable in accordance with Government Code Section 66007,

upon the issuance of a building permit; provided, however, that DIFs imposed on residential development may be deferred until the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first, pursuant to a written agreement, entered into and recorded in accordance with Government Code Section 66007(c).

**Section 7. Effective Date of New Development Impact Fees.** The DIFs established by Section 5 of this Resolution shall be effective on the sixtieth (60<sup>th</sup>) day following the adoption of this Resolution.

**Section 8. Exceptions.** The DIFs established herein shall not include fees established and collected pursuant to Chapter 3.80 (“Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance”) or Chapter 3.70 (“Western Riverside County Transportation Uniform Mitigation Fee Program”) of the Municipal Code.

**Section 9. Appeal of Fee Imposition.** Any applicant who is subject to payment of the DIFs established herein may file an appeal in accordance with Section 2.05.050 (“Appeals of Discretionary Actions and Fees”) of Chapter 2.05 (“City Council”) of Title 2 (“Administration and Personnel”) of the Municipal Code, as that Chapter may be amended from time to time.

**Section 10. Repeal of Prior Development Impact Fees Adopted by this Resolution and Conflicting Resolutions.** Any and all provisions of this Resolution and any other prior resolutions of the City Council establishing or modifying DIFs in the categories established in the Nexus Report and set forth in Exhibit A, which duplicate or conflict with the provisions of this Resolution and Exhibit A, are hereby repealed and replaced with the fees set forth in Exhibit A and the terms and conditions established by this Resolution upon the effective date of the new DIFs as provided for in Section 7 of this Resolution.

**Section 11. California Environmental Quality Act Findings.** The adoption of the Nexus Report and the DIFs specified in this Resolution, was reviewed in accordance with the criteria contained in the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines. The City Council finds that adoption of the Nexus Report and the DIFs specified in this Resolution will not have a significant impact on the environment and are exempt from CEQA pursuant to Section 15061(b)(3) of State CEQA Guidelines because these actions involve the amendment of DIFs and no specific development is authorized by the adoption of the Nexus Report or the adoption of new and amended DIFs. Therefore the adoption of the Nexus Report and the DIFs does not have the potential for causing a significant effect on the environment. In addition, the adoption of this Resolution approves and sets forth a procedure for determining fees for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas and is statutorily exempt from CEQA pursuant to State CEQA Guidelines 15273(a)(4).

**Section 12. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Resolution or any part hereof is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this Resolution or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared invalid or unconstitutional.

Section 13.    **Certification.**    The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 21<sup>st</sup> day of January 2021.

---

Lorena Barajas  
Mayor

ATTEST:

---

Victoria Wasko, CMC  
City Clerk

## CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2021-02 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 21<sup>st</sup> day of January 2020 by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 21<sup>st</sup> day of January 2021.

---

Victoria Wasko, City Clerk  
City of Jurupa Valley



**EXHIBIT A**  
**SCHEDULE OF DEVELOPMENT IMPACT FEES**  
**Effective 60 Days after Adoption**

[Schedule 2.1 from DIF Report]

**Adopted on January 21, 2021 and Effective on March 22, 2021**

Schedule 2.1

City of Jurupa Valley

General Plan Build-out Costs

Summary of Development Impact Fees By Type of Fee (continued on next page)

(Costs/Fees per Residential Type Dwelling Unit, or Business Type Square Foot)

Land-use Category	Fire Protection Facilities	Circulation System Facilities	General Government Facilities	Library Collection and Computers	Park Facilities Improvements	Development Impact Fee Total Per Unit or Square Feet
	Schedule 3.2	Schedule 4.2	Schedule 5.2	Schedule 6.1	Schedule 7.1	
Calculated Development Impact Costs						
Low Density Detached Dwellings	\$672	\$3,134	\$141	\$130	\$1,423	\$5,500 per Unit
Medium Density Detached Dwellings	\$672	\$3,134	\$141	\$130	\$1,423	\$5,500 per Unit
Attached Dwellings	\$405	\$1,693	\$141	\$88	\$965	\$3,292 per Unit
Mobile Home Dwelling Units	\$955	\$1,568	\$141	\$97	\$1,062	\$3,823 per Unit
Commercial Lodging Units	\$425	\$1,654	\$27	No Fee	No Fee	\$2,106 per Unit
Retail/Service/Office Uses Square Feet	\$0.134	\$5.061	\$0.022	No Fee	No Fee	\$5.217 per S.F.
Business Park Square Feet	\$0.381	\$3.886	\$0.022	No Fee	No Fee	\$4.289 per S.F.
Industrial Uses Square Feet	\$0.036	\$1.656	\$0.022	No Fee	No Fee	\$1.714 per S.F.
Potential Collection with Recommended Impact Fee Schedule						
Low Density Detached Dwellings	\$710,976	\$3,315,772	\$149,178	\$137,540	\$1,505,534	\$5,819,000
Medium Density Detached Dwellings	\$4,598,496	\$21,445,962	\$964,863	\$889,590	\$9,737,589	\$37,636,500
Attached Dwellings	\$863,865	\$3,611,169	\$300,753	\$187,704	\$2,058,345	\$7,021,836
Mobile Home Dwelling Units	\$13,370	\$21,952	\$1,974	\$1,358	\$14,868	\$53,522
Commercial Lodging Units	\$310,250	\$1,207,420	\$19,710	No Fee	No Fee	\$1,537,380
Retail/Service/Office Uses Square Feet	\$697,099	\$26,328,483	\$114,449	No Fee	No Fee	\$27,140,031
Business Park Square Feet	\$3,073,978	\$31,352,963	\$177,500	No Fee	No Fee	\$34,604,441
Industrial Uses Square Feet	\$488,137	\$22,454,295	\$298,306	No Fee	No Fee	\$23,240,738
Total Potential Collection	\$10,756,171	\$109,738,016	\$2,026,733	\$1,216,192	\$13,316,336	\$137,053,448
Potential DIF Receipts	\$10,756,171	\$109,738,016	\$2,026,733	\$1,216,192	\$13,316,336	\$137,053,448
Less: DIF Fund Balance	\$2,438,582	\$1,381,388	\$2,727,035	\$332,236	\$67,795	\$6,947,036
Less: Other Resources	\$0	\$617,978,711	\$0	\$0	\$0	\$617,978,711
Financial Resources Total	\$13,194,753	\$729,098,115	\$4,753,768	\$1,548,428	\$13,384,131	\$761,979,195
Required Capital Total	\$20,128,226	\$798,294,703	\$4,749,378	\$1,546,930	\$13,384,740	\$838,103,977
Over or (Under) Collection	-\$6,933,473	-\$69,196,588	\$4,390	\$1,498	-\$609	(\$76,124,782)

**ORDINANCE NO. 2021-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 3.75, DEVELOPMENT IMPACT FEE, AND SECTION 2.05.050, APPEALS OF DISCRETIONARY ACTIONS AND FEES, OF THE JURUPA VALLEY MUNICIPAL CODE**

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

**SECTION 1.** Chapter 3.75, Development Impact Fee, is hereby amended in full to read as follows:

**CHAPTER 3.75. - DEVELOPMENT IMPACT FEE**

**Sec. 3.75.010. - Title.**

This chapter shall be known as the "Development Impact Fee ("DIF") Ordinance."

**Sec. 3.75.020. - Findings.**

The City Council, having reviewed and considered the report entitled "Development Impact Fee Calculation and Nexus Report for the City of Jurupa Valley" approved by the City Council on January 21, 2021" ("Nexus Report") and the "Master Facilities Plan" referenced therein and approved by the City Council, finds and determines that:

- (1) In order to effectively implement the Jurupa Valley General Plan, manage new residential, commercial, and industrial development, and address impacts caused by such development, certain public facilities must be constructed or acquired, and public equipment must be acquired.
- (2) In order for the city to construct or acquire public facilities and acquire public equipment, it is necessary to require that all new development bear its fair share cost of providing the facilities and equipment reasonably needed to serve that development.
- (3) Development impact fees ("DIF") are created for that purpose.
- (4) As indicated in the Nexus Report, the DIF do not reflect the entire cost of the public facilities and equipment needed in order to effectively meet the needs created by new development. Additional revenues will be required from other sources. The City Council finds that the benefit to each development project is greater than the amount of the DIF to be paid by that project.
- (5) Payment of the DIF does not necessarily mitigate to a level of insignificance all impacts from new development. Whether impacts associated with a particular development project have been mitigated to a level of insignificance will be determined by the city on a case by case basis.

- (6) The public facilities and equipment described in the Nexus Report and Master Facilities Plan include data compiled from information provided by various city departments based on the anticipated needs of the city due to future development based on the City's General Plan.
- (7) The DIF collected pursuant to this chapter shall be used toward the construction and acquisition of public facilities and equipment identified in the Nexus Report and Master Facilities Plan. The need for the public facilities and equipment is related to new residential, commercial, and industrial development because such new development will bring additional people and other uses into the city thus creating an increased demand for the public facilities and equipment.
- (8) The cost estimates set forth in the Nexus Report and the Master Facilities Plan are reasonable cost estimates for the public facilities and equipment and that portion of the DIF expected to be generated by new development will not exceed the total fair share of these costs.
- (9) Failure to mitigate growth impacts on public facilities and equipment within the city will place residents in a condition perilous to their health, safety and welfare.
- (10) There is a reasonable relationship between the use of the DIF and the type of development projects on which the DIF is imposed because the DIF will be used to construct the public facilities and equipment, and the facilities, and the public facilities and equipment are necessary for the health and welfare of the residential, commercial, and industrial users of the development projects on which the DIF will be levied.
- (11) There is a reasonable relationship between the need for the public facilities and equipment and the type of development project on which the DIF is imposed because it will be necessary for the residential, commercial, and industrial users of the development projects to have access to the public facilities and equipment in order to use, inhabit, and have access to the development projects. New development will benefit from the facilities and equipment to be funded with DIF and the burden of such new development will be mitigated in part by the payment of the DIF.
- (12) This chapter is for the purpose of promoting public health, safety, comfort, and welfare and adopts means which are appropriate to attaining those ends.

**Sec. 3.75.030. - Authority.**

This chapter is established under the authority of Article 11, Section 7 of the California Constitution and Government Code Title 7, Division 1, Chapter 5 of the Government Code beginning with Section 66000 *et seq.*, which provides that a local agency may establish fees for the purpose of defraying all or a portion of the cost of public facilities related to development projects.

**Sec. 3.75.040. - Purpose.**

This chapter serves the following purposes:

- (1) It establishes and sets forth policies, regulations, and fees relating to the funding and installation of the public facilities and equipment necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this chapter.
- (2) It establishes the authorized uses of the DIF collected.

**Sec. 3.75.050. - Administrative responsibility.**

The City Manager shall be responsible for the administration of this chapter. The City Council is authorized to adopt a resolution establishing Administrative procedures for the implementation of this chapter.

**Sec. 3.75.060. - Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning or where the meaning is amended by resolution of the City Council:

*Certificate of occupancy* means a certificate of occupancy as defined by Chapter 8.05 or state law.

*Commercial zones* means, for purposes of this chapter, property which at the time of issuance of a building permit is within one (1) of the following Title 9 zoning classifications: R-1, R-R, R-R-O, R-1-A, R-A, R-2, R-2-A, R-3, R-3-A, R-T, R-T-R, R-4, R-5, R-6, C-1/C-P, C-T, C-P-S, C-R, C-O, R-V-C, W-2, R-D, N-A, W-2-M, W-1, or SP with one of the aforementioned zones used as the base zone.

*City* means the City of Jurupa Valley.

*City Manager* means the City Manager of the City or his or her designee.

*Credit* means a credit allowed pursuant to Section 3.75.140 which may be applied against the DIF.

*Development agreement* means an agreement entered into between the city and an owner of real property pursuant to Government Code Section 65864 *et seq.*

*Development impact fees, DIF or fees* means the fees imposed pursuant to the provisions of this chapter.

*Development project or project* means any project undertaken for the purpose of development including the issuance of a permit for construction pursuant to Chapter 8.05.

*DIF program* means the process of collecting and expending development impact fees.

*Facilities and equipment* means the public facilities and equipment financed by the DIF program and includes all of the facilities set forth in the Nexus Report and the Master Facilities Plan and any subsequently revisions thereof approved by resolution of the City Council, including the land and right of way required for the facilities.

*Final inspection* means a final inspection as defined by Chapter 8.05.

*Gross acreage* means the total property area as shown on a land division map of record, or described through a recorded legal description of the property. This area shall be bounded by road right-of-way and property lines.

*Industrial zones* means, for purposes of this chapter, property which at the time of issuance of a building permit is within one (1) of the following Title 9 zoning classifications: I-P, M-S-C, M-M, M-H, M-R, M-R-A, A-I, A-P, A-2, A-D, W-E, or SP with one (1) of the aforementioned zones used as the base zone.

“Master Facilities Plan” means the list of needed public facilities referenced in the Nexus Report and approved by the City Council.

*Multifamily residential* or *MFR* means attached residential dwellings that are not classified as single-family residential units. This category includes apartment houses, boarding, rooming and lodging houses, congregate care residential facilities, and individual spaces within mobilehome parks and recreational vehicle parks. All other residential units shall be classified either as single-family residential units or senior citizen's residential units.

*Nexus Report* means the "Development Impact Fee Calculation and Nexus Report for the City of Jurupa Valley" and the "Master Facilities Plan" approved by the City Council on January 21, 2021."

*Residential unit* means a building or portion thereof used by one (1) family and containing but one (1) kitchen, which unit is designed or occupied for residential purposes, including single-family and multiple-family dwellings, but not including hotels and motels.

*Revenue* or *revenues* means any funds received by the city pursuant to the provisions of this chapter for the purpose of defraying all or a portion of the cost of the facilities set forth in the public facilities needs report, purchasing regional parkland, and preserving habitat and open space.

*Single-family residential* or *SFR* means a detached residential dwelling unit, an attached dwelling unit that is located on a separate lot (i.e., a duplex), any residential unit meeting the statutory definition of a condominium contained in the California Civil Code Section 6624, and for which a condominium plan has been recorded pursuant to California Civil Code Section 6606, and any building or portion thereof used by one (1) family and containing but one (1) kitchen.

#### **Sec. 3.75.070. - Development impact fee.**

In order to assist in providing revenue to acquire or construct the public facilities and equipment set forth in the Nexus Report and to fulfill the purposes of this chapter there is hereby established development impact fees be paid for each development project or a portion thereof to be constructed in the city. The amount of the DIF, the description of the facilities and equipment to be financed by DIF, definitions of terms necessary to implement the DIF, and such other regulations as may be necessary or convenient to implement and administer the DIF to be imposed pursuant to this chapter shall be established by resolution of the city council.

#### **Sec. 3.75.080. - Imposition of DIF.**

Notwithstanding any provision of Chapter 8.05 to the contrary, no building permit shall be issued for any development project except upon the condition that the development impact fees required by this chapter are paid.

**Sec. 3.75.090. - Supersession of other fees.**

The DIF established by this chapter shall supersede and replace those DIF previously established and shall apply to the issuance of any development permit or entitlement made on and after the date that the ordinance from which this chapter is derived takes effect.

**Sec. 3.75.100. - Payment of DIF.**

DIF shall be paid as follows:

- (1) The DIF shall be paid at the time a certificate of occupancy is issued for the development project or upon final inspection, whichever occurs first. However, this section shall not be construed to prevent payment of the DIF prior to issuance of an occupancy permit or final inspection. The DIF may be paid at the time application is made for a building permit.
- (2) DIFs shall be assessed one time per lot or parcel except in cases of changes in land use. DIF for changes in land use shall be reduced by the amount of any previously paid DIF for that property, and no refunds will be provided for changes in land use to a lower fee category. It shall be the responsibility of the applicant to provide documentation of any previously paid DIF. DIFs for commercial and industrial development projects shall be paid in its entirety for the project area and shall not be prorated.
- (3) The DIF required to be paid shall be the fee amounts in effect at the time of payment.
- (4) There shall be no deferment of the DIF beyond final inspection or issuance of certificate(s) of occupancy, except as provided by law.
- (5) Notwithstanding any other written requirements to the contrary, the DIF shall be paid whether or not the development project is subject to city conditions of approval imposing the requirement to pay the DIF.
- (6) If all or part of the development project is sold prior to payment of the DIF, the property shall continue to be subject to the requirement for payment of the DIF as provided herein.
- (7) For development projects which the city does not require a final inspection or issue a certificate of occupancy, the DIF shall be paid prior to any use or occupancy.

**Sec. 3.75.110. - Acreage-based DIF.**

Development impact fees for commercial or industrial projects are based on units of developed acreage and shall be computed on the basis of the project area in accordance with the following, subject to modification by resolution of the city council:

- (1) The project area shall be determined or verified by city staff based upon the applicant's development site development permit as submitted to the Planning Department.
- (2) If the difference between the net acreage, as exhibited on the site development permit and the project area is less than one-quarter ( $\frac{1}{4}$ ) acre, the DIF shall be charged on the full gross acreage.
- (3) The applicant may elect, at his or her own expense, to have the project area evaluated, dimensioned, and certified by a registered civil engineer or a licensed land surveyor. The engineer or land surveyor shall prepare a wet-stamped letter of certification of the project area dimensions and a site development permit exhibit that clearly delineates the project area. Upon receipt of the letter of certification and site development permit exhibit, the DIF will be established based upon the certified project area.
- (4) Areas of legally restricted construction, such as Federal Emergency Management Agency designated floodways, open space lots, and areas dedicated to a public entity for public use within project areas shall be excluded for the purpose of computing acreage-based DIF.

#### **Sec. 3.75.120. - Credits.**

If an owner or developer of real property dedicates land or constructs facilities identified in the public facilities needs list, the city may grant the owner or developer a credit in one or more of the fee components described in this chapter against the development impact fees required. No credit shall be granted for the cost of improvements not defined herein as "facilities" in the Nexus Report. A credit granted at the time of development approval shall be included as a condition of that approval and may be included as a term in a development agreement for the project. After development approval, but before the issuance of a building permit, an owner or developer may request a credit from the City Manager. If the City Manager determines that a credit is appropriate, the owner or developer shall enter into a credit agreement which shall be approved by the City Council. The credit amount shall be initially calculated by estimating the fair market value of the land dedicated or by estimating the cost of constructing facilities. The city shall subsequently review and determine the actual value of the land dedicated and the actual construction costs allowable. Any credit granted shall not exceed the allocated cost for the facilities. Any credit granted shall be given in stated dollar amounts only.

#### **Sec. 3.75.130. - Exemptions.**

The following types of construction shall be exempt from the provisions of this chapter:

- (1) Reconstruction of a residential unit or commercial or industrial building damaged or destroyed by fire or natural causes;
- (2) Rehabilitation or remodeling of an existing residential, commercial, or industrial building and additions to an existing residential unit or commercial or industrial building;



- (3) The location or installation of a mobile home, without a permanent foundation, on any site. The DIF required under this chapter shall not be applicable to a site preparation permit or an installation permit for a mobile home without a permanent foundation. No site preparation permit or installation permit for a mobile home with a permanent foundation shall be issued after January 22, 1989, except upon the condition that the development impact fees required by this chapter be paid; provided, however, in those instances where a site preparation permit or an installation permit has been previously issued for a site and the development impact fees have been paid, the DIF required under this chapter shall not be applicable to a site preparation permit or an installation permit for a mobile home with a permanent foundation. Further, in those instances where an installation permit was issued prior to January 22, 1989, for a mobile home without a permanent foundation and a site preparation permit or installation permit is subsequently requested for the construction of a permanent foundation for said existing mobile home, the DIF required under this chapter shall not be applicable to the permit subsequently issued for the construction of said permanent foundation;

**Sec. 3.75.140. - Fee administration.**

All DIF received pursuant to this chapter shall be deposited, invested, accounted for, and expended in accordance with Government Code Section 66006 and all other applicable provisions of law.

**Sec. 3.75.150. - Administrative costs.**

The costs for administering the provisions of this chapter shall be recovered annually using revenues from the DIF program administration fund subject to approval of the executive office.

**SECTION 2.** Section 2.05.050 of the Jurupa Valley Municipal Code is amended to read as follows:

**Sec. 2.05.050. - Appeals of discretionary actions and fees.**

- A. Except for the enumerated categories of appeals and hearings described in subsection B of this Section, any person objecting to a discretionary action of denial, suspension or revocation of a permit applied for or held by him or her pursuant to any provisions of this Code or city ordinance, or to any discretionary administrative decision made by any official of the city, or to the amount, collection or waiver of any fee, charge or assessment of any kind, including development impact fees pursuant to Chapter 3.75 of this Code, shall appeal in writing to the City Council by filing a notice of such appeal with the City Clerk before pursuing any legal action against the city. The City Council may appoint an ad hoc subcommittee to consider a specific appeal and/or a standing committee for all appeals and provide that the decision of that subcommittee shall be final. The City Council may also delegate the processing and decision on an appeal to a hearing officer as provided by Chapter 2.40 of this Code.
- B. The following matters may not be appealed to the City Council pursuant to this section:

- (1) The enumerated categories of appeals and hearings under the jurisdiction of the Hearing Officer set forth in Section 2.40.010.B. of this Code.
  - (2) Those matters arising from the provisions of the City Subdivision Ordinance (Title 7 of this Code, Subdivision) and the City Zoning Ordinance (Title 9 of this Code, Planning and Zoning).
  - (3) There shall be no appeal of a ministerial action or of any law enforcement action involving state law.
  - (4) Any other city discretionary action designated by state or local law to be heard by the Planning Commission or any other specified individual or body.
- C. No appeal may be filed until the disputed action or matter has been reviewed with the department head and the City Manager.
- D. No fee, tax, charge or assessment may be appealed until after payment of the full amount of such fee, charge or assessment.
- E. The notice of appeal must be filed within thirty (30) days of the date of the decision or action which is the subject of the appeal, or the payment of any disputed fee, charge or assessment.
- F. The notice of appeal shall set forth the matter appealed, the specific grounds for the appeal and the relief sought. The notice shall be returned to the appellant by the City Clerk if such information is not contained in it and the appellant shall have an additional five (5) days to correct it and resubmit. The notice shall be accompanied by a fee of two hundred dollars (\$200) or in such an amount as set by resolution of the City Council.
- G. Upon the timely filing of a complete notice, the City Clerk shall schedule the matter for consideration at a regular City Council meeting (or committee meeting, if the matter has been delegated) within sixty (60) days following the filing of the notice of appeal and shall give notice of such hearing at least fifteen (15) days in advance. The City Clerk shall provide the notice of appeal and any accompanying materials to the City Council at the same time as other agenda materials are provided to the Council.
- H. At the time of consideration of the appeal, the appellant has the burden to establish why the action or fee appealed from should be revised. The appellant shall present evidence to support the specific grounds of appeal as set out in the notice. The Council (or subcommittee) may continue the matter from time to time, and at the conclusion of the matter may uphold, modify or reverse the action appealed from or take any action which might legally have been taken. The action of the Council (or, when delegated, the subcommittee or the Hearing Officer) shall be final. The provisions of this Code shall govern any further challenge.
- I. The statute of limitations for actions challenging decisions made pursuant to an appeal to the City Council under this section shall be that set forth in Code of Civil Procedure Section 1094.6 as adopted by the city in Section 1.05.220 of this Code.

**Section 3. Severability.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

**Section 4. Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

**Section 5. Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 6. Effective Date.** This Ordinance shall take effect on March 22, 2021.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Jurupa Valley on this 4th day of February, 2021.

---

Lorena Barajas  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

## CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2021-02 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 21<sup>st</sup> day of January 2021 and thereafter at a regular meeting held on the 4<sup>th</sup> day of February 2021, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 4<sup>th</sup> day of February 2021.

---

Victoria Wasko, CMC  
City Clerk

## Comparison of Development Impact Fees

DIF Land Use Type	Existing Jurupa Valley DIF (County)	<b>Proposed Jurupa Valley DIF w/modified Circulation</b>	City of Chino DIF	City of Corona DIF	City of Ontario DIF	City of Norco DIF
Low Density Detached Dwelling Unit	\$4,613/Unit	<b>\$5,500/Unit</b>	\$14,844/Unit	\$6,766/Unit	\$32,623/Unit	\$9,067/Unit
Medium Density Detached Dwelling Unit	\$4,613/Unit	<b>\$5,500/Unit</b>	\$14,844/Unit	\$5,909/Unit	\$32,623/Unit	\$9,067/Unit
Accessory Dwelling Unit (ADU) above 750 SF	Low or Medium Density DIF fee prorated based on ADU size/original home size. (ADUs below 750 SF are exempt from DIF fees by state law.)					
Attached Dwelling Unit	\$3,413/Unit	<b>\$3,292/Unit</b>	\$11,006/Unit	\$5,072/Unit	\$24,392/Unit	\$4,288/Unit
Mobile Home Dwelling Unit (in parks)	\$3,413/Unit	<b>\$3,823/Unit</b>	\$9,816/Unit	\$6,576/Unit	\$23,567/Unit	NA
Commercial Lodging (keyed) unit	NA	<b>\$2,106/Unit</b>	\$7,609/Unit	\$3,374/Unit	\$4,888/Unit	\$2,656/Unit
Retail/Service/Office Uses	\$0.495/SF	<b>\$5.217/SF</b>	\$12.120/SF	\$2.76/SF	\$7.505/SF	\$8.533/SF
Uses Business Park	\$0.495/SF	<b>\$4.289/SF</b>	\$8.960/SF	\$1.73/SF	\$6.671/SF	NA
Industrial Uses	\$0.253/SF	<b>\$1.714/SF</b>	\$4.191/SF	\$0.83/SF	\$3.460/SF	\$3.07/SF

**Development Impact Fee  
Calculation and Nexus Report  
For the City of  
Jurupa Valley, California**

May, 2020



Serving Local Governments Since 1975

May 29, 2020

Honorable Mayor and City Council  
Via Mr. Rod Butler, City Manager  
City of Jurupa Valley - City Hall  
8930 Limonite Avenue  
Jurupa Valley, CA 92509

***RE: 2019-20 Development Impact Fee (DIFs) Calculation and Nexus Report***

Honorable Mayor, Council and City Manager Butler:

The City of Jurupa Valley was incorporated in March of 2011. Since that time the City has relied upon the County's existing but increasingly irrelevant Development Impact Fee schedule. Revenue & Cost Specialists, L.L.C., was contracted to provide the technical expertise and assistance to staff in the identification of capital projects and other necessary capital acquisitions. These capital additions are necessary in order *to accommodate* the extraordinary service demands generated from continued development. The capital acquisitions also act *to preserve* the existing **Levels of Service (LOS)** currently offered to and enjoyed by the existing community from the diminution of those existing LOS due to that same addition of new residential/business development. The proposed projects identified in this document and detailed in the companion *Master Facilities Document* (henceforth *MFP*), serve as the basis of the calculation of a schedule of development impact fees (henceforth DIFs) for all City infrastructure with which to finance the proportional share of development-generated capital needs.

City Council and staff, responsible for providing municipal services to a continually expanding residential and business community, must recognize that the magnitude of the DIFs is a direct function of the \$838.1 million cost of the Level of Service protecting capital projects identified in the MFP. There is \$137.1 million in development-generated project costs that can be financed with impact fee receipts. Approximately \$618.0 million of the \$838.1 million in projects have other revenue sources, or simply do not qualify for DIF financing. Existing DIF fund balances will finance approximately \$6.9 million of the total projects. Unfortunately, there is a \$76.1 million shortfall in full proposed project financing.

The following DIF Report calculates the Jurupa Valley specific DIFs based on the aforementioned reasons and the City's recently established General Plan and its effect upon requirements for public safety, circulation, storm drainage collection, general facilities and the quality of life facilities (public use facilities, parks etc.). The adoption of the DIFs will enable this City Council, as well as succeeding Councils, to continue to ensure that the City will be able to meet the **basic** infrastructure needs of new growth, without unduly burdening the existing population and business community for these development-generated capital costs. Adoption of the maximum DIFs contained herein and imposition upon the remaining development opportunities in Jurupa Valley would generate approximately \$137.1 million in a combination of public improvement dedications and revenues limited for use on the many development generated capital expansion projects. Police service and public use facilities (community centers) projects have not been included, nor cost estimated, as they are fully provided by other agencies (JAPRD) or by an expandable contract (the Riverside Sheriff's Office).

Internet: [www.revenuecost.com](http://www.revenuecost.com)

Voice 714.992.9020

1519 E. Chapman Avenue • Suite C • Fullerton, CA 92831

***Page 2, May 29, 2020 Letter to the City of Jurupa Valley City Council and Staff***

The recommended DIF schedule will not address all of the City's capital needs, as identified on the various schedules in this Report. As per Government Code §66000 et. seq. and fairness, DIFs cannot address existing capital deficiencies. The proposed DIFs will recognize and accommodate the needs generated by the City's growing population and business community. However, with the adoption of DIFs, other City discretionary revenue resources that may have been used to meet growth-generated needs for expanded services and facilities will remain available for those accumulating replacement and rehabilitation projects.

The DIFs contained herein calculate only the costs of infrastructure required to support services provided by the City of Jurupa Valley (directly or via contract). They do not include development impact fees imposed by the school district(s), the Transportation Uniform Mitigation Fee (TUMF) or any other government agency.

The information required to develop the City's capital costs and equity data was generated by the Jurupa Valley staff and consultants, without whose help and cooperation, this Report would have been impossible to complete. In addition to your assistance in direction and in communicating to staff of the highest priority of this project, the following management and technical personnel were instrumental in working, in some cases on a near daily basis, with RCS to generate the information and data so critically necessary for the legal support of the DIFs.

***Dan Harris - Battalion Chief, B14A CAL FIRE/Riverside County Fire***

***Jeff Hook - Principal Planner, Civic Solutions***

***Barbara Howison - County Librarian, Riverside County Library System***

***Tim Jonasson - Senior Manager, Development Services***

***Steve R. Loriso, P.E. - Director of Public Works/City Engineer***

***Michael Lujan - Lieutenant, Riverside County Sheriff's Department***

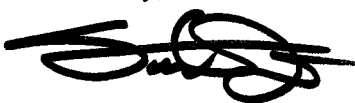
***Michael Myers - Senior Civil Engineer***

***Terri Rollings - Assistant to the City Manager/City PIO***

Without their hard work and willingness to provide the best data available, this Report could not have been completed to the degree of accuracy that it has. I would like to highlight the extraordinary staff efforts of former contract planner Jeff Hook in compiling the critical land use database information. Lastly, I would like to express appreciation to Alan Kreimeier, former Administrative Services Director (ret) and Tim Jonasson, for their valuable assistance in coordinating/expediting the flow of information between City staff and RCS and for their timely responses to RCS's many requests for financial information. The quality of information and resulting calculations were directly improved by their efforts.

The *Development Impact Fee Calculation and Nexus Report* and the *Master Facilities Plan* are submitted for your review and consideration. RCS is prepared to assist in increasing the Council's and community's understanding of this very significant part of the City's revenue structure.

Sincerely,



Scott Thorpe,  
Senior Vice President



**CITY OF JURUPA VALLEY  
DEVELOPMENT IMPACT FEE CALCULATION AND NEXUS REPORT**

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**Commonly Used Report Acronyms and AKA's**

CAL FIRE .....	California Department of Forestry and Fire Protection
DIF .....	Development Impact Fee
DOF .....	State Department of Finance
GIS .....	Geographic Information System
ITE.....	Institute of Transportation Engineers
KSF .....	Thousand Square Feet
LOS .....	Level of Service
MFP .....	Master Facilities Plan
Mitigation Fee Act or AB1600 .....	Government Code § 66000
Quimby Act .....	Government Code 66477
RCFCD .....	Riverside County Flood Control District
RCTC .....	Riverside County Transportation Authority
WRCOG .....	Western Riverside Council of Governments

## Chapter 1

### Background and Introduction

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On March, 2011, residents of the communities of Belltown, Crestmore Heights, Glen Avon, Indian Hills, Jurupa Hills, Mira Loma, Pedley, Rubidoux and Sunny Slope made a momentous decision and voted to incorporate and as a result the City of Jurupa Valley was chartered shortly thereafter on July 1, 2011. Successful incorporation efforts are often derived from the wish of the local residents and the local business community to acquire policy decision-making over land use issues and policy determinations about Levels of Service (LOS) from the County and have such issues be considered and decided by the City. These two main goals of incorporation, consistent with most new cities, have been accomplished via the creation of a locally derived General Plan. In the City's own General Plan, this is how the "Plan" is defined.

The **General Plan** is the citizens' "blueprint" for development; the guide to achieving our vision. California law requires each local government to adopt a local **General Plan**, which must contain at least seven elements: Land Use, Transportation, Housing, Conservation, Noise, Open Space and Safety.<sup>1</sup>

The General Plan is often referred to as the blueprint intended for use by the City Council. The General Plan contains the basic objectives and goals to employ when making future policy decisions that have an effect on the City's residents and businesses. The General Plan is written so that it covers almost all aspects of cityhood both for the council, staff, citizens and business leaders alike. It creates the boundaries and map for decision-making so that others, over time, may make consistent decisions regarding residents and businesses. Prior to the creation of the local General Plan, the area now defined with actual boundaries as Jurupa Valley, was governed by the County of Riverside General Plan on a larger, more regional basis and as a result, it is now less relevant to the area that has become Jurupa Valley. Again, the desire of the local population to govern itself is often the stated reason the document filed for an incorporation efforts.

This is supported by the broadest statement in the General Plan which states:

Jurupa Valley's community services and facilities are a source of pride for the community and directly affect public health and safety, quality of life, land values, economic and environmental sustainability, and fiscal health. Due to the City's recent history as an unincorporated area, community services and facilities are provided by a number of public and private agencies and service districts. Because of this, close coordination is needed to ensure that existing and future needs of the City are met.

There a number of services mentioned in the General Plan that, while the responsibility of the City, are not provided directly by the City. The examples are numerous:

The City contracts with the *Riverside County Sheriff's* office for law enforcement services.

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<sup>1</sup> City of Jurupa Valley, California, General Plan, April 2017.

The City contracts with the *Riverside County Fire Department* (staffed with CAL FIRE employees) for fire suppression/medic services and other general emergency and rescue services.

Strom drainage services, at least in the western portions of the City, are provided by the *Riverside County Flood Control Agency and Water Conservation District*.

The City residents and businesses receive library services from the *Riverside County Library Department*.

The City residents rely upon the *Jurupa Area Recreation and Parks District* for the provision, management and maintenance of parks, open space and trails as well as recreation services. The District already has a set of development impact fee schedules in place for parks, open space and trails. In the past, when unincorporated, the Jurupa area also received park acquisition assistance from the Riverside County Regional Parks Department.

None of this, however, lifts the burden of the responsibility for these services from the City. It is generally incumbent upon the City to work closely with these and other agencies to insure that infrastructure efforts are neither duplicated nor disregarded via lack of attention. The Community Safety, Services and Facilities Element contains five programs that define the City's responsibility for the municipal infrastructure and facilities (with the notable exception of the Circulation Element projects) needed to serve the community. The five *programs* are:

**CSSF 2.1 Provide Facilities and Services.** Work with community services agencies and districts on the planning and provision of adequate community facilities and services.

**CSSF 2.2 Concurrency with Development.** Ensure the provision of sufficient public facilities and services prior to, or concurrently with, new development.

**CSSF 2.3 Facility Design.** Work with service agencies to ensure that new public facilities are well designed, energy efficient and compatible with adjacent land uses.

**CSSF 2.4 Fair Share.** *Ensure that new development pays its fair share of public facilities and service costs (italics added for emphasis of its importance).*

**CSSF 2.5 Joint Use.** Promote the joint use of public facilities to meet multiple needs of the community.

Creation of a new municipal General Plan, where no such General Plan had existed before, is an extremely difficult task. It has to be written in a manner as to provide direction when making policy decisions that cover all manner of issues involved with management of a city, but it must also be understandable to Jurupa Valley's residents and business owners alike. The City, like most newly incorporated cities has had to temporarily retain any/all existing County adopted fee schedules during a period of time until they can calculate local fees for services and capital

expansion as the older, more regionally based and broadly calculated fees become less relevant to the new city. Like all things, it simply takes time and effort to get through this transitional period during which the City must govern with the vestiges of County rules and fees while replacing them with Council adopted replacements in as timely a manner as possible.

The City staff just recently undertook an exhaustive effort with *Revenue and Cost Specialists, LLC* (RCS, LLC) in calculating a schedule of operational fee-based services provided by the City such as tract map fees, plan check fees, and other non-tax supported services that, when adopted, will potentially replace the comparable fees in the County fee schedule.

The City, by undertaking this Development Impact Fee Calculation and Nexus (DIF) Study effort is now addressing an increasingly irrelevant County-based development impact fee schedule. The existing DIF schedule will ultimately prove insufficient at meeting the City's many capital expansion needs required to meet the goals, programs and objectives within the recently completed General Plan. Thus the City of Jurupa Valley retained *Revenue & Cost Specialists, LLC* to undertake a comprehensive cost calculation of the City's development impact costs in support of the City's General Plan. The development impact cost calculations are intended to identify the cost of *accommodating* the many development applications in such a fashion as to not avoid any decrease to any infrastructure Level of Service (LOS) currently enjoyed by the City's existing residents and businesses. The fees need to be a reasonable representation of what it costs to provide the infrastructure necessary to merely *accommodate* continued development. The development impact cost calculations will then be formalized into a Development Impact Fee (henceforth referred to as DIFs) schedule that would need to be approved by the City Council.

The current County-based DIFs have become less relevant, especially in light of the City's creation of the newly adopted General Plan. Periodic review and adjustment of the DIFs will be both appropriate and warranted as better and more comprehensive information about the City's existing infrastructure and its future infrastructure becomes available. This is necessary in order to ensure that the City will collect adequate and sufficient DIF revenues required to provide the additional infrastructure needed to accommodate the anticipated growth of new residents and businesses expected to be developed in the City.

This *Development Impact Fee Calculation and Nexus Report* contains a significant amount of detail, such as a complete list of the 80 identified projects to be financed by the proposed infrastructure DIF schedules. Each project has a corresponding detail information page in the supporting *Master Facilities Plan* document which in turn tells the reader where additional information can be found regarding any specific project.

The *Master Facilities Plan* (henceforth referred to as the **MFP**) is a separate document which includes an expanded amount of information about each project, while allowing this *Development Impact Fee Calculation and Nexus Report* to remain more focused on the allocation and distribution of capital costs to the remaining new development. A *Master Facilities Plan* with this level of detail is generally not offered by other DIF consultants, and the City is to be commended for recognizing the importance of this information and committing the effort to generating it. The combined *Development Impact Fee Calculation and Nexus Report*

and the *Master Facilities Plan* offer: greater information for the Council to make policy decisions, greater transparency for the development community, and an easier project tracking system for the staff.

The *Master Facilities Plan* also serves to inform the users that collected DIFs are *committed* per §66000 et. seq. of the Government Code. The DIF receipts that are collected over five years (and kept in fund balances during that period) may not necessarily reach the level necessary to construct a needed project per the *Master Facilities Plan*. This does not mean the projects are no longer needed. The inclusion of those projects in the *Master Facilities Plan* indicates the continued importance of that project over time and certainly over a five year period.

The calculations and assumptions within this report are based upon the best information available to the City. A great deal of the information contained within this report was generated specifically to complete this report.

The Importance of Capital Infrastructure. The Levels of Service (LOS) of any one element of City infrastructure is significantly based upon (or limited by) the capacity of that infrastructure to support the City's residents or businesses. Most of the City's General Plan objectives involve the creation of capital facilities to meet the municipal service objectives contained in the City's new General Plan. As an example, the fire responses to calls-for-service cannot be improved over the existing level of service throughout the community without the addition of a response engine and an additional station. The design of any municipal project has a finite capacity, such as a four lane road, a 30" storm drainage pipe or a 10,000 square foot library. Each is designed in terms of capacity to meet the needs of a defined number of users. A street segment can only handle so many vehicles per hour, especially at a speed that makes it worth using for driving over longer distances. A storm drainage pipe that has a 30" capacity simply cannot handle storm flows twice that capacity. A library can hold just so many collection items and serve only so many people. Doubling the number of librarians cannot make up for limited library space. A municipality with 0.40 square feet per resident of library space will be able to serve more residents than a municipality limited by a 0.10 square feet standard of space per resident.

A reasonable municipal service level requires a balance of staff and infrastructure. However, make no mistake about it, the amount of and complexity of any infrastructure defines (all or in part) of the Level of Service (LOS). This makes the one-time DIF financing of any City's infrastructure that much more important. It takes a balance to accommodate development with the law enforcement responses within the desired standard. It will take additional properly equipped officers, law enforcement station space, response and support vehicles and specialty equipment. The importance of having a properly calculated and documented DIF schedule in order to accommodate development-related demands cannot be over-stated. The same concept holds true for labor-intensive public safety services and the infrastructure-intensive services such as circulation, storm drainage collection, potable and recycled water distribution and wastewater collection. Of course, the DIFs can only be used for the capital acquisitions, the on-going labor staffing costs will need to come from other predictable annual revenue sources.

This Report demonstrates the potential and need for a development impact fee schedule covering the following infrastructure:

**Fire Suppression et. al.** - The anticipated 33.7% increase in the calls-for-service demand supports the potential need for one additional fire station to accommodate service to the additional calls-for-service. This increased demand is anticipated in the General Plan which states in Program CSSF 2.16 **Adequate Facilities.** *Work with the Fire Department to ensure the provision of adequate fire stations, personnel, and equipment to meet the City's needs over time.* This program also can only be accomplished if there is adequate facilities space, vehicles and specialty equipment necessary to support the additional firefighters needed to accommodate the 2,657 additional fire suppression, medic, rescue and emergency calls-for-service resulting from new residential and business development.

**Circulation (streets, bridges and signals) System** (and the storm drainage needed to protect the road bed) - The potential 32.8% increase in traffic demand highlights the need to complete the City's local circulation system to maximize the ability to navigate throughout the City at the most expedient pace as exemplified by the anticipated additional 1,210,901 daily trip-miles supports any number of the goals, policies or programs within the City's Mobility Element, most specifically Goal ME 10: *To be a City that establishes and maintains a balanced, multi-modal mobility network that Develops implementation strategies and identifies funding sources to provide for the timely implementation of the Mobility Element's goals, policies and program.*

**General Facilities, Library Collection Items/Public Use Computer Stations and Park Development** - All of these infrastructures that are supported by an existing or proposed County DIF schedule are necessary to support the demands/needs of the additional 35,580 residents anticipated through the construction of 10,000 new residences. Because of this anticipated 35% increase in residents, the General Plan states in Program CSSF 2.1, **Provide Facilities and Services.** *Work with community services agencies and districts on the planning and provision of adequate community facilities and services.*

It is one thing to identify the many public improvement projects needed through build-out. It is an entirely different thing to assume that all of the identified improvements are required to meet the demands of the new development. Clearly, some projects will be *replacements* of the existing infrastructure while others will be *capacity increasing* projects. Within the category of the latter, they may also be further classified into two categories;

1. Projects dealing with existing deficiencies, i.e., projects required regardless of whether there is additional development or not. An example would be a traffic intersection currently controlled by stop signs that currently meets traffic warrants for a traffic signal. The replacement of an existing, but aged signal does not expand the capacity of that signal, while an upgrade of that same signal would only be undertaken if it increases capacity and is thus development generated.
2. Projects required as a result of the need to accommodate the demand for service from future added development. An example of this would be a signal that is currently

controlled quite adequately by stop signs, but because of development in the near and downstream areas will ultimately need to be signalized. The commonality of these projects is that they *expand* capacity of that infrastructure to provide a higher level of service and thus eligible for impact fee financing.

It should be noted that each of the above two categories may have financial support from other resources such as inter-governmental support.

This report provides the documentation of the City's costs which serve as the basis for calculating DIFs. The updated DIF Schedules and related information can be found in Chapters 3 through 7 and Appendices A through C of this report.

RCS staff has worked with finance, fire suppression/medic, planning and engineering staff to generate and review the supporting data which forms the calculation of Development Impact Fee schedules. The results of this review can be found on the schedules located at the end of each Chapter.

Development Impact Fee Structure. The General Plan provides a range of potential densities for residential development. As such, the DIFs for residential uses need to be calculated on a *per dwelling unit basis* to reflect more accurately the impacts from a specific development. For example, a property zoned as detached dwelling residential development may contain from three to six units per acre. If fees are calculated on an acreage basis, the developer proposing three units per acre will pay the same amount as a developer constructing six units per acre.

Similarly, fees are calculated on a square footage (of building space) basis for business (retail/service, office and industrial, etc.) parcels to reflect the impacts of different building intensities for these types of development. Some of the infrastructures have an optional fee structure recommended for unusual developments, such as a parking structure, which in itself does not create demand (beyond additional storm drainage runoff), whereas the structure that required the additional parking does create demand.

A second reason for the proposed DIF fee structure recommended in this report involves the issue of building expansion or intensification of retail, office and industrial areas. For example, if a property owner of retail/service or industrial property proposes an expansion to his building, the question exists about how to charge this proposed expansion for its impact on the City's streets, storm drainage system, and other infrastructures. A fee calculated on a building square footage basis simplifies this calculation.

### **CALCULATION OF DEVELOPMENT IMPACT FEES**

In California, state legislation sets certain legal and procedural parameters for the charging of these fees. This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections 66000 et. seq. This State law went into effect on January 1, 1989.

Government Code §66000 et. seq. requires documentation of projects to be financed by Development Impact Fees prior to their levy and collection, and that the monies collected actually be committed within five years to a project of direct benefit to the development which paid the fees. Many states have such controlling statutes. Specifically, Government Code §66001 et. seq. requires the following process:

1. 66001 "(1) Identify the purpose of the fee." Throughout the report this finding will be referred to as: **The purpose of the fee.**
2. 66001 "(2) Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged." Throughout the report this finding will referred to as: **The use of the fee.**
3. 66001 "(3) Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed." Throughout the report this finding will referred to as: **The relationship between the use of the fee and the type of development paying the fee.**
4. 66001 "(4) Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed". Throughout the report this finding will referred to as: **The relationship between the need for the public facility and the type of development project.**
5. 66001 (4) "(b) In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed." Throughout the report this finding will referred to as: **The relationship between the amount of the fee and the cost of the portion of the facility attributed to the specific development project.**

This report, with some additions, utilizes the basic methodology consistent with the above requirements of Government Code §66000 et. seq. Briefly, the following steps were undertaken in the calculation of DIFs for the City:

1. Define the level of service desired within the General Plan area for each project or acquisition identified as necessary. In some areas, certain statistical measures are commonly used to measure or define an acceptable level of service for a category of infrastructure. Street intersections, for instance, are commonly rated based on a traffic level of service (LOS) scale of "A" to "F" developed by transportation engineers. Many agencies adopt a LOS of "D" as the most affordable option.



2. Review the Land Use Map and determine the existing mix of land uses and amount of undeveloped, underdeveloped and developed land. The magnitude of growth and its impacts can thus be determined by considering this land use data when planning needed infrastructure. This inventory can be found in Table 2-1 in Chapter 2.
3. Identify all additions to the capital facilities or equipment inventory necessary to maintain the identified levels of service in the area. Then, determine the cost of those additions.
4. Identify a level of responsibility, identifying, as termed in this report, the relative need (or as referred to in the accompanying schedules as "Percent Need") for the facility or equipment necessary to accommodate "growth" as defined, and as opposed to current needs.
5. Distribute the costs identified as a result of development growth on a basis of land use. Costs are distributed between each land use based on their relative use of, or *nexus*, to the capital system. For example, future street costs were distributed to each land use based on their trip generation characteristics.

### OTHER ASSUMPTIONS OF THE REPORT

In addition to the land use assumptions contained in the next Chapter of this report, other important assumptions of this study include the following:

"Normal" Subdivision Improvements Omitted. "Local" public improvements generally associated with and identified as being the sole responsibility of the developer through the subdivision or development review process are not included in either of the project lists or consequent calculations. This type of "on site" and immediately adjacent improvement would include all such capital construction within the boundaries of any development, such as street lights, curb, gutter, sidewalks, neighborhood streets and storm drainage collection. These improvements would continue to be the direct responsibility of the developer, with or without the addition of DIFs.

Exclusion/Rejection of Any Type of "Credit" for Undeveloped Land. It has been argued by some that a credit for capital-related revenues, such as gas taxes, should be made against the DIFs calculated or imposed by a city. Using the state gas tax as an example, proponents of a DIF credit argue that a city will receive increased annual gas taxes because of the additional population generated by future residential development. It is therefore argued that a developer should receive a credit for any associated gas tax revenues collected as a result of the residents or businesses that occupy the new dwellings against any Circulation DIF imposed by the City based on either of two separate arguments.

The first argument for a gas tax credit against DIFs supposes that the additional gas tax revenues created by residential development are used to pay for the maintenance of existing

streets, which is the responsibility of existing development. Since the new streets constructed via DIFs will not require rehabilitation or reconstruction for another 10 to 20 years, the gas tax generated by new development is therefore a windfall to the City and should be credited against the DIF. What this argument fails to consider is that any new resident or business to the City will begin to contribute immediately to the use and deterioration of all existing City streets. A cursory review of City finances will reveal that the portion of the State gas tax received by cities falls well short of meeting the City's needed street improvements and repairs in any given year. The gas taxes *generated* by new development simply cannot meet the maintenance costs of either the new streets associated with the development or the existing streets which the new resident uses on a daily basis.

The second argument proposes that the developer pays his full share of constructing new roads when the developer or homeowner pays the City's Circulation System Development Impact Fee and that the gas taxes generated by the additional residents in a development are unfairly used to make improvements to the existing street system. It is the experience of most municipal agencies that gas taxes are barely adequate to meet streets-related operational costs, and if they are sufficient to meet these costs, the remainder is used for capital-related maintenance projects.

For these reasons, credits of existing operational revenues are not considered for Circulation System DIFs in this report. A similar conclusion can be made for the other fees considered herein, and therefore no credits against any such fees are included in this calculation of development impact costs. Individual credits could be considered by staff and recommended to Council on a case by case basis. A policy document identifying the DIF credit policy and creation of reimbursement agreements (between developers) is recommended.

Appropriate Expansion. Debt service is a reasonable cost of construction of many, but not necessarily all, public facilities and infrastructure. The following example illustrates this. DIFs are collected in incremental amounts, but facilities are not expanded in those same incremental amounts. As an example, a community center fee, based upon a standard of 1.2 square feet per detached dwelling residence, may be collected for each residential dwelling in the City, but after collecting the fee for a 100-unit subdivision, it would be impractical to expand the community center 120 square feet. Fees are collected, placed in a separate fund, generating interest until such a time that a 2,000 to 3,000 square foot expansion is possible. During that build-up time, the community center will experience some temporary overcrowding as the standard drops from 1.2 S.F./dwelling to about 0.9 S.F./dwelling. This "temporary overcapacity" clearly may be an inconvenience, bringing about some crowding and an increased unavailability for rental or reservation until enough DIFs have been collected for a practical expansion to bring the community center facility back up to the original standard. In short, a development of 120 residences may be brought "on-line" (occupancy approved) and bring about a temporary reduction in community center facility standards without endangering the citizen's health and safety.

However, such a *temporary overcapacity* in stormwater collection is not possible without the potential for damage to both private and public property. Capacity for the collection/removal of stormwater must be available prior to the construction that increases the impervious surface (and thus stormwater runoff) of the parcel. If the local storm collection line is currently at

capacity (peak or otherwise), no additional units may be brought on line until additional collection capacity can be created. Again, there is a practical size of an addition to construct and it is not likely practical for developers to wait until there is enough added demand (and fees) to pay for the facility addition. As a result, financing through some type of debt instrument may be the only alternative. Circumstances vary from city to city as to what facility expansions are critical and which can absorb temporary overcapacity for limited periods of time.

Financing Costs. Since financing costs reflect an actual, and generally significant, outlay of funds for an agency, they would be included in the project costs where debt financing was required due to the immediacy of the need for the facility or infrastructure to show the full costs of such facility or infrastructure and insure that new development also pays its "fair share" of these costs. However, no project within this DIF report contains debt service. However, such costs should be considered in future updates should debt be incurred.

### OTHER ISSUES

There are those who claim that the addition of DIFs unfairly creates an inflated resale price for existing residences. The argument is that if the full service public agency adopts a \$10,000 to \$20,000 development impact fee rate per detached dwelling, then the price for an existing dwelling is *artificially* increased by the same amount. We will use the example of a detached dwelling unit that cost the developer \$150,000 to construct and complete to a point that the occupancy permit is approved.

Full Cost of a Residential Dwelling. The \$150,000 represents only the above ground costs. The true and actual cost of a new dwelling is the cost of acquiring the parcel, necessary government approvals and permits, construction supplies, labor, debt service on the above, on-site <sup>(2)</sup> public improvements, and the cost of extending public services to that dwelling. These public service extension costs include (but are not limited to) <sup>(3)</sup>:

- The addition of law enforcement personnel requiring the expansion of the law enforcement facility, response vehicles and specialty equipment.
- Additional fire station, response vehicles and specialty rescue equipment.
- Widening of road segment of traffic arterials, collectors, bridge and additional signals.
- Additional capacity in downstream storm drainage collection pipes and the treatment of stormwater.
- The addition of animal control personnel requiring the expansion of the animal control facility, response vehicles and specialty equipment.

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<sup>2</sup> On-site improvements include local streets and medians, curbs and gutters, wastewater lines, water lines, street lights, storm gutter or drainage pipes, electrical power lines and all of the other requirements of the City's development code on privately-held developments, hence the reference of "on-site".

<sup>3</sup> The City does not necessarily provide all of these services, they are only highlighted to make a point about the types of municipal services typically required to support a residential dwelling or business facility.

- Additions to water delivery capability, including source, treatment, storage and delivery.
- Additions to the wastewater capability, including collection and treatment.
- Additions to the maintenance capabilities (i.e., municipal corporation service center and maintenance vehicles) necessary to maintain the above added infrastructure.
- Additional library, public meeting and developed park space for recreational/social purposes as well as open space protection and trails construction.

Thus while the cost of constructing the above ground portion of a detached dwelling unit may be \$150,000, the previously identified "downstream" costs may be in the area of \$15,000 (non-utility agencies) to \$25,000 (utility-providing cities) per detached dwelling unit or in the area of 8% to 12% of the above ground cost.

If this argument is not clear, picture a 3,000 square foot detached dwelling, costing \$150,000 to construct the above ground structure, located in the middle of an empty square mile, no roads, no utility service, no public safety response, no flood control and no recreational facilities. What would be the market value of this detached dwelling? It would probably not even be the \$150,000 that it cost to construct the structure. The \$15,000 impact fee for the infrastructure needed to support that one residential unit appears to be a bargain. In short, new development needs an existing system of municipal infrastructure to provide municipal services to that new residential dwelling and the City provides those services. It will be noted that the City's proposed development impact fee total per detached dwelling is a very modest \$3,933/Unit.

Thus, the true and complete cost of a new detached dwelling unit is the cost of constructing the structure and the cost of extending the municipal services to the dwelling regardless of who pays for the actual costs of extending those services. To some degree these service-related infrastructure costs have been recognized, the only question remaining is who should pay for them, existing or new residents?

## CHAPTER ORGANIZATION

Within each "hard infrastructure" Chapter (Chapters Three through Seven) there will be three project cost/fee distribution tables. They will be:

The first schedule, the **Allocation of Project Cost Estimates** identifies the projects, their costs and the relationship, in an allocation percentage, to future development. These schedules will begin with the number x.1 as in 3.1, 4.1, 5.1 etc.).

**Minimum Needs-based Impact Fee** - This schedule will calculate the DIF schedule that would need to be adopted to meet the minimal capital needs identified in the Report (on the second schedule at the end of the Chapter, i.e., 3.2, 4.2, 5.2 etc.) for that infrastructure but limited to the General Plan needs. Strictly speaking this schedule is a calculation of the development impact costs, suitable to be adopted as development impact fees, by the legislative body, in this case the Jurupa Valley City Council. With adoption of this level of DIFs, one could claim that new development is occurring without any additional cost to the existing residents and businesses.

You could not, however, necessarily claim that new development has paid its fair share.

***Existing Community Financial Commitment Comparison*** This schedule, while not an impact fee calculation, identifies the cost (in current nominal dollar value) of the existing infrastructure, including land, physical improvements and capital equipment. The distribution of this replacement value equity total over the existing developed community is the average amount that has been invested by the current community of residents and businesses and is a good indication, or comparison, with what could be imposed upon new development. This financial commitment will be expressed in terms of the cost to construct or acquire the assets at current replacement costs. Significant differences between this schedule and the General Plan Minimum Needs-based DIF rate schedule would certainly be worth additional analysis. These Schedules would be numbered 3.3, 4.3, 5.3, etc.

If the average equity (for a detached dwelling for example) on this *Existing Community Financial Commitment Comparison* Table is greater than the average cost on the previous *Minimum Needs-based* Table, then that infrastructure system is front-ended with more of the system, say 80% of it has been constructed while only at 50% of General Plan build-out and it likely has excess capacity at that point in time. The excess capacity is the result of earlier residents and businesses of the community having financed more of the system than will be necessary by the remaining un-built portions of the community. The existing community has advanced money to build capacity into the infrastructure system to meet the needs of residents and businesses not yet there. This table is intended to be instructive rather than legal.

## OTHER NOTES AND ISSUES

Distribution of Existing Impact Fee Fund Balance. Application of the existing County DIF schedule has generated a combined Fund Balance of \$6.9 million (reserved separately by infrastructure) and each separate fee was created to finance various needed infrastructure as new residents and businesses located in newly created dwellings and buildings (See Table 2-1). There are no specific restrictions on the monies, beyond the restriction that they be used on improvements within the title of the separate accounting fund and committed within a five-year time frame. The *Master Facilities Plan*, when adopted, suffices for that commitment. Regardless, the City must prepare and make available an annual report regarding the starting balances, collection and use of the collected development impact fee receipts. Staff is aware of the annual DIF reporting requirements.

Zone Changes/Variations Allowing a Different Use of the Private Development. Newly constructed industrial developments, initially charged the typically lower industrial use impact fee, often end up being retail/service uses (via a CUP) and generate greater demands than those of the industrial land uses. If this trend is left unrecognized, all city services will be faced with the greater demand from retail/service uses, but will be left only with the collection of the lower industrial-based impact fee rates. To avoid this under-collection when such a use is changed from the lowest-demand industrial use to any other business use (often via a CUP), the City should impose an impact fee representing the difference (or delta) between the ultimate use DIF and the previously paid industrial land use impact fee when a CUP is approved and tenant improvement plans are submitted indicating a higher demand business use in an otherwise industrial zone.

Each of these Chapters identifies the amount to be contributed to the common service center on the project list. Appendix B is the list of vehicles needed to support the maintenance of the new infrastructure. It is recommended that the amount identified as needed, by infrastructure, for the service center and maintenance vehicles be transferred annually to a separate Maintenance Vehicle DIF Fund. The amount to be transferred is the calculated maintenance vehicle costs within that infrastructure as a function of all development related costs within the infrastructure. The maintenance vehicle costs are limited to the Circulation System and the General Facilities projects.

## Chapter 2 Demographics and Findings

This Chapter summarizes the beginning and end of the DIF calculation process. It begins with an inventory of fully developed, undeveloped and under-developed units and acreage within the City and concludes with a summary of recommended DIF schedules, with the detailed infrastructure explanations in the chapters following this summary chapter.

### LAND USE ASSUMPTIONS

Table 2-1, Detailed Land Use Inventory, is the inventory of developed and undeveloped land within the City limits of Jurupa Valley and is based upon, and consistent with, the City's adopted General Plan. The undeveloped parcels, identified as *Potential Development*, combine to form the base for the distribution of the estimated costs of the service-expanding capital projects necessary to accommodate that development. Without the expansion projects, the City would be unable to accommodate that new development, effectively halting it.

Table 2-1, the resulting inventory of all private land uses contained within the current City and based on the General Plan's land use inventory, follows:

**Table 2-1  
Detailed Land Use Inventory**

Total - Land-use Database	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# of Units/S.F.	Acres	# of Units/S.F.	Acres	# of Units/S.F.
Low Density Detached Dwellings	6,757.8	10,967	843.9	1,058	7,601.7	12,025
Medium Density Detached Dwellings	2,843.4	13,663	1,850.7	6,843	4,694.1	20,506
Attached Dwellings	422.4	6,426	171.3	2,133	593.7	8,559
Mobile Home Dwelling Units	145.6	1,966	1.0	14	146.6	1,980
Commercial Lodging Units	9.0	165	40.0	730	49.0	895
Retail/Service/Office Uses Square Feet	784.7	12,124,382	334.9	5,202,229	1,119.6	17,326,611
Business Park Square Feet	776.6	17,760,065	308.7	8,068,184	1,085.3	25,828,249
Industrial Uses Square Feet	3,097.3	68,587,562	537.3	13,559,357	3,634.6	82,146,919
<b>Total - City Limits</b>	<b>14,836.8</b>	<b>98,505,196</b>	<b>4,087.8</b>	<b>26,840,548</b>	<b>18,924.7</b>	<b>125,345,744</b>
Private Residences	10,169.2	33,022	2,866.9	10,048	13,036.1	43,070
Commercial Lodging Rooms	9.0	165	40.0	730	49.0	895
Business Square Feet	4,658.6	98,472,009	1,180.9	26,829,770	5,839.5	125,301,779

Table 2-1 provides the source for the average number of unit yield per type of acre that is used in a number of the following chapter schedules. The average number of units or square feet per acre can be determined from Table 2-1.

**DIF Land Use Type Definitions.** This report classifies private development into one of four residential *DIF Land Use Types* or one of four different business-based *DIF Land Use Types*. For purposes of the report, the term *DIF Land Use Type* will refer to one of the eight broad types under which the City's specifically defined zoning code *Land Uses* will fall into. *DIF Land Use types* are defined as:

***Residential Land Uses:***

- **Low Density Detached Dwellings** - This DIF land use category is generally defined as a detached unit and corresponds to an allowable use within the City's Land Use designations of ***Small Farm (RR)***, ***Ranch (EDR)***, ***Rural Community-Low (RC-LDR)***, ***Rural Neighborhood (VLDR)*** and ***County Neighborhood (LDR)***.
- **Medium Density Detached Dwellings** - This DIF land use category is generally defined as a detached unit and corresponds to an allowable use within the City's Land Use designations of ***Medium Density Residential (MDR)*** and construction of detached ***Medium-High Density (MHDR)*** and ***High Density Residential (HDR)***.
- **Attached Dwellings** - This DIF land use category consists primarily of apartments, townhomes, condominiums or any other living unit that is physically contiguous to (i.e. attached to) any other residential unit and corresponds to an allowable use within the City's Land Use designations of the construction of ***attached Medium-High Density (MHDR)*** and ***High Density Residential (HDR)*** and ***Very High Density (VHDR)*** and ***Highest Density Residential (HHDR)***.
- **Mobile Home Dwelling Units** (in a mobile park-setting) - This smaller DIF land use category consists of mobile home dwelling units. Although few such developments beyond perhaps the addition of a few remaining pads within existing mobile home parks are anticipated, they have slightly different nexus than other residential categories. They too correspond to an allowable use within the City's Land Use designations of ***Very High Density Residential Density***. A manufactured dwelling unit outside of a mobile home park-like setting would be considered a detached dwelling unit within a specific density.

***Business/Commerce Land Uses*** (All business uses are expressed in terms of square feet):

- **Commercial Lodging (keyed) Units** - This DIF land use category while not typically a zone, corresponds to the ***Commercial Tourist (CT)*** use designation and possibly a ***Specific Plan (SP)***, and within other areas acceptable for the hospitality development.



- **Retail/Service/Office Uses** - As utilized in this report, Retail/Service/Office uses include the general type of commercial services and thus includes outlets ranging from neighborhood, local and regional shopping outlets. This DIF land use category falls within the **Commercial Retail (CR)**, **Commercial Neighborhood (CN)** and **Commercial Office (CO)** designations.
- **Business Park Uses** - As utilized in this report, business park uses consist of research and development activities, warehousing and distribution, light manufacturing/assembly, repair and corporate offices when used in conjunction with other business park uses. This DIF land use category consists of the **Business Park (BP)** and **Technology and Innovation (LI)** land-use designations.
- **Industrial Uses** – This DIF land-use category contains all businesses engaged in heavy industrial or more intense manufacturing in the **Heavy Industrial (HI)** zones.
- Overlays, such as any *Specific Plan Overlay* generally combine differing land-uses and thus cannot have an impact fee of its own. Should any mixed use facilities be approved for construction as is common, then the DIF would be based upon the combination of the above land-use development impact fees. As an example, for a mixed use development consisting of Commercial Retail (CR) and Very High Density Residential (VHDR) project, the DIF would consist of the combination of the number of square feet of Commercial Retail/Service/Office and the number of Attached Dwellings included in the mix-use.

Definitions of DIF Application Categories Status. For each of the DIF land use categories detailed above and on Table 2-2, acreage is categorized as either *Existing Development* or *Potential Development*. Definitions regarding the status of each land use are as follows:

**Existing Development Acres/# of Units** - This column title reference identifies land in the City which is developed or land which has received a building permit but may not yet be constructed. Acreage in this category may include non-conforming use areas of the City which contain extensive development prior to an annexation or before adoption of the General Plan.

**Potential Development Acres/# of Units** - The title refers to all non-public vacant acreage located within the City. This category also includes the acreage any vacant parcel.

Table 2-2 provides a summary of the detailed land use inventory, limited to privately held property, provided on Table 2-1. Staff's land use inventory reveals that there are presently 14,836.8 acres of privately-held developed land (about 78.4% of all privately owned acreage in the City) within the City's current boundaries. Conversely, there remain 4,087.8 acres of vacant or under-developed land (or about 21.6% of all privately owned acres in the City). Acreage designated for residential dwelling development constitutes the greatest amount (at about 68.1%) of *vacant acreage* within the City.

**Table 2-2**  
**Summary of the City of Jurupa Valley's**  
**Developed and Potential Development Acreage**

DIF Land Use Category	Existing Developed Acres	% of Total Private Acres	Potential Development Acres	% of Total Private Acres	Total Private Acres
L.D. Detached Dwelling Units	6,757.8	35.8%	843.9	4.5%	7,601.7
M.D. Detached Dwelling Units	2,843.4	15.0%	1,850.7	9.8%	4,694.1
Attached Dwelling Units	422.4	2.2%	171.3	0.9%	593.7
Mobile Home Dwelling Units	145.6	0.8%	1.0	0.0%	146.6
Commercial Lodging Units	9.0	0.0%	40.0	0.2%	49.0
Retail/Service/Office Uses S.F.	784.7	4.1%	334.93	1.8%	1,119.6
Business Park Uses S.F.	776.6	4.1%	308.70	1.6%	1,085.3
Industrial Uses S.F.	3,097.3	16.4%	537.30	2.8%	3,634.6
<b>Total Acres/Percentage</b>	<b>14,836.8</b>	<b>78.4%</b>	<b>4,087.8</b>	<b>21.6%</b>	<b>18,924.6</b>

### POPULATION PROJECTIONS

A second component in determining the magnitude of impact of future development and the necessary facilities needed to mitigate that impact is a realistic assessment of the build-out population of the City. Many of the facilities contained in this report are sized according to either the estimated population at theoretical "build-out" or upon service levels which are based in part upon an estimation of the population to be served. Library facilities and developed parks are examples of cost areas which rely heavily on population projections to determine space and facility needs. Park standards are usually stated in terms of the number of acres of parkland per 1,000 persons, for instance.

There are at least two generally accepted methods for projecting future population levels in a City: (A) past growth trends projected forward and (B) population holding capacity based on the General Plan Land Use element. Each of these methods can be useful even though both have certain limitations.

There are several serious flaws in projecting the build-out population of a community using the past growth trends methodology. While this method is relatively simple and therefore easy for the general public to understand, it does not give consideration to when an area is actually built out. Eventually there comes a point in time where the amount of available land to build on is negligible. This technique does not help explain when that point is reached.

Also, the past growth trends approach is not sensitive to policy changes made by Council or land use issues contained in the City's General Plan. For these reasons, this technique is more useful in projecting short-term population levels and should not be used to forecast the built-out population of an area. This report relies on the methodology of **holding-capacity** (described in the following section) to project future service levels and facility requirements.

**Holding Capacity Analysis.** The methodology used in this report to forecast the built-out population of Jurupa Valley is the current holding capacity approach. This method calculates the sum of existing development and potential development allowable under current land use regulations, using average densities found in the City.

The first step in projecting the City's population using the holding capacity approach is to inventory the remaining undeveloped residential acres within the City limits, which was previously accomplished in Tables 2-1 and 2-2 of this Chapter. The next step is to estimate the potential dwelling units allowed per acre and then multiply the potential number of units by the average number of residents per type of unit.

The number of persons per unit for new residential units is based on the 2000 U.S. Census and ranges from 3.826, 2.593 and 2.854 persons for detached, attached and mobile home dwelling units respectively<sup>4</sup>. The 2000 Census data is used over the recently released 2010 Census due to a change in the way data is collected by Census officials, eliminating the ability to recognize differing types of residential structures.

Based on these 2000 Census dwelling density data, future residential development can be expected to generate somewhere from 34,364 to 35,800 additional residents<sup>5</sup> to the City of Jurupa Valley, joining the 107,083 citizens already living in City, resulting in a total estimated population at build-out (based upon the inclusion of existing City limits) of approximately 142,165 residents. The higher number is based upon full occupancy of all new dwelling units and the lower figure is based upon the historical occupancy levels at the time of the census count. The 142,165 is the average of the two.

Table 2-3 following uses the additional housing projected in the Land Use Database and estimates the additional potential population for the City of Jurupa Valley through General Plan build-out. The number of potential new dwelling units was calculated by multiplying the amount of vacant acreage for each land use zone by the average densities (i.e., number of units allowed per acre) indicated in the City's General Plan.

Use of the 2000 Census was limited to determining how many persons live in the differing types of residential dwellings, not the existing population, which was garnered from the California Department of Finance. Table 2-3 following, uses the additional residential dwellings projected in the Land-use Database and calculates an estimate of the additional potential population for the City of Jurupa Valley through General Plan build-out.

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<sup>4</sup> Based upon U.S. Census data from the Glen Avon, Jurupa, Mira Loma, Pedley, Rubidoux and Sunnyslope CDPs.

<sup>5</sup> Depending upon the residential vacancy factor based upon the average of 92.8% for all residences.

**Table 2-3**  
**City of Jurupa Valley**  
**Development Impact Fee Detail**  
**Average Residential Dwelling Occupancy**  
**2000 United States (Special) Census Data (1)**

Existing Residential	Total Units	Vacant Units	Occupied Units	Total Number of Occupants	Average Occupancy	Percentage Occupied
<b>Detached Dwelling Units</b>						
Detached Dwellings	35,848	1,380	34,468	131,860	3.826	96.15%
<b>Attached Dwelling Units</b>						
Attached Dwelling Units	2,160	90	2,070	7,764	3.751	95.83%
Duplex to Quadplex Units	1,298	74	1,224	3,076	2.513	94.30%
Five to Forty-nine Units	2,763	116	2,647	5,318	2.009	95.80%
Fifty or More Units (none)	933	68	865	1,493	1.726	92.71%
<b>Average</b>	<b>7,154</b>	<b>348</b>	<b>6,806</b>	<b>17,651</b>	<b>2.593</b>	<b>95.14%</b>
<b>Mobile Home Dwelling Units</b>						
Mobile Home Dwelling Units	4,084	274	3,810	10,872	2.854	93.29%

Existing - State Department of Finance 01/01/16 Population	<b>107,083</b>
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G.P. Build-out Population At Historic Occupancy Rates	Anticipated Units	Occupancy Rate	Probable Occupancy	Dwelling Density	Anticipated Population
Potential Detached Dwellings	7,901	96.15%	7,597	3.826	29,066
Potential Attached Dwellings	2,133	95.14%	2,029	2.593	5,261
Potential Mobile Home Dwellings	14	95.14%	13	2.854	37

Population to be Added Via Development at Historic Occupancy Rates	34,364	34,364
Current State of California Department of Finance Population		107,083
Potential "Build-out" Population, at Historic Vacancy Rates.		141,447

G.P. Build-out Population At 100% Occupancy Rate	Anticipated Units	Occupancy Rate	Probable Occupancy	Dwelling Density	Anticipated Population
Potential Detached Dwellings	7,901	100.00%	7,901	3.826	30,229
Potential Attached Dwellings	2,133	100.00%	2,133	2.593	5,531
Potential Mobile Home Dwellings	14	100.00%	14	2.854	40

Population to be Added Via Development at 100% Occupancy	35,800	35,800
Current State of California Department of Finance Population		107,083
Potential Maximum "Build-out" Population.		142,883

Population at General Plan Build-out @ Low per Dwelling Resident Densities	141,447
Population at General Plan Build-out @ High per Dwelling Resident Densities	142,883
Average Population at General Plan Build-out	142,165

(1) Summary File 3 (SF3), available at <http://factfinder.census.gov>

(2) Current population based upon State of California Department of Finance data.

### SUMMARY OF FINDINGS

City staff and RCS have identified nearly \$838.1 million in needed and master planned capital improvement projects required through the City's General Plan primarily needed solely to support future private growth. Most of the total project list is required as the result of accommodating continued development, but projects with more regional benefits, about 73.7% of the project total are likely to be funded by circulation-based inter-governmental revenue sources. Less than one tenth of 1% of the identified development-generated capital projects can be funded by an existing balance in the various DIF receipts (or fund balance). Table 2-4 indicates the capital project costs by the differing types of infrastructure.

**Table 2-4**  
**Total General Plan Build-out**  
**Capital Requirements**

<b>Infrastructure Type</b>	<b>Total – All Projects</b>
Fire Suppression/Medic Facilities, Vehicles and Equipment	\$20,128,226
Circulation (Streets, Signals and Bridges) System <sup>(A)</sup>	\$798,294,703
General Facilities, Vehicles and Equipment	\$4,749,378
Library Collection Items and Dedicated Public Use Computers	\$1,546,930
Park Infrastructure Development (Downey & 68 <sup>th</sup> St. Parks)	\$13,384,740
<b>Total - All Projects</b>	<b>\$838,103,977</b>

(A) Includes a nominal amount of storm drainage improvements necessary to protect the road bed.

While the above table indicates the amount of capital acquisition via the impact fee process, it is important to realize that this is only part of the inventory of improvements that the City will need to maintain. Needed public facilities (sidewalks, underground pipes, local roads, etc.) within the footprint of a development benefit only those residences or businesses within that development footprint. These local improvements are required as a condition of approval and are not distributed to any other developer as part of a DIF distribution. However, all of these improvements are ultimately dedicated, accepted by and maintained in perpetuity by the City.

The adoption of the recommended DIF schedule amounts supported by the calculations in this report (Schedule 2.1) would finance a great deal of this areas development-generated capital facilities by raising upwards to \$137.0 million in new DIF revenues to be combined with the existing DIF fund balances of \$6.9 million and other identified resources of \$617.9 million available to fund growth-related capital projects or not place an unnecessary draw on other City revenues. Approximately \$76.1 million (9.1% of the total project list) in projects do not have funding sources identified. These projects are primarily local circulation projects that need further review to determine their continued viability and more accurate costs via the completion of a recommended Circulation Master Plan.

**DIFs Summary.** Based on these costs and the schedules found at the end of each of the remaining chapters of this report, costs attributable to future development were derived on a per unit basis for residential land uses and on a per square foot of pad basis for business land uses. Schedule 2.1, found at the end of this Chapter, provides a summary of the recommended DIF schedules for each type of infrastructure and land use category. The total recommended maximum DIFs for each of the eight Land Use DIF types within the General Plan area are summarized as following:

**Table 2-5  
Summary of Proposed Development Impact Costs  
for the City's General Plan Area**

DIF Land Use Type	Development Impact Costs Within Jurupa Valley
Low Density Detached Dwelling Unit	\$5,500/Unit
Medium Density Detached Dwelling Unit	\$5,500/Unit
Attached Dwelling Unit	\$3,292/Unit
Mobile Home Dwelling Unit (in parks)	\$3,823/Unit
Commercial Lodging (keyed) Unit	\$2,106/Unit
Retail/Service/Office Uses Square Foot	\$5.217/S.F.
Business Park Uses Square Foot	\$4.289/S.F.
Industrial Uses Square Foot	\$1.714/S.F.

Individual Development Impact Fees are recommended within each appropriate infrastructure Chapter. The specific DIF schedule rates for each land use are to be found at the end of each chapter relating to each infrastructure (see Also Appendix A). Schedule 2.1 at the end of this chapter also identifies the probable DIF revenue, the estimated capital cost total and the difference, by individual infrastructure type (e.g. fire). Most of the individual fee schedules are based upon a *per unit* or per square foot basis with the exception being storm drainage which is based upon a *per acre* basis.

Schedule 2.1, for parcels within Jurupa Valley, requires a single page to summarize the five infrastructure impact fee categories, identify the individual Infrastructure DIFs and combined DIFs by DIF Land Use Type and provide a calculation of the potential collection through build-out at the proposed *Minimum-Needs-Based DIF* schedules and the cost of the total infrastructure needs.

### FORMAT OF THIS REPORT

The following chapters of this report contain the detailed information relative to the calculation of DIFs recommended by RCS for the entire City. Appropriate textual explanations are contained in each chapter with a chapter devoted to each of the five sets of cost schedules listed following, and appendices the first of which contains a summary of DIF recommendations.

CHAPTER 3 - Fire Suppression/Medic Facilities, Vehicles, and Equipment

CHAPTER 4 - Circulation (Streets, Signals and Bridges) System

CHAPTER 5 - General Facilities, Vehicles and Equipment

CHAPTER 6 - Library Collection Items and Dedicated Public Use Computers

CHAPTER 7 - Park Infrastructure Development (Downey and 68<sup>th</sup> Street Parks)

APPENDIX A - Summary of Recommendations

APPENDIX B - Shared Maintenance Vehicle List and Distribution of Costs

APPENDIX C - Park Improvement Unit Costs/Average Cost per Acre

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***NOTE REGARDING TEXTUAL MATHEMATICS: It is important to note that the use of a computer provides for calculations to a large number of decimal points. Such data, when included in text and supporting textual tables, has often been rounded to usually no more than two or three decimals for clarity and thus may not be replicated to the necessary degree of accuracy as the spreadsheet schedules at the end of each chapter. If questions arise between the tables and schedules, the schedules at the end of the chapter will prevail as the more accurate. The schedules at the end of the Chapter are instructive to recommendations. The tables within each infrastructure text chapter are summaries of the schedule at the end of that chapter and are illustrative.***

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Schedule 2.1

City of Jurupa Valley

General Plan Build-out Costs

Summary of Development Impact Fees By Type of Fee (continued on next page)

(Costs/Fees per Residential Type Dwelling Unit, or Business Type Square Foot)

Land-use Category	Fire Protection Facilities	Circulation System Facilities	General Government Facilities	Library Collection and Computers	Park Facilities Improvements	Development Impact Fee Total Per Unit or Square Feet
	Schedule 3.2	Schedule 4.2	Schedule 5.2	Schedule 6.1	Schedule 7.1	
Calculated Development Impact Costs						
Low Density Detached Dwellings	\$672	\$3,134	\$141	\$130	\$1,423	\$5,500 per Unit
Medium Density Detached Dwellings	\$672	\$3,134	\$141	\$130	\$1,423	\$5,500 per Unit
Attached Dwellings	\$405	\$1,693	\$141	\$88	\$965	\$3,292 per Unit
Mobile Home Dwelling Units	\$955	\$1,568	\$141	\$97	\$1,062	\$3,823 per Unit
Commercial Lodging Units	\$425	\$1,654	\$27	No Fee	No Fee	\$2,106 per Unit
Retail/Service/Office Uses Square Feet	\$0.134	\$5.061	\$0.022	No Fee	No Fee	\$5.217 per S.F.
Business Park Square Feet	\$0.381	\$3.886	\$0.022	No Fee	No Fee	\$4.289 per S.F.
Industrial Uses Square Feet	\$0.036	\$1.656	\$0.022	No Fee	No Fee	\$1.714 per S.F.
Potential Collection with Recommended Impact Fee Schedule						
Low Density Detached Dwellings	\$710,976	\$3,315,772	\$149,178	\$137,540	\$1,505,534	\$5,819,000
Medium Density Detached Dwellings	\$4,598,496	\$21,445,962	\$964,863	\$889,590	\$9,737,589	\$37,636,500
Attached Dwellings	\$863,865	\$3,611,169	\$300,753	\$187,704	\$2,058,345	\$7,021,836
Mobile Home Dwelling Units	\$13,370	\$21,952	\$1,974	\$1,358	\$14,868	\$53,522
Commercial Lodging Units	\$310,250	\$1,207,420	\$19,710	No Fee	No Fee	\$1,537,380
Retail/Service/Office Uses Square Feet	\$697,099	\$26,328,483	\$114,449	No Fee	No Fee	\$27,140,031
Business Park Square Feet	\$3,073,978	\$31,352,963	\$177,500	No Fee	No Fee	\$34,604,441
Industrial Uses Square Feet	\$488,137	\$22,454,295	\$298,306	No Fee	No Fee	\$23,240,738
Total Potential Collection	\$10,756,171	\$109,738,016	\$2,026,733	\$1,216,192	\$13,316,336	\$137,053,448
Potential DIF Receipts	\$10,756,171	\$109,738,016	\$2,026,733	\$1,216,192	\$13,316,336	\$137,053,448
Less: DIF Fund Balance	\$2,438,582	\$1,381,388	\$2,727,035	\$332,236	\$67,795	\$6,947,036
Less: Other Resources	\$0	\$617,978,711	\$0	\$0	\$0	\$617,978,711
Financial Resources Total	\$13,194,753	\$729,098,115	\$4,753,768	\$1,548,428	\$13,384,131	\$761,979,195
Required Capital Total	\$20,128,226	\$798,294,703	\$4,749,378	\$1,546,930	\$13,384,740	\$838,103,977
Over or (Under) Collection	-\$6,933,473	-\$69,196,588	\$4,390	\$1,498	-\$609	(\$76,124,782)



## Chapter 3

### Fire Suppression/Medic Facilities, Vehicles and Equipment

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The City's residents and businesses receive fire suppression, medic and rescue services from the Riverside County Fire Department from four fire stations within the City's limits. The County Department has a fleet of response fire engines, paramedic squad vehicles and battalion chief command vehicles as well as access to an inventory of specialty rescue vehicles.

**Why a Fire Suppression/Medic Service Facilities, Vehicles and Equipment Impact Fee is Important.** The City is responsible for public safety regardless of who actually provides these essential services. The General Plan recognizes this and the City of Jurupa Valley contracts with the *Riverside County Fire Department*. However, one of the keys to good fire suppression and medic services is adequate and sufficient working/response space, a sufficient number of response vehicles and a proper inventory of assigned and specialty emergency equipment for the sworn firefighters.

**Relationship with the City's General Plan.** Broadly, General Plan Program CSSF 2.1 states broadly this regarding (all) public safety facilities needed to serve the community:

***Provide Facilities and Services.** Work with community services agencies and districts on the planning and provision of adequate community facilities and services.*

Specifically, **CSSF 2.7 Coordination.** During preparation and implementation of the City's capital improvement programs, encourage coordination between CAL FIRE and Community Services Districts providing water services in Jurupa Valley to improve firefighting infrastructure, by proposing or requiring, when appropriate:

2. Assessment of impact fees as a condition of development.

Additionally, **CSSF 1.28 Fire Protection Master Plan** states:

Continue to utilize the Riverside County Fire Protection Master Plan and Jurupa Emergency Response Plan as the base documents to implement the goals and objectives of the Community Safety Element.

**The Purpose of the Fee.** While it can be said that numerous factors are considered when determining the number and location of fire stations in any city, it can be stated without fear of contradiction that all new private development in the City will have an effect on the City's current ability to respond to fire, rescue and emergency calls-for-service. The affect, simplified but not trivialized, is twofold. Initially, each new residential and business development will create, on average, more annual calls-for-service increasing the likelihood of simultaneous (and thus competing) calls-for-service. Additionally, as development spreads further from any existing station or stations, as large-scale development is often likely to do, the distances (and thus response times) will increase, taking the existing fire companies out-of-service for greater periods of time. These additional calls-for-service will increase demands upon the existing

capability established by the existing system of stations and response vehicles and specialty equipment. These new and additional demands may result in the reduction of infrastructure service level to the existing service levels. If so, the adoption of a properly calculated DIF would eliminate that effect.

The Riverside County Fire Department has invested in an extensive system of fire facilities, response vehicles and specialty equipment on behalf of its former unincorporated constituents. The fire suppression/medic/rescue providers respond to calls-for-service within the City's limits from one or more of four fire stations within the City's boundaries. They are identified as follows:

**Limonite Station (#16)** is a 4,391 square foot facility located on a 0.51 acre parcel at 9269 Limonite Avenue. The facility houses a single engine/paramedic response company. This station is undersized and cannot be expanded and would be considered for relocation should such a major effort be undertaken.

**San Savaine Station (#17)** is a 9,050 square foot facility located on a 1.96 acre parcel at 10400 San Savaine Way. The facility houses a single engine/paramedic response company and the local aerial response vehicle.

**Central Mission Station (#18)** is a number of facilities totaling 6,018 square feet located on a 2.64 acre parcel at 7521 Mission Boulevard. The facility houses a response engine, a paramedic response company as well as the battalion chief command vehicle.

**Rubidoux Mission Station (#38)** is the largest station within the City boundaries (at 11,428 square feet) and is located on 1.597 acres at 5721 Mission Boulevard and is owned by The Rubidoux Community Services District. This station also houses a single engine/paramedic company as well as a second battalion chief command vehicle for emergency responses within the City limits.

The City is also served by a sizable fleet of equipped response units assigned to these four local stations consisting of:

- Four Type I response engines.
- One paramedic squad vehicle.
- One aerial response truck; and,
- Two battalion chief command vehicles.

The capacity of any fire station is finite and will reach practical limits through its call-for-service frequency and incident time. When that capacity is exceeded, the level of service afforded to existing development will be greatly reduced. Or stated in another way, if development continues without the addition of fire stations, the existing stations will be overwhelmed in terms of calls-for-service, making a timely response for emergency service a virtual coin flip. Without additional response capacity, the existing fire companies will reach a point where they will be unavailable to respond to all needs as they may be out-of-service on a simultaneous call in a different part of the community.

In order to continue to be able to respond to an anticipated 27.6% increase in the number of expected calls, the fire administrative staff has determined the need for two additional stations in the City. One would be a large multi-company station in the southeast area of the City while the second one, primarily for relocation response time improvement purposes, will be a basic single engine company station in the more northwesterly area of the City.

Having the right type, size and number of fire stations in the right locations will enable the fire administrative staff and City Council to house firefighters, apparatus, and equipment in the most rational way ensuring maximum use of capital resources at the lowest annual operations cost. Conversely, the penalties are high and extremely visible for either poor fire station location or a lack of one. Adverse effects are felt by the City staff, the City Council, and possibly by the existing taxpayers. With poor location or no additional locations, response times could vary within the City with some areas requiring response from a great distance. The unavailability of an out-of-service engine company due to a simultaneous call could become excessive. If a tragedy occurs, the incident would be well publicized.

Often, response time is mistakenly applied to only the first-in unit, and this can be a grave error. Instead, the planned response time must consider *all* the forces necessary to place the incident under control. If the first unit arrives within five minutes but cannot provide the necessary water flow, or perform the needed functions due to a lack of staffing, the five minute response becomes insignificant and irrelevant. Thus, an increase in the number and type of response vehicles is also necessary to match and equip the needed additional staff. The following sections identify the manner in which the City plans to meet the demands of additional calls-for-service.

**The Use of the Fee.** The revenues generated from a properly calculated and legally-supported Fire Suppression, Medic Facilities, Vehicles and Equipment DIF schedule receipts would be limited to one-time capital costs related to that growth consisting of approximately 10,048 dwelling units, 730 commercial lodging and 26.8 million square feet of business space (retail/service, office, business park, industrial and Industrial). The fee receipts would be used to construct a new station and increase the number of emergency response vehicles. Conversely, the Fire Suppression/Medic Facilities, Vehicles and Equipment DIF receipts would not be used to repair any existing fire stations or replace any existing emergency response vehicles. Additional facilities are planned to come on-line, as needed, as development creates additional demands beyond the capability (volume or calls and distance) of the existing stations. Please note that reference to the two additional stations as the "5<sup>th</sup>" and "6<sup>th</sup>" stations in this report does not reflect any proposed order of construction nor their ultimate station numbering. The capital expansions include:

**FS-001, Southeast Fire Station "A" (three bays wide by two vehicles deep)** - The proposed station approximately 9,445 square feet on two acres and would be a three bays wide by two vehicles deep configuration and would be near the intersection of Lakeside Drive and El Camino Boulevard. The station has an estimated acquisition cost of \$9,110,366. The proposed station would need to be equipped with the following response equipment (FS-002 to and including FS-004):

**FS-002, Engine/Pumper, Fully Equipped** - The previously referenced southeasterly station would require a fully-equipped basic front-line response engine at \$942,000.

**FS-003, Paramedic Squad Vehicle, Fully Equipped** - Acquire a standard paramedic squad vehicle for \$138,000. This vehicle is used for paramedic response beyond the fire response area of the station keeping the engine responses more readily available as the primary ("first-in") response area.

**FS-004, Aerial Response Truck** - The City will need to acquire an aerial response vehicle for responses to over-width and over-height structures anticipated to be constructed in the central area of the City through General Plan build-out. The estimated cost of this type of fully equipped aerial/pumper vehicle is approximately \$1,365,000.

**FS-005, Northwest Fire Station "B" (two bays wide by two vehicles deep)** - This station is proposed to be constructed in the northwesterly area of the City generally along Wineville Avenue between Cantu-Galleano Road and Bellegrave Avenue. This station would represent an increase in the existing level of service over what is available now but is not needed for additional responses thus is not attributed to new development. The station would be approximately 6,725 square foot, two-bays wide by two vehicles deep configuration with an estimated construction cost of \$6,571,307. The new station would require the following response equipment:

**FS-006, Engine/Pumper, Fully Equipped** - The previously referenced northeasterly station would require a second fully-equipped basic front-line response engine at \$942,000.

**FS-007, Paramedic Squad Vehicle, Fully Equipped** - Acquire a standard paramedic squad vehicle for \$138,000. This vehicle is used for paramedic response beyond the fire response area of the station keeping the engine responses available in the primary ("first-in") response area.

**FS-008, Traffic Signal Pre-emption System** - As demands upon the City's streets and traffic facilities more than doubles, the fire emergency vehicle response times from the proposed stations will increase simply due to additional anticipated traffic as the City gets closer to General Plan build-out. Responses during the morning and evening drive time would be particularly difficult. Signal preemption, proposed at 31 intersections, offers a safe, practical and relatively inexpensive (at \$921,553) yet significant mitigation of intersection stoppages or slow-downs where additional lane miles are simply not an option.

The proposed projects and costs are identified on Schedule 3.1 and are detailed in the MFP. The total cost of \$20,128,226 necessary to complete the fire infrastructure system becomes a net \$17,689,644 after subtracting the existing \$2,438,582 in prior collected Riverside County - Fire Development Impact Fee Fund balance. These proposed fire suppression and general emergency improvements are necessary to meet Fire and Emergency Medical Services Policy CSSF 2.16 within the City's General Plan which states:

**CSSF 2.16 Coordination** Work with the Fire Department to ensure the provision of adequate fire stations, personnel, and equipment to meet the City's need over time.

And:

CSSF 1.28 **Fire Protection Master Plan.** Continue to utilize the Riverside County Fire Protection Master Plan and Jurupa Emergency Response Plan as the base documents to implement the goals and objectives of the Community Safety Element.

### **The Relationship Between the Use of the Fee and the Type of Development**

**Paying the Fee.** Fire service response standards extended to new development should be consistent with the fire response currently enjoyed by the City's existing citizens and business community by constructing new facilities, or else the result will be in the deterioration of the level of service (LOS) provided both to the existing residents and future citizens and businesses within the City of Jurupa Valley. It follows that it is appropriate to assess future development to contribute additional fire facilities. To project the impact of future development on fire services, it was first necessary to quantify the current impact on services from each of the City's land uses. Then, a determination of the costs of future capital facilities necessary to meet this increased demand was made. The following section illustrates the relative impact from each land use.

**The Relationship Between the Need for the Public Facilities and the Type of Development Project.** The Riverside County Fire Department response or calls-for-service records are not currently able to be used to determine Jurupa Valley-specific calls-for-service data by land use.

Typically, the County Fire Department has been able to provide this data for other Riverside County Agencies assisted by RCS. This is likely due to the City's more recent incorporation and the local calls-for-service data should be to be available in future years for DIF calculation updates. Thus the process for identifying calls-for-service data for use as the nexus will be similar to that of the law enforcement services calls-for-service data in Chapter Three via use of averages from fifteen other public agencies, in this case fifteen municipal fire suppression agencies.

Table 3-1, following, summarizes the results of analysis of the calls-for-service received by fifteen other city and county law enforcement agencies over a twelve month period (per Schedule 3.2). The breakdown of calls-for-service into the land uses that generated them, divided by the number of developed units (during the same period) generates a *calls-for-service* ratio, factor or nexus. The resulting factor of calls per residential unit or per KSF of business space will be applied to the existing and future Jurupa Valley development contained in the Land Use Database summarized in Table 2-1.

Table 3-1, following, identifies the number of calls-for-service received by the fifteen municipal agency fire departments during a twelve month period by the previously identified DIF Land Use types employed in this report. The number of requests for service received by the departments during the twelve month period was then divided by either the number of existing number of dwelling units or the developed business space (in KSF) to determine the number of future requests generated per residential dwelling unit, per commercial lodging unit or business square foot.

**Table 3-1**  
**Fire Suppression/Medic Services**  
**Calls-for-Service Generated by DIF Land Use Type**  
**(Average of Fifteen California Fire Suppressions/Medic Agencies**  
**over a Twelve Month Period)**

Twenty-five Agency Sample DIF Land Use Type	Combined Developed Dwellings or Square Feet	Actual Calls For Service Over 12 Months	Total Calls per Dwelling or 1,000 SF (KSF)
Low and Medium Density Detached Units	24,630	4,089	0.166/Unit
Attached Dwelling Units	6,426	643	0.100/Unit
Mobile Home Dwelling Units	1,966	458	0.233/Unit
Commercial Lodging Units	165	17	0.105/Unit
Retail/Service/Office Use KSF	404,522,342	400	0.033/KSF
Business Park Use KSF	17,028,441	1,669	0.094/KSF
Industrial Use KSF	341,653,842	671	0.009/KSF

In the sample, 4,089 calls-for-services were recorded to one of the 24,630 detached dwelling units, generating a ratio of 0.166 calls-for-service per residential detached dwelling. Business Park development is shown to generate the higher of the business use demands at 0.094 responses per 1,000 square foot of building space, while industrial development generates the least demand of 0.009 calls per 1,000 square feet. The lower demand by industrial uses over commercial uses should be expected given the greater density of employees and patrons in a retail/service/office use establishment when compared to an industrial business of similar square feet. However, it should be noted that while there are fewer calls for industrial properties, significant training is required to be prepared for industrial responses, (i.e., trenching shoring/rescue response, Urban Search and Rescue, and hazardous materials training). Commercial lodging (hotels/motels) generates a rate of 0.105 calls per unit annually based upon the 17 calls to the existing 165 commercial lodging keyed units.

Based upon these calls-for-service and the anticipated future development demands in the General Plan will increase from the 7,894 annual calls-for-service to privately-owned development by 2,657 to 10,551 annual calls-for-service to privately held property per year. Anticipated development will benefit from the existence of the current four stations and the fact that they have some existing capacity to respond. The existing four engine companies (at the existing four stations) currently handle approximately 1,973 calls each annually on average (to privately owned parcels). At General Plan build-out the total complement of five engine companies (or six should the City opt to increase the existing level of service) will each handle 2,110 annual calls-for-service each, an increase of about 7%. A stand-alone paramedic squad (FS-003) may reduce that average calls-for-service per station figure depending upon what number of calls-for-service can be handled by a paramedic squad alone. Table 3-2, (summarized from Schedule 3.2) demonstrates the anticipated additional calls-for-service.

**Table 3-2**  
**Fire Suppression Calls-for-Service Generated by Land Use**  
**(Over a 12 Month Period)**

DIF Land Use Type	Potential Dwellings or Square Feet	Total Calls per Dwelling or 1,000 SF (KSF)	Potential Calls For Service
LD Detached Dwelling Units	1,058	0.166/Unit	176
MD Detached Dwelling Units	6,843	0.166/Unit	1,136
Attached Dwelling Units	2,133	0.100/Unit	213
Mobile Homes Dwellings	14	0.233/Unit	3
Commercial Lodging Units	730	0.105/Unit	77
Retail/Service/Office Uses	5,202,229	0.033/KSF	172
Business Park Uses	8,068,184	0.094/KSF	758
Industrial Uses	13,559,357	0.009/KSF	122

Resulting General Plan DIF Schedule. The collection of the resulting DIFs through build-out, along with the existing Fire Suppression/Medic DIF Fund balance, would allow the City to acquire or construct just over half (53.5%) of the proposed expansions, improvements and required equipment. Table 3-3, following, indicates the DIF schedule necessary to finance the cost to the additional stations, response equipment and specialty equipment.

**Table 3-3**  
**Minimal Needs-Based Fire Suppression/Medic Facilities,**  
**Vehicles and Equipment Development Impact Costs**  
**by DIF Land Use Type**

DIF Land Use Type	Allocation of Development Costs	Development Impact Cost Per Unit or Square Foot
LD Detached Dwelling Units	\$711,324	\$672/Unit
MD Detached Dwelling Units	\$4,601,729	\$672/Unit
Attached Dwelling Units	\$862,824	\$405/Unit
Mobile Home Dwelling Units	\$13,369	\$955/Unit
Commercial Lodging Units	\$310,495	\$425/Unit
Retail/Service/Office Uses	\$696,741	\$0.134/S.F.
Business Park Uses	\$3,070,520	\$0.381/S.F.
Industrial Uses	\$494,200	\$0.036 S.F.

**The Relationship Between the Need for the Public Facilities and the Type of Development Project.** The DIF would be collected as the development occurs (generally at building permit or some predetermined point in the process). As the development occurs, the impact is generated. The collected DIF receipts would be limited to use to acquire the previously identified emergency response vehicles and additional fire stations necessary to respond to those additional calls-for-service, without reducing the capacity to respond to calls from the existing community (Schedule 3.1).

**The Relationship Between the Amount of the Fee and the Cost of the Portion of the Public Facility Attributed to the Development Project.** It would be rare for any one development to create the need for a full fire station, thus all development will contribute resources towards a shared fire facility. Upon completion, all development projects that contributed towards the additional facilities and response vehicles will have fire suppression/medic services available from one of the five fire stations within the City's boundaries as needed.

The replacement value of the existing fire infrastructure serving the City's resident and businesses (stations, response fleet and related safety equipment) of \$38,198,510 represents the current equity investment or *financial commitment* towards fire suppression capability by the existing community. When this figure is distributed over the existing community in the same manner as the future costs, by the land use demands, an investment, or financial "commitment" (or equity) per unit can be determined. As an example, each attached dwelling unit has invested about \$803 into fire suppression capital while the proposed DIF is 15% less amount at \$679 per attached dwelling. Table 3-4, following, demonstrates the existing financial commitment to Fire Suppression capability within the City.

**Table 3-4**  
**Existing Fire Suppression System**  
**Community Financial Commitment Comparison Data**

DIF Land Use Type	Allocation of Development Costs	Development Impact Cost Per Unit or Square Foot
LD Detached Dwelling Units	\$8,811,871	\$803/Unit
MD Detached Dwelling Units	\$10,794,916	\$803/Unit
Attached Dwelling Units	\$3,111,495	\$484/Unit
Mobile Home Dwelling Units	\$2,216,275	\$1,127/Unit
Commercial Lodging Units	\$82,263	\$499/Unit
Retail/Service/Office Uses	\$1,936,118	\$0.160/S.F.
Business Park Uses	\$8,708,497	\$0.455/S.F.
Industrial Uses	\$2,987,074	\$0.044/S.F.



### RECOMMENDED IMPACT FEES

The Minimum Needs-Based Impact Costs (Schedule 3.3) are necessary and sufficient to maintain this portion of the General Plan Safety Element as represented by additional demands upon the existing fire suppression/medic system capabilities.

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#### RECAP OF FIRE SUPPRESSION/MEDIC ET AL. IMPACT FEE RECOMMENDATIONS

- Create a Fire Suppression/Medic Development Impact Fee Fund or modify title of existing fire-related development impact fee fund.
  - Adopt Schedule 3.2, *Development-Based Minimal Capital Needs-Based Impact Costs* and place the collected proceeds into the new DIF Fund
-

Schedule 3.1

City of Jurupa Valley

2019-20 Development Impact Fee Calculation

Allocation of Project Cost Estimates

Fire Suppression/Medic/Rescue, Vehicles Facilities, Vehicles & Equipment

			Construction Needs Supported by Other Resources		Infrastructure Needs Generated by Increased Development	
Line #	Project Title	Estimated Cost	Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
FD-001	Southeast Fire Station "A" (Three Wide X Two Deep)	\$9,110,366	0.00%	\$0	100.00%	\$9,110,366
FD-002	Engine/Pumper, Fully Equipped	\$942,000	0.00%	\$0	100.00%	\$942,000
FD-003	Paramedic Squad Vehicle, Fully Equipped	\$138,000	0.00%	\$0	100.00%	\$138,000
FD-004	Aerial Truck, Fully Equipped	\$1,365,000	74.82%	\$1,021,293	25.18%	\$343,707
FD-005	Northwest Fire Station "B" (Two Wide X Two Deep)	\$6,571,307	100.00%	\$6,571,307	0.00%	\$0
FD-006	Engine/Pumper, Fully Equipped	\$942,000	100.00%	\$942,000	0.00%	\$0
FD-007	Paramedic Squad Vehicle, Fully Equipped	\$138,000	100.00%	\$138,000	0.00%	\$0
FD-008	City-wide Traffic Signal Pre-Emption System	\$921,553	75.35%	\$694,426	24.65%	\$227,127
Sub-Total General Plan Total New Project Costs		\$20,128,226	46.54%	\$9,367,026	53.46%	\$10,761,200
Less: Development Impact Fee Fund Balance		\$2,438,582	100.00%	\$2,438,582	0.00%	\$0
Less: Other Dedicated Financial Resources		\$0	100.00%	\$0	0.00%	\$0
Sub-Total Off-Setting Revenues		\$2,438,582	100.00%	\$2,438,582	0.00%	\$0
Total Net General Plan Project Costs		\$17,689,644	39.17%	\$6,928,444	60.83%	\$10,761,200
					Forward to Schedule 3.2	

Schedule 3.2

City of Jurupa Valley

2019-20 Development Impact Fee Calculation

Minimal Needs-based Impact Costs

Fire Suppression/Medic/Rescue, Vehicles Facilities, Vehicles & Equipment

Proposed Land Use	Undeveloped		Call Generation Rate	Anticipated New Calls for Service	Percentage of Additional Service Calls	Allocation of Expansion Costs	Cost Distribution Per Acre	Average Units or Square Feet/Acre	Development Impact Fee per Unit or Square Foot
	Acres	Units							
Low Density Detached Dwelling	843.9	1,058	0.166	176	6.61%	\$711,324	\$843	1.25	\$672 per Unit
Medium Density Detached Dwelling	1,850.7	6,843	0.166	1,136	42.76%	\$4,601,729	\$2,486	3.70	\$672 per Unit
Attached Dwellings	171.3	2,133	0.100	213	8.02%	\$862,824	\$5,037	12.45	\$405 per Unit
Mobile Home Dwelling Units	1.0	14	0.233	3	0.12%	\$13,368	\$13,368	14.00	\$955 per Unit
Commercial Lodging Units	40.0	730	0.105	77	2.89%	\$310,495	\$7,763	18.25	\$425 per Unit
Retail/Service/Office Uses Square Feet	334.9	5,202,229	0.033	172	6.47%	\$696,741	\$2,080	15,532	\$0.134 per S.F.
Business Park Square Feet	308.7	8,068,184	0.094	758	28.53%	\$3,070,520	\$9,947	26,136	\$0.381 per S.F.
Industrial Uses Square Feet	537.3	13,559,357	0.009	122	4.59%	\$494,200	\$920	25,236	\$0.036 per S.F.
<b>TOTAL</b>	<b>4,087.8</b>	<b>-</b>	<b>-</b>	<b>2,657</b>	<b>100.00%</b>	<b>\$10,761,200</b>	<b>Total Infrastructure Master Plan Capital Needs</b>		

Schedule 3.3

City of Jurupa Valley

2019-20 Development Impact Fee Calculation

Existing Community Financial Commitment Comparison

Fire Suppression/Medic/Rescue, Vehicles Facilities, Vehicles & Equipment

Proposed Land Use	Developed		Call Generation Rate	Existing Calls for Service	Percentage of Existing Service Calls	Allocation of Infrastructure "Equity"	Distribution of "Equity" per Acre	Average Units or Square Feet/Acre	Current Financial Commitment per Unit or Square Foot
	Acres	Units							
Low Density Detached Dwellin	6,757.8	10,967	0.166	1,821	23.07%	\$8,811,871	\$1,304	1.62	\$803 per Unit
Medium Density Detached Dw	2,843.4	13,663	0.166	2,268	28.73%	\$10,974,916	\$3,860	4.81	\$803 per Unit
Attached Dwellings	422.4	6,426	0.100	643	8.15%	\$3,111,495	\$7,366	15.21	\$484 per Unit
Mobile Home Dwelling Units	145.6	1,966	0.233	458	5.80%	\$2,216,275	\$15,219	13.50	\$1,127 per Unit
Commercial Lodging Units	9.0	165	0.105	17	0.22%	\$82,263	\$9,140	18.33	\$499 per Unit
Retail/Service/Office Uses Squ	784.7	12,124,382	0.033	400	5.07%	\$1,936,118	\$2,467	15,451	\$0.160 per S.F.
Business Park Square Feet	776.6	17,760,065	0.094	1,669	21.15%	\$8,078,497	\$10,402	22,869	\$0.455 per S.F.
Industrial Uses Square Feet	3,097.3	68,587,562	0.009	617	7.82%	\$2,987,074	\$964	22,144	\$0.044 per S.F.
<b>TOTAL</b>	<b>14,836.8</b>	<b>--</b>	<b>--</b>	<b>7,894</b>	<b>100.00%</b>	<b>\$38,198,510</b>	<b>Total Infrastructure Master Plan Assets</b>		

\$30,013,928 in Fire Suppression/medic/rescue Facilities Assets
\$5,396,000 in Fire Suppression/Medic/Rescue Vehicles Assets
\$100,000 in USAR Specialty Equipment Assets
\$250,000 in Specialty Unit Specialty Equipment Assets
\$2,438,582 in Fire Suppression DIF Fund Balance

## Chapter 4

### Circulation (Streets, Signals and Bridges) System

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The following Chapter will discuss the Circulation System capital improvements which consist of the major widening street segments, traffic signals/intersection improvements, freeway intersections, bike routes, bridges and an on-site traffic control center. These projects are required for the City through General Plan build-out in order to maintain the existing LOS while absorbing the added traffic from development as identified in the Land Use Database Table in Chapter 2. Initially, RCS recommends adoption of a comprehensive DIF schedule covering all components of the circulation system within the General Plan area, those three components consisting of major street segments, signals and bridge improvements. The reasons are practical in that combining this infrastructure will provide greater flexibility in establishing priorities in what is essentially a singular circulation issue with a common nexus, a combination of trip-end<sup>6</sup> generation and average trip distance. It is not uncommon that a single circulation capital project involves both a street improvement and signal improvement.

**Why a Circulation DIF Schedule is important.** Based upon the Land-use database included in this report (based upon the LUE in the General Plan), the City will have to be able to absorb a roughly 18.8% increase in traffic and circulation demands. Citizens are currently aware of and have expressed concerns about additional traffic from the construction of residential housing and business ventures<sup>7</sup>. The City may be able to expect inter-governmental financial assistance if/when the project has regional traffic implications but cannot expect that kind of assistance for projects that assist in dealing with local traffic issues. In Jurupa Valley, most of the cumulative project costs, about 63.4%, are regional in nature and will only likely be constructed with inter-governmental assistance. Only an additional 3.5% of the City's total circulation projects necessary to support the City's Mobility Element have identified TUMF funding. Existing circulation system fund balance can finance a miniscule 0.1%. Inter-agency financial support is also at 0.1%. Approximately 7.5% of these project costs can be financed with the adoption and imposition of a local-municipal Circulation DIF schedule leaving 6.6% (primarily large projects with regional benefit) currently unfunded.

**Relationship of DIF Schedule with the City's General Plan.** The first sentence in the Mobility Element (page 3-1) states:

This Mobility Element guides the long-term circulation system of the City. Its goals and policies are closely linked with the Land Use.

Later, (page 3-7) the City's proposed General Plan Mobility Element states:

ME 10 Develops implementation strategies and identifies funding sources to provide for the timely implementation of the Mobility Element's goals, policies and program.

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<sup>6</sup> A trip is defined as a series of one or more trip-ends. A trip-end is a single stop in a trip. As an example, a drive from home to work is a trip. Each individual stop along the way along the way to drop children off at a school, buy gas, get a lunch, drop off laundry and the ultimate arrival at work or home is a trip-end. The term *trip* has no effect on the calculation and only means a *drive*.

<sup>7</sup> Ghorl, Imran, "While Jurupa Valley residents are concerned about truck traffic, planners OK warehouse project." , *The Press Telegram*, 11/08/17

The City currently has and maintains an existing system of extensive roadways, signalized intersections and bridges available for the transportation of goods and services, as well as for educational, recreational, and social purposes. Streets that fall under the jurisdiction of the City of Jurupa Valley are classified as one of nine types of roadways (plus private roads) for the purposes of this report. Roads are defined in the City's General Plan<sup>8</sup> as:

Roadway cross-section classifications range from the largest City capacity-carrying **Expressway** (the largest carrying capacity) to a **Local Street** (the smallest carrying capacity). The roadway cross-sections accommodate a broad array of traffic volume conditions and modes and provide appropriate lane configurations, shoulders, medians, and other necessary facilities. They are defined in the City's General Plan Circulation element as:

**Existing Roadway Network** - Access and mobility in Jurupa Valley relies on several integrated transportation systems, namely automotive-based systems characterized by conventional streets and highways; a non-automotive system characterized by equestrian, bicycle and pedestrian facilities, both on- and off-street; a trail system, accommodating multiple users such as pedestrians and equestrians and staging areas; facilities for freight movement, including commercial trucks and rail traffic; and airport facilities. These modes, and their relevant policies and programs, are discussed below.

A well-designed roadway network is essential for safe and efficient surface transportation. Such a network can cut down travel times, reduce accidents on certain facilities, assist in emergency operations, and help in allocating roadway funding. These facilities also serve as the primary thoroughfares for freight and goods movement that supply the local and regional economies.

**Freeway** - A highway upon which the abutter's rights of access are controlled and that provides separated grades at intersecting streets. The minimum right-of-way width and number of lanes is determined by the California Department of Transportation (Caltrans).

**Expressway** - An Expressway is a multimodal roadway corridor for through traffic. Access from abutting property is restricted. Intersections with other streets or roadways are limited to approximately one-half mile intervals. The minimum right-of-way is 184 feet to 220 feet. The number of lanes is 6 or 8 and additional right-of-way may be needed at intersections. Segments of Van Buren Boulevard are currently designated as an Expressway.

**Urban Arterial** - An Urban Arterial is a roadway primarily for through traffic where access from other streets or roadways is limited to approximately one-quarter mile intervals. The minimum right-of-way is 152 feet. The number of lanes is 6 or 8 and additional right-of-way may be needed at intersections.

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<sup>8</sup> City of Jurupa Valley General Plan, Mobility Element, pages 3-13 through 3-18, and Figure 3-5 Conventional roadway cross sections. References to Exhibit ME-6, Exhibit 1 have been removed. Please refer to the General Plan for this exhibit.

Segments of Limonite Avenue are currently designated as an Urban Arterial roadway.

**Arterial** - An Arterial is a divided roadway primarily for through traffic to which access from abutting property is kept at a minimum. Intersections with other streets or roadways are limited to approximately one-quarter mile intervals. The minimum right-of-way is 128 feet. The number of lanes is 2 or 4 and additional right-of-way may be needed at intersections. Segments of Etiwanda Avenue are currently designated as an Arterial roadway.

**Major** - A Major roadway provides through-traffic property zoned for major industrial and commercial uses or serves through-traffic. Intersections with other streets or roadways may be limited to approximately 660-foot intervals. The minimum right-of-way is 118 feet. The number of lanes is 4 and additional right-of-way may be needed at intersections. Limited segments on Pedley Road are currently designated as a Major roadway.

**Secondary** - A Secondary roadway serves through traffic along longer routes between major traffic-generating areas or serves property zoned for multiple residential, secondary industrial or commercial uses. Intersections with other streets and roadways may be limited to 330-foot intervals. The minimum right-of-way is 100 feet. The number of lanes is four with no turn lanes and additional right-of-way may be needed at intersections. *Figure ME-6, Exhibit 5* shows the cross-section for a Secondary roadway. Segments on Pacific Avenue are currently designated as a secondary roadway.

**Collector Street** - Collector streets are intended to serve intensive residential land uses, multiple-family dwellings, or to convey traffic through an area to roads of equal or similar classification or higher. A collector street may also serve as a cul-de-sac in industrial or commercial use areas but shall not exceed 660 feet in length when so used. The minimum right-of-way is 74 feet and the number of lanes is 2. Segments on 58th Street are currently designated as a Collector roadway.

**Industrial Collector Street** - Industrial collector streets are intended to serve the intensive needs of commercial/industrial truck traffic. The minimum right-of-way width is 78 feet, typically allowing two travel lanes, center median and parking lanes, plus pedestrian, bicycle and pedestrian facilities where appropriate.

**Local Street** - Local streets consist of public rights-of-way serving residential neighborhoods and are primarily two-lane, low-volume roadways with rights-of-way (R.O.W.) typically ranging from 44 to 60 feet in width. In Jurupa Valley, local streets are intended to safely accommodate equestrians, pedestrians, bicyclists and motor vehicles in a manner that preserves and enhances the character of the community in which they are located.

### GENERAL PLAN DEVELOPMENT IMPACT FEES

**The Purpose of the Fee.** Undeveloped parcels create few trip-ends beyond an occasional visit to the site for weed abatement purposes, planning purposes or to consider a sale or development of the vacant parcel. None of these trip-ends are on a routine basis. However, a developed parcel will generate a statistically predictable amount of trip-ends and trip-miles, depending upon the specific land use of the development. Thus it can be stated that a vacant parcel, when developed into a specific use, i.e., residential or business, will generate more traffic than it did when it was vacant. Similarly, a change in the use of the property may increase or decrease the number of trip-ends, i.e., the demolition of a low trip-generating insurance office into reconstruction as a new a high trip generating fast-food restaurant.

All new development contributes to cumulative traffic impacts, which are difficult to measure and mitigate on a project-by-project basis but which have significant and widespread cumulative impacts on the City's existing road system. Factors that will increase the competition for existing major street segment lane miles existing in General Plan area include the following:

- The construction of 26.8 million square feet of private business uses on nearly 1,181 undeveloped acres will generate 884,090 additional daily trip-miles (or VMT or vehicle trip-miles) or about 74% of the total new trip-miles expected at General Plan build-out. This figure could vary significantly depending upon the type of retail/service uses constructed and possible zoning changes or conditional use permits issued.
- An increase in the City's full-time population through the construction of about 10,048 additional dwelling units on 2,866 vacant acres contributing approximately 313,496 new daily trip-miles or about 25% of the newly expected daily trip-miles.
- The addition of about 730 commercial lodging units on 32 acres will generate about 13,315 trip-miles, or about one percent of the total new trip-miles.

When the available vacant land in General Plan is developed, the City can expect an additional 1,210,901 daily trip-miles, see Table 4-1, following, as summarized from Schedule 4.3. For perspective, the City currently experiences an estimated 3,702,255 daily trip-miles from/to the existing residences and businesses as summarized from Schedule 4.2. The roughly 1,210,901 newly anticipated trip-miles represent an estimated 32.7% increase over the current 3,702,255 daily trip-miles.

[This space left vacant in order to place the following table on a single page].



**Table 4-1**  
**Calls-for-Service Projection**  
**for Existing (Schedule 4.2) and Future Development (Schedule 4.3)**

Land Use	Existing Development Trip-miles	Future Development Trip-miles
LD Detached Dwellings	379,480	36,609
MD Detached Dwellings	472,767	236,781
Attached Dwellings	120,063	39,853
Mobile Home Dwellings	35,490	253
Commercial Lodging Units	3,010	13,315
Retail/Service/Office Uses	676,710	290,357
Business Park Uses	761,640	346,004
Industrial Uses	1,253,095	247,729
Total	3,702,255	1,210,901

In Jurupa Valley most of the planned arterials and collectors already exist in some form, perhaps not yet fully widened to allow for the full number of lanes. Stated another way, there are few if any opportunities to construct any completely new arterial/collectors even in light of a nearly 32.7% increase in daily trip-miles. The street segment improvement projects are listed as projects 1 through 6 on pages 3-26 and 3-27 in the Mobility Element of the General Plan. Thus the collection of Circulation System DIF receipts is imperative as a revenue source to finish off these existing but, limited, incomplete, or not yet maximized roads.

Additionally, the DIF revenues would be used to complete the system of signals that insures the smooth movement of vehicles through intersections. Efficient signalization (i.e. turn pockets and fully actuated left-turn signals) are also important to keep vehicular traffic moving at the optimum efficiency through major intersections. The proposed intersection projects in the Mobility Element are numbered 1-38 on pages 3-27 through 3-30 of that Element. All of the et projects are consistent with General Plan Planned Circulation System Policies and achieving the Circulation Elements Policies ME-2.16 and ME -2.17. Policy ME-2.16 states:

**ME 2.16 Traffic Impacts.** Traffic studies prepared for development entitlements (e.g., tracts, plot plans, public-use permits, conditional use permits) shall identify project-related traffic impacts and determine the "significance" of such impacts in compliance with CEQA.

Policy ME-2.17 further states:

**ME 2.17 Impact Mitigation.** Mitigate direct project related traffic impacts by requiring street improvements as a condition of approval, or for indirect and cumulative impacts, through the payment of mitigation fees to fund improvement of streets and other transportation facilities.

Again, given the magnitude of growth projected in this report, numerous intersection improvements and construction of new traffic signals will be needed to avoid congestion and gridlock in the future. Traffic planners have long known that the most critical constraint in typical circulation networks is the design of the intersections that require motorists and/or pedestrians to stop. While the street capacity may be theoretically adequate to carry traffic volumes at build-out, motorists may experience congestion and even gridlock at the intersection of two major streets. While the City of Jurupa Valley will certainly undertake numerous major street widening projects, an equally important component of traffic circulation is the installation of traffic signals and lane reconfiguration at critical intersections in the City. Indeed, 31 of the 91 proposed circulation projects are new signals or upgrades of existing limited signals.

The importance of traffic signals is two-fold. First, a City can construct only so many major collector/arterial streets and there are limits as to how many extra lanes they will have. Second, N/S collectors will by definition, intersect with E/W collectors assuring that *someone* will have to stop, either at a stop sign or a traffic signal. The traffic carrying capacity of each collector can only be maximized by assuring orderly flow of traffic by signaling those intersecting collectors.

The collection of Circulation System DIFs is not intended to eliminate the time-honored practice of the developer constructing the full width roadway and being reimbursed for the portion greater than would otherwise be required of the developer. This impact fee calculation and resulting fee collection would simply improve the reimbursement capability.

**The Use of the Fee.** The collection of Circulation System DIF schedule receipts would be used to construct the projects (or portions thereof) identified in Schedule 4.1 under the columns identified as *Infrastructure Needs Generated by Increased Development* at the conclusion of this Chapter's text. These projects are consistent with the street segment improvements and intersection improvements included in the Mobility Element of the City's New General Plan, pages 3-26 through 3-30 and are supportive of the policies, programs and level of service (LOS) identified in pages 3-31 through 3-40. The collected DIF revenues will be used to create additional lane miles, overpass, bridge lanes and traffic signals with which to accommodate the additional 1,210,901 daily trip-miles expected from further General Plan development. The collected impact fee receipts will be used all or in part on the following types of projects:

**Street widening projects** - There are 18 proposed street widening/flow improvement projects that will optimize the total number of major street traffic lane miles within the City's boundaries. These total some \$63.6 million.

**Traffic signal installations, interconnection or traffic signal upgrades** - There are 20 proposed traffic signal installations/upgrades totaling \$12.3 million throughout the City. Traffic signals are the key to coordinating north/south traffic from east/west traffic to minimize delays at major intersections.

**Roadway intersection improvements** - There are nine proposed intersection improvement projects costing an estimated \$25.6 million that will ultimately, with new demands from development, become underperforming. These projects will consist mostly of geometric improvements and the installation of controlled left/right turn pockets.

**Freeway interchange improvements** - There are five freeway interchange improvement projects costing \$250.1 million. The improvements will improve on/off capabilities at the Limonite, Riverside, Country Village, Rubidoux (major) and Valley freeway access points.

**Bridge/RR crossing improvements** - There are nine bridge improvement projects totaling \$382.9 million. The total cost represents roughly 48% of all improvement costs within this infrastructure.

**Bike route improvements** - There are 116.2 miles of Class I, II and III bike routes necessary to be constructed to provide the maximum protection of bicycle riders/commuters. Class I bike routes generate exclusive bicycle rights-of-way, with cross flows by motorists minimize and thus separate the bike riders from the motor vehicle traffic. These safety and movement improvements will cost approximately \$50.3 million

There is a single traffic management system (at \$12.3 million) consisting of traffic signal interconnection of the City's most critical intersections coupled with and an in-house traffic management program that allows the staff to make traffic signal changes in real time.

**Circulation planning and maintenance facilities/maintenance vehicles** - There are two planning/maintenance projects costing \$1.2 million. The two consist of a Circulation Master Plan and a limited number of maintenance vehicles for circulation projects, as well as the "local" streets constructed by developers and dedicated to the City in perpetuity.

The proposed project costs of \$798.3 million are currently distributed, depending upon probable funding, to one of three columns, they are:

*Construction Needs Supported by Other Resources* – Most of these projects have other revenue sources including (but not limited to) Road and Bridge District revenues, Transportation Uniform Mitigation Fees (TUMF), Inter-agency support, UPRR Over/Undercrossing Assistance and various Federal Assistance programs. There is a \$69.2 million shortfall of full funding of these 19 high cost/high benefit projects costing some \$688.5 million with a slightly smaller \$619.3 million in supportive revenue.

*Infrastructure Needs Generated by Increased Development* - There are 55 projects that will be financed all or in part, with DIF Receipts. The net total of \$109.7 million will be distributed over the proposed development identified in Schedule 4.2 (from Table 2-1). This is the column that defines the Circulation System Development Impact Fee schedule.

**The Relationship Between the Use of the Fee and the Type of Development Paying the Fee.** Schedule 4.1 identifies the additional traffic to be generated by new development, by type of development. The technical volume, *Trip Generation (Manual)* 7th Edition, produced by the Institute of Traffic Engineers, has been used to identify the *nexus*, or relationship between the type of development and the projected number of trips that development will generate. A 500-unit detached dwelling specific plan (on about 125 acres) would generate about 17,301 daily trip-miles and a 20 acre retail/service development would generate a very similar 17,335 daily trip-miles. Each would pay its proportional share of the total 1,210,901 newly created General Plan trip-miles expected at General Plan build-out. In the case of the detached dwelling residential development, the daily trip-miles generated by the 500 new residences represents about 1.43% of the total 1,210,901 new trip-miles anticipated at build-out, thus they would be required to pay or construct projects on the list to an amount equal to 1.43% of the total development-related project costs. The twenty acre retail/service development would also finance roughly 1.43% of the capital project list.

**New Trip Adjustment for Pass-by or Diverted Trips.** Schedule 4.2 contains a sub-schedule that identifies adjustments to new total **trip-ends**. As an example, an acre of general retail/service use would be expected, on average, to generate about 620.3 trip-ends daily (39.94 trip-ends multiplied by 15,532 SF of pad per gross acre divided by 1,000 S.F.). However, approximately 15% of those trip-ends, or about 93 trip-ends per day, are **pass-by trip-ends**. The **trip-end** is not truly an **end** but is actually one in a series of stops, i.e. at various retail/service establishments, with a different location such as a residence as the final **trip-end** or destination of the series of **trip-ends**. In order to be considered a pass-by trip, the location of the stop must be contiguous to the **generator** route<sup>9</sup>, i.e. the route that would have been used even if the temporary stop had not been made. The Institute of Transportation Engineers (ITE) indicates that:

Thus when forecasted trips based upon the trip generation rates are distributed to the adjacent streets, some reduction is made to account for those trips already there that will be attracted to the proposed development.<sup>10</sup>

*Pass-by* trip-ends are fully adjusted (reduced at 100%) from the average trip-ends (per day) generated by the eight basic land uses identified in Schedule 4.2.

A *diverted* trip is similar to a *pass-by* trip-end in that it is an extra stop between, as an example, a motorists' work site and his or her residence. The *diverted* trip differs slightly from the *pass-by* trip in that it requires a minor deviation from the normal **generator** route and the temporary stop. In short, a *diverted* trip creates a separate side trip using additional (and different) lane miles from that of the normal route from the motorist's place of employment and his or her residence. These trips increase the traffic volume from the generator route, but only for brief distances.

<sup>9</sup> An example of a diverted trip-end would be a single trip-end where along the way from work, a motorists evening drive deviates from the normal route taken home at perhaps a preferred grocery store, mail drop, or to pick up a child from a piano lesson before continuing home. Each of these three stops would be considered *diverted* trip-ends.

<sup>10</sup> Trip generation, Institute of Transportation Engineers, 1099 14<sup>th</sup> Street, Suite 300 West, Washington D.C. 20005-3438. Definition of terms, page 147.

The ITE states that diverted trips:

are produced from traffic volume on roadways within the vicinity of the generator (route) and require a diversion from that roadway to another roadway with access to the site. These roadways could include streets or freeways adjacent to the generator but without access to the generator.<sup>11</sup>

These *diverted* trips will be adjusted (reduced at 50%) from the full trip count for each of the land uses identified in Chapter 2. The sub-schedule at the bottom of Schedule 4.2 indicates the total trip-ends and the reduction due to the number pass-by trips (at 100%) and diverted trips (at 50%). The trip pass-by and diversion percentages were generated and are supported by a study conducted by the San Diego Association of Governments (SANDAG) in conjunction with various U.S. and California government agencies<sup>12</sup>. WRCOG has not calculated such information either.

Additionally, the same SANDAG data schedule referenced above provides information for a trip distance factor component to the nexus. Based upon that data, a trip to an industrial work-site has the greatest distance at 9.0 miles. A trip to an office averages 8.8 miles, residential trips average 7.9 miles, a trip from a hotel or motel (once in residence) averages 7.6 miles, and an average trip to a retail/service site is the shortest at 4.3 miles. This indicates that drivers generally appear willing travel further distances to work and for treatment at medical offices than they are to shop. Both frequency (trip-ends) and distance (average miles per trip) have been combined into the nexus by multiplying average trip frequency by average trip distance. Trip-mile rates have been calculated for the twelve DIF Land Use categories. They are demonstrated at the bottom of Schedule 4.3 at the end of the Chapter.

**The Relationship Between the Need for the Public Facilities and the Type of Development Project.** The fee collected will be based on the projected number of trip-ends the proposed development will generate in relationship to the total 1,210,901 additional projected trip-miles at build-out. Any amount imposed as a Circulation System DIF will be placed in a separate fund (collecting interest), and is to be used only on the projects identified on Schedule 4.1 as development-related.

From time to time the City may require an applicant for a private project to construct a street or signal improvement (or portion thereof) that is on the list of required improvements at the end of this Chapter. This method is often undertaken to expedite the project at the request of the applicant/developer. The developer should receive a credit (or reimbursement agreement) for any monies expended on this required improvement against their Circulation System DIF.

**The Relationship Between the Amount of the Fee and the Cost of the Portion of the Public Facility Attributed to the Development Project.** The calculation of the Circulation System DIFs based upon the recognition that differing types of developments generate differing amounts of trip-miles. Any single impact fee to be imposed upon a private development is

<sup>11</sup> Institute of Transportation Engineers, 1099 14<sup>th</sup> Street NW, Suite 300 west, Washington D.C. 8,3085-3438, Definition of Terms, page 146.

<sup>12</sup> *Traffic Generators*, San Diego Association of Governments, 401 B Street, Suite 800, San Diego, CA 92101. Brief Guide to Traffic Generators Rates. Compiled in conjunction with the U.S. Department of Housing and Urban Development. U.S. Department of Transportation, The California Department of Transportation and the U.S. Environmental Protection Agency, July 1995.

generated by dividing the net total of \$109,746,269 in proposed development-generated projects by the projected number of daily trip-miles (the combined daily trip-ends and trip miles factor, or 1,210,901 daily trip-miles) and the multiplied by trip-miles estimated to be generated by that proposed private development project. This figure would be reduced by a credit for any listed DIF project (On Schedule 4.1) required of that development as a condition of development. If no such credit is due, the collected Circulation DIF receipts will be accumulated until they reach the amount that could construct a meaningful project to mitigate the demands of those new developments. Table 4-2 (summarized from Schedule 4.2) on the following page identifies the Minimal Needs-Based Circulation System DIF schedule for General Plan.

**Table 4-2**  
**Minimal Needs-Based Circulation System**  
**Development Impact Costs**  
**by DIF Land Use Type**

DIF Land Use Type	Allocation of Development Costs	Development Impact Cost Per Unit or Square Foot
LD Detached Dwelling Units	\$3,314,337	\$3,134/Unit
MD Detached Dwelling Units	\$21,455,396	\$3,134/Unit
Attached Dwelling Units	\$3,610,652	\$1,693/Unit
Mobile Home Dwelling Units	\$21,949	\$1,568/Unit
Commercial Lodging Units	\$1,207,209	\$1,654/Unit
Retail/Service/Office Uses	\$26,328,130	\$5.061/S.F.
Business Park Uses	\$31,354,509	\$3.886/S.F.
Industrial Uses	\$22,454,087	\$1.656/S.F.

**Alternative Cost Methodology.** A more precise calculation of costs for specific types of land uses (i.e., banks, hospitals, convalescent residences, etc.) can be determined by multiplying the average cost per trip-mile of \$90.63 by the applicable daily trip-mile rate. An example of this calculation can be found at the bottom of Schedule 4.2 and applied to Table 4-3, on the following page. These tables list trip rates and costs for various residential, resort, industrial and retail/service developments. A fee system based on a lengthy schedule of trip rates theoretically provides more accuracy and therefore financial commitment in determining specific uses' impact on the City's circulation system, but at the same time may increase the City's costs to administer the fee. A more extensive listing of traffic generators by land use is available in *Trip Generation* as published by the Institute of Transportation Engineers, New York, NY.

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**Table 4-3**  
**Detail of Circulation System Minimal Needs-Based Development (rounded)**  
**Impact Fees for Specific General Plan Area Retail/Service/Office Uses**

LAND USE	Adjusted Trip-ends	Average Distance	Trip-end to Trip	Additional Trip-miles	Cost per Trip-mile	Cost per 1,000 Square Feet or Dwelling Unit
<b>RESIDENTIAL LAND USES (per Unit):</b>						
Detached Dwelling Unit	8.76	7.9	0.5	34.60	\$90.63	\$3,135.80 /Unit
Apartment	5.85	7.9	0.5	23.1	\$90.63	\$2,093.55 /Unit
Condominium/Townhome	5.36	7.9	0.5	21.2	\$90.63	\$1,921.36 /Unit
High Density Dwelling	3.61	7.9	0.5	14.3	\$90.63	\$1,296.01 /Unit
Mobile Home Dwelling	4.57	7.9	0.5	18.1	\$90.63	\$1,640.40 /Unit
<b>RESORT/TOURIST (per Unit or Entry Door):</b>						
Hotel (multi-story) Keyed Room	6.29	7.6	0.5	23.9	\$90.63	\$2,166.06 /Room
All Suites Hotel Keyed Room	3.77	7.6	0.5	14.3	\$90.63	\$1,296.01 /Room
Motel Keyed Room	4.34	7.6	0.5	16.5	\$90.63	\$1,495.40 /Room
<b>INDUSTRIAL (per 1,000 SF):</b>						
General Light Industrial	6.17	9.0	0.5	27.8	\$90.63	\$2,519.51 /KSF
Heavy Industrial	5.97	9.0	0.5	26.9	\$90.63	\$2,437.95 /KSF
Manufacturing	2.73	9.0	0.5	12.3	\$90.63	\$1,114.75 /KSF
Warehousing	4.39	9.0	0.5	19.8	\$90.63	\$1,794.47 /KSF
<b>MISCELLANEOUS BUSINESS USES (per 1,000 SF):</b>						
Office Park	9.08	8.8	0.5	40.0	\$90.63	\$3,625.20 /KSF
Research Park	7.18	8.8	0.5	31.6	\$90.63	\$2,863.91 /KSF
Business Park (Specific)	11.29	8.8	0.5	49.7	\$90.63	\$4,504.31 /KSF
<b>RETAIL/SERVICE USES (per 1,000 SF):</b>						
Bldg. Materials/Lumber Store	29.35	4.3	0.5	63.1	\$90.63	\$5,718.75 /KSF
Garden Center	23.45	4.3	0.5	50.4	\$90.63	\$4,567.75 /KSF
Movie Theater	2.47	4.3	0.5	5.3	\$90.63	\$480.34 /KSF
Church	5.92	4.3	0.5	12.7	\$90.63	\$1,151.00 /KSF
Medical-Dental Office	22.21	8.8	0.5	97.7	\$90.63	\$8,854.55 /KSF
General Office Building	7.16	8.8	0.5	31.5	\$90.63	\$2,854.85 /KSF
Shopping Center	30.20	4.3	0.5	64.9	\$90.63	\$5,881.89 /KSF
Hospital	11.42	4.3	0.5	24.6	\$90.63	\$2,229.50 /KSF
Discount Center	62.93	4.3	0.5	135.3	\$90.63	\$12,262.24 /KSF
High-Turnover Restaurant	8.90	4.3	0.5	19.1	\$90.63	\$1,731.03 /KSF
Convenience Market	43.57	4.3	0.5	93.7	\$90.63	\$8,492.03 /KSF
Walk-in Bank	13.97	4.3	0.5	30.0	\$90.63	\$2,718.90 /KSF
<b>Other: (not available "per KSF")</b>						
Cemetery (per acre)	3.07	4.3	0.5	6.6	\$90.63	\$598.16 /Acre
Service Station/Market (avg)	94.43	2.8	0.5	132.2	\$90.63	\$11,981.29 /FP/Day
Service Station/Car Wash	87.12	2.8	0.5	122.0	\$90.63	\$11,056.86 /FP/Day

**NOTES:**

1. ADT = Average Daily Trips  
 2. KSF = Thousand Square Feet of Gross Floor Area

3. Adjusted for Pass-by and Diverted Trips.  
 4. FP/Day = per "Fueling Position" per day.

Table 4-4 following, (and summarized from Schedule 4.3) identifies the assets of the existing system (at current construction and acquisition costs). The \$920,210,926 consists of the existing circulation plan arterial and collector lanes (along with curb, gutter and parkway improvements) at \$326,152,306 with an additional \$367,529,729 in costs of acquiring the R.O.W. for the many arterial and collector streets. Signalized intersection improvements and traffic signals total an estimated \$60,381,750 in replacement costs. The City's major bridges over the Santa Ana Riverbed have an estimated replacement cost of \$57,234,375 with culvert-based bridges an additional \$79,406,250. The existing compliment of Type I and II bicycle lanes is estimated would be \$14,839,627 to replicate. The City yard improvements dedicated to circulation system/trails maintenance has a replacement value of approximately \$1,155,351 and the existing fleet of vehicles dedicated to circulation/trail system would cost some \$361,850 to replace. The existing trail improvements replacement value has yet to be estimated. There is also a combined existing Circulation System DIF fund balance of \$1,381,388. The total replacement value of the City's circulation system is a conservative \$920,210,926 and does not include the significant amount of ROW owned by the City. When this total is distributed over the existing community, using the same nexus factor (e.g. trip-miles) used for distribution of future costs, the existing community has contributed the following, on average, by land use:

**Table 4-4**  
**Existing Circulation System**  
**Community Financial Commitment Comparison Data**

DIF Land Use Type	Allocation of Development Costs	Development Impact Cost Per Unit or Square Foot
LD Detached Dwelling Units	\$94,321,337	\$8,600/Unit
MD Detached Dwelling Units	\$117,508,210	\$8,600/Unit
Attached Dwelling Units	\$29,842,160	\$4,644/Unit
Mobile Home Dwelling Units	\$8,821,188	\$4,487/Unit
Commercial Lodging Units	\$748,148	\$4,534/Unit
Retail/Service/Office Uses	\$168,199,094	\$13.873/S.F.
Business Park Uses	\$189,308,799	\$10.659/S.F.
Industrial Uses	\$311,461,990	\$4.541/S.F.

It should be noted that the existing community has contributed, on average, nearly 275% more than the amount needed of future development to accommodate their circulation needs at build-out. While there is some excess capacity in the existing system, it is usually the result of the existing community absorbing the initial street construction costs including the costly right-of-way acquisition, the later part of the community often finances only the smaller segment length widening's which maximize the street segments capacity. These figures could change upon completion of the greatly needed Master Plan of Circulation.

The collection of DIFs pursuant to this chapter will be largely used to construct additional or "extra" lane miles. "Extra" lane miles are defined as the outside two lanes of a four-lane road,



the outside four lanes on a six lane arterial, or the outside six lanes on an eight lane arterial. The limitation of street widening projects to include only the additional lanes (beyond the first in each direction) is intended to create greater equity among privately owned parcels with differing contiguous lane configurations. Consider that some private parcels could be contiguous to six lane streets and could be exacted to build one half of the six lanes, while other private parcels may be contiguous to a planned two lane avenue and would only be exacted to construct one half of the two lanes, or two lanes with a reimbursement for one of the lanes when the parcel on the opposite side is developed. The inequity is obvious; those contiguous to the larger capacity-carrying road types quite often pay a greater amount. The fees will also be used for bridges, intersection and signal improvements, over crosses and other similar improvements identified on Schedule 4.1 and detailed in the companion MFP.

Construction Responsibility vs. DIF Payment. This DIF conditions that when a currently vacant parcel that is proposed to be developed and is contiguous to an unimproved city street, each developer shall:

- Dedicate the needed right-of-way;
- Construct all required public improvements to the City's satisfaction; or,
- If the City so determines it is in their best interest may require *cash-in lieu*.

Class I, II and III Bike Routes Reserve. Project ST-062 totals \$12,390.011 in safe bikeway routes that provide an alternative to vehicular traffic thus by clearing the major street segments of some traffic. To insure that a reasonable amount of bikeways are constructed with Circulation Development Impact Fee Fund receipts it is recommended that Bikeway reserve within the Circulation DIF Fund be established. Roughly 11.33% of all collected Circulation System DIF receipts should be transferred annually to this proposed reserve (\$12,390,011 in bikeway projects ÷ \$109,746,269 in total development-generated projects = 11.33%). The transfer could be made at the end of the fiscal year.

Recommended General Plan Circulation System DIF Schedule. The adoption of Schedule 4.2 at the end of the chapter (and as summarized in table 4-1), as the General Plan Circulation System DIF Schedule would generate enough capital to construct the facilities needed by the new development. In addition, the City should adopt the application of the *per trip-mile fee* from the bottom of Schedule 4.2 and multiplied by the specific use Table 4-2 or the more extensive listing of traffic generation by land use available in *Trip Generation* as published by the Institute of Transportation Engineers, New York, N.Y.

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**RECAP OF CIRCULATION SYSTEM DEVELOPMENT IMPACT FEE RECOMMENDATIONS**

- Create a new Circulation (Streets, Signals and Bridges) System Development Impact Fee.
  - Adopt Schedule 4.2 for use with most Land Uses.
  - Adopt per trip-mile rate on Schedule 4.2 to be used in conjunction with the ITE manual (and the trip length figures (via SANDAG) at the bottom of Schedule 4.2) for unusual Land Uses (e.g. an amusement park). Additionally adopt the ALTERNATIVE FEE METHODOLOGY, per single trip-mile rate (page 46) for application of unusual land uses per the ITE.
  - Create a reserve within the Circulation System DIF Fund titled "Bike Routes Reserve" and transfer 11.33% of all Circulation System DIF receipts collected within that fiscal year to that specialized reserve.
-

Schedule 4.1

City of Jurupa Valley  
2018-19 Development Impact Fee Calculation  
Allocation of Project Cost Estimates  
Circulation (Streets, Signals and Bridges) System

			Construction Needs Supported by Other Resources		Infrastructure Need Generated by New General Plan Development	
Line #	Project Title	Estimated Cost	Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
ST-001	Bain - Limonite To Bellegrave	\$2,698,816	0.0%	\$0	100.00%	\$2,698,816
ST-002	Cantu-Galeano Ranch - I-15 To Dodd/Birtcher/Bellegrave (T)	\$4,301,175	27.4%	\$1,178,295	72.61%	\$3,122,880
ST-003	Country Village Road - SR-60 To Philadelphia/NCL	\$2,264,176	0.0%	\$0	100.00%	\$2,264,176
ST-004	Crestmore - Riverview To Mission	\$350,000	0.0%	\$0	100.00%	\$350,000
ST-005	Jurupa Road - Bellegrave To Mission	\$7,170,956	0.00%	\$0	100.00%	\$7,170,956
ST-006	Limonite - Pats Ranch Road To Riverview (TUMF)	\$9,714,096	19.68%	\$1,911,780	80.32%	\$7,802,316
ST-007	Market - Rubidoux To Santa Ana River/ECL (TUMF)	\$2,363,575	100.00%	\$2,363,575	0.00%	\$0
ST-008	Mission - SR-60/Country Village To Santa Ana River/ECL	\$5,943,274	0.00%	\$0	100.00%	\$5,943,274
ST-009	Pacific - Limonite To Mission	\$1,803,149	0.00%	\$0	100.00%	\$1,803,149
ST-010	Pacific - Mission To Sierra	\$859,856	0.00%	\$0	100.00%	\$859,856
ST-011	Pedley Road - Jurupa To Mission	\$1,012,975	0.00%	\$0	100.00%	\$1,012,975
ST-012	Pedley Road - Limonite To Jurupa	\$5,627,121	19.55%	\$1,100,000	80.45%	\$4,527,121
ST-013	Pedley Road - Mission To Granite Hill	\$613,104	0.00%	\$0	100.00%	\$613,104
ST-014	Riverside Drive - I-15 To Etiwanda (RBBB)	\$4,102,426	100.00%	\$4,102,426	0.00%	\$0
ST-015	Valley Way - Jurupa To Mission	\$572,940	0.00%	\$0	100.00%	\$572,940
ST-016	Van Buren - SR-60 To Bellegrave (TUMF)	\$9,074,045	39.98%	\$3,628,000	60.02%	\$5,446,045
ST-017	Van Buren - Bellegrave To Etiwanda/Mission (TUMF)	\$3,634,023	41.28%	\$1,500,000	58.72%	\$2,134,023
ST-018	Construct 12' Median - Wineville - Limonite/68th	\$1,500,000	66.67%	\$1,000,000	33.33%	\$500,000
ST-019	New Traffic Signal - Camino Real/Jurupa	\$683,105	0.00%	\$0	100.00%	\$683,105
ST-020	New Traffic Signal - Jurupa/Bain	\$483,000	0.00%	\$0	100.00%	\$483,000
ST-021	New Traffic Signal - Pedley/Granite Hill	\$483,000	0.00%	\$0	100.00%	\$483,000
ST-022	New Traffic Signal - Pedley/Jurupa	\$1,319,280	0.00%	\$0	100.00%	\$1,319,280
ST-023	New Traffic Signal - Wineville/Harrel	\$483,000	0.00%	\$0	100.00%	\$483,000
ST-024	New Traffic Signal - Wineville/Riverside	\$621,000	0.00%	\$0	100.00%	\$621,000
ST-025	New Traffic Signal - Wineville/68th & Holmes	\$483,000	0.00%	\$0	100.00%	\$483,000
ST-026	Upgrade Traffic Signal - Armstrong/Sierra	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-027	Upgrade Traffic Signal - Camino Real/Jurupa	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-028	Upgrade Traffic Signal - Country Village/Philadelphia	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-029	Upgrade Traffic Signal - Country Village/Van Buren	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-030	Upgrade Traffic Signal - Country Village/WB SR-60	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-031	Upgrade Traffic Signal - Etiwanda/Bellegrave	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-032	Upgrade Traffic Signal - Etiwanda/Philadelphia	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-033	Upgrade Traffic Signal - Pedley/Limonite	\$138,000	0.00%	\$0	100.00%	\$138,000

Schedule 4.1

City of Jurupa Valley  
2018-19 Development Impact Fee Calculation  
Allocation of Project Cost Estimates  
Circulation (Streets, Signals and Bridges) System

			Construction Needs Supported by Other Resources		Infrastructure Need Generated by New General Plan Development	
Line #	Project Title	Estimated Cost	Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
ST-034	Upgrade Traffic Signal - Riverview/Mission	\$690,000	0.00%	\$0	100.00%	\$690,000
ST-035	Upgrade Traffic Signal - Valley/Mission	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-036	Upgrade Traffic Signal - Van Buren/Bellegrave	\$5,520,000	0.00%	\$0	100.00%	\$5,520,000
ST-037	Upgrade Traffic Signal - Van Buren/Jurupa	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-038	Upgrade Traffic Signal - Van Buren/Mission	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-039	Intersection Improvements - Bain/Bellegrave	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-040	Intersection Improvements - Etiwanda/Jurupa	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-041	Intersection Improvements - Jurupa/Valley	\$1,380,000	0.00%	\$0	100.00%	\$1,380,000
ST-042	Intersection Improvements - Mission/EB SR-60	\$138,000	0.00%	\$0	100.00%	\$138,000
ST-043	Intersection Improvements - Riverview/Mission	\$690,000	0.00%	\$0	100.00%	\$690,000
ST-044	Intersection Improvements - Rubidoux/Market	\$1,035,000	0.00%	\$0	100.00%	\$1,035,000
ST-045	Intersection Improvements - Van Buren/Bellegrave	\$4,140,000	75.00%	\$3,105,000	25.00%	\$1,035,000
ST-046	Intersection Reconfiguration - Etiwanda/Mission/Van Buren	\$13,800,000	100.00%	\$13,800,000	0.00%	\$0
ST-047	Intersection Reconfiguration - Valley Way/Jurupa Road	\$4,140,000	0.00%	\$0	100.00%	\$4,140,000
ST-048	Freeway Interchange Improvements - I-15 At Limonite	\$64,610,000	100.00%	\$64,610,000	0.00%	\$0
ST-049	Freeway Interchange Improvements - SR-60 At Country Village	\$1,656,000	0.00%	\$0	100.00%	\$1,656,000
ST-050	Freeway Interchange Improvements - SR-60 At Pacific	\$89,700,000	100.00%	\$89,700,000	0.00%	\$0
ST-051	Freeway Interchange Improvements - SR-60 At Rubidoux (TUMF)	\$90,200,000	99.45%	\$89,700,000	0.55%	\$500,000
ST-052	Freeway Interchange Improvements - SR-60 At Valley	\$4,002,000	0.00%	\$0	100.00%	\$4,002,000
ST-053	Bridge Construction - Etiwanda Avenue At Santa Ana River	\$37,260,000	100.00%	\$37,260,000	0.00%	\$0
ST-054	Bridge Upgrade - Market Street At Santa Ana River (TUMF)	\$52,440,000	100.00%	\$52,440,000	0.00%	\$0
ST-055	Bridge Upgrade - Mission Street At The Santa Ana River	\$40,702,500	97.06%	\$39,504,200	2.94%	\$1,198,300
ST-056	Railroad Crossing Upgrade - Camino Real At Jurupa	\$2,911,800	0.00%	\$0	100.00%	\$2,911,800
ST-057	Railroad Crossing Upgrade - 20th W/O Avalon	\$1,669,800	0.00%	\$0	100.00%	\$1,669,800
ST-058	Railroad Crossing Upgrade - Pedley Road At Jurupa	\$4,111,800	0.00%	\$0	100.00%	\$4,111,800
ST-059	Railroad Grade Separation - Bellegrave At UPRR	\$136,123,465	100.00%	\$136,123,465	0.00%	\$0
ST-060	Railroad Grade Separation - Jurupa At UPRR	\$107,640,000	100.00%	\$107,640,000	0.00%	\$0
ST-061	Traffic Signal Inter-connection System	\$12,282,000	0.00%	\$0	100.00%	\$12,282,000
ST-062	Class I, II and III Bike Routes	\$50,271,704	75.35%	\$37,881,693	24.65%	\$12,390,011
ST-063	Master Plan of Circulation	\$300,000	0.00%	\$0	100.00%	\$300,000
ST-064	Share of Commonly Used Maintenance Vehicles/Equipment	\$925,542	0.00%	\$0	100.00%	\$925,542
Sub-Total General Plan Total New Projects		\$798,294,703	86.25%	\$688,548,434	13.75%	\$109,746,269

Schedule 4.1

City of Jurupa Valley  
 2018-19 Development Impact Fee Calculation  
 Allocation of Project Cost Estimates  
 Circulation (Streets, Signals and Bridges) System

City of San Joaquin Valley

2018-19 Development Impact Fee Calculation

Allocation of Project Cost Estimates

Circulation (Streets, Signals and Bridges) System

		Construction Needs Supported by Other Resources		Infrastructure Need Generated by New General Plan Development		
Line #	Project Title	Estimated Cost	Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
Sub-Total General Plan Total New Projects (Previous page)		\$798,294,703	86.25%	\$688,548,434	13.75%	\$109,746,269
Less: Transportation Roads DIF Fund Balance		-\$126,118	100.00%	(\$126,118)	0.00%	\$0
Less: Transportation Signals DIF Fund Balance		\$229,476	100.00%	\$229,476	0.00%	\$0
Less: Road and Bridge Benefit District Fund Balance		\$1,278,030	100.00%	\$1,278,030	0.00%	\$0
Less: Inter-agency Support (Colton Contribution and Prop 1B)		\$5,273,000	100.00%	\$5,273,000	0.00%	\$0
Less: Transportation Unified Mitigation Fees		\$27,378,650	100.00%	\$27,378,650	0.00%	\$0
Less: UPRR Over/Undercrossing Assistance		\$167,833,000	100.00%	\$167,833,000	0.00%	\$0
Less: Potential Road and Bridge District		\$79,796,396	100.00%	\$79,796,396	0.00%	\$0
Less: Federal Assistance		\$337,697,665	100.00%	\$337,697,665	0.00%	\$0
Sub-Total Mitigating and Other Off-Setting Revenues		\$619,360,099	100.00%	\$619,360,099	0.00%	\$0
Total Net General Plan Development Impact Fee Project Costs		\$178,934,604	38.67%	\$69,188,335	61.33%	\$109,746,269
			To Schedule 4.2			

Schedule 4.2

City of Jurupa Valley  
2018-19 Development Impact Fee Calculation  
Minimal Needs-based Impact Costs  
Circulation (Streets, Signals and Bridges) System

Proposed Land Use	Undeveloped		Trip-end and Length Factor	Total Additional Trip-miles	Percentage of Additional Trip-miles	Allocation of Expansion Costs	Cost Distribution Per Acre	Average Units or Square Feet/Acre	Development Impact Fee per Unit or Square Foot
	Acres	Units							
Low Density Detached Dwellin	843.9	1,058	34.602	36,609	3.02%	\$3,314,337	\$3,927	1.25	\$3,134 per Unit
Medium Density Detached Dw	1,850.7	6,843	34.602	236,781	19.55%	\$21,455,396	\$11,593	3.70	\$3,134 per Unit
Attached Dwellings	171.3	2,133	18.684	39,853	3.29%	\$3,610,652	\$21,078	12.45	\$1,693 per Unit
Mobile Home Dwelling Units	1.0	14	18.052	253	0.02%	\$21,949	\$21,949	14.00	\$1,568 per Unit
Commercial Lodging Units	40.0	730	18.240	13,315	1.10%	\$1,207,209	\$30,184	18.25	\$1,654 per Unit
Retail/Service/Office Uses Squ	334.9	5,202,229	55.814	290,357	23.99%	\$26,328,130	\$78,608	15,532	\$5.061 per S.F.
Business Park Square Feet	308.7	8,068,184	42.885	346,004	28.57%	\$31,354,509	\$101,570	26,136	\$3.886 per S.F.
Industrial Uses Square Feet	537.3	13,559,357	18.270	247,729	20.46%	\$22,454,087	\$41,791	25,236	\$1.656 per S.F.
<b>TOTAL</b>	<b>4,087.8</b>			<b>1,210,901</b>	<b>100.00%</b>	<b>\$109,746,269</b>	<b>Total Infrastructure Master Plan Capital Needs</b>		

<b>ALTERNATIVE FEE METHODOLOGY</b>	<b>1,210,901</b>	<b>\$109,746,269</b>	<b>\$90.63 per Daily Trip-mile</b>
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Trip-ends Adjustment Calculation	Daily Total Trip-ends	Percent of Diverted Trips	Diverted Trip-end % Adjustment	Diverted Trip-end Percent	Percent of Pass-by Trips	Combined Diverted and Pass-by	Remaining Trip % as Adjustment %	Adjusted Trip Rate, Adjustment % X Total trips	Average Trip Length	Trip-ends X Length X 50%
Land Use Title										
Low Density Detached Dwellin	9.57	11	0.50	5.5	3.0	8.5	91.5%	8.76	7.9	34.602
Medium Density Detached Dw	9.57	11	0.50	5.5	3.0	8.5	91.5%	8.76	7.9	34.602
Attached Dwellings	5.17	11	0.50	5.5	3.0	8.5	91.5%	4.73	7.9	18.684
Mobile Home Dwelling Units	4.99	11	0.50	5.5	3.0	8.5	91.5%	4.57	7.9	18.052
Commercial Lodging Units	6.23	38	0.50	19.0	4.0	23.0	77.0%	4.80	7.6	18.240
Retail/Service/Office Uses Squ	39.94	40	0.50	20.0	15.0	35.0	65.0%	25.96	4.3	55.814
Business Park Square Feet	10.76	19	0.50	9.5	2.0	11.5	88.5%	9.53	9.0	42.885
Industrial Uses Square Feet	4.58	19	0.50	9.5	2.0	11.5	88.5%	4.06	9.0	18.270

Schedule 4.3

City of Jurupa Valley  
2018-19 Development Impact Fee Calculation  
Existing Community Financial Commitment Comparison  
Circulation (Streets, Signals and Bridges) System

Proposed Land Use	Developed		Trip-end and Length Factor	Total Existing Trip-miles	Percentage of Additional Trip-miles	Allocation of Expansion Costs	Cost Distribution Per Acre	Average Units or Square Feet/Acre	Development Impact Fee per Unit or Square Foot
	Acres	Units							
Low Density Detached Dwelling	6,757.8	10,967	34.602	379,480	10.25%	\$94,321,337	\$13,957	1.62	\$8,600 per Unit
Medium Density Detached Dwelling	2,843.4	13,663	34.602	472,767	12.77%	\$117,508,210	\$41,327	4.81	\$8,600 per Unit
Attached Dwellings	422.4	6,426	18.684	120,063	3.24%	\$29,842,160	\$70,649	15.21	\$4,644 per Unit
Mobile Home Dwelling Units	145.6	1,966	18.052	35,490	0.96%	\$8,821,188	\$60,573	13.50	\$4,487 per Unit
Commercial Lodging Units	9.0	165	18.240	3,010	0.08%	\$748,148	\$83,128	18.33	\$4,534 per Unit
Retail/Service/Office Uses Square Feet	784.7	12,124,382	55.814	676,710	18.28%	\$168,199,094	\$214,348	15,451	\$13.873 per S.F.
Business Park Square Feet	776.6	17,760,065	42.885	761,640	20.57%	\$189,308,799	\$243,766	22,869	\$10.659 per S.F.
Industrial Uses Square Feet	3,097.3	68,587,562	18.270	1,253,095	33.85%	\$311,461,990	\$100,559	22,144	\$4.541 per S.F.
<b>TOTAL</b>	<b>14,836.8</b>	<b>-</b>	<b>-</b>	<b>3,702,255</b>	<b>100.00%</b>	<b>\$920,210,926</b>	<b>Total Infrastructure Master Plan Assets</b>		

\$326,152,306	in General Plan Streets Assets
\$367,629,729	in General Plan Street Rights-of-Way
\$79,406,250	in General Plan Arterial Culvert Bridges
\$60,381,750	in General Plan Intersection Improvements/Signals
\$57,234,375	in General Plan Arterial Bridge Span Assets
\$14,839,627	in General Plan Bike Route Types I and II
\$11,768,299	in General Plan Roadbed Protection Storm Pipes
\$1,155,351	in Shared Maintenance Yard Improvements
\$361,850	in Shared Maintenance Vehicles
\$1,381,388	in Circulation System DIF Fund Balance

## Chapter 5

### General Facilities, Vehicles and Equipment

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The Existing System. General Facilities are generally limited to general office or work buildings, vehicles and equipment used by City staff to undertake their daily service duties. The City possesses (i.e., owns outright) general facilities square footage/general improvements within the City Hall. The *replacement* costs for the City's general facilities are as follows:

City Hall Land/Facilities .....	\$12,004,220
Computer Equipment, Software and Miscellaneous Electronic Equipment ..	\$750,000
General (pool and some maintenance) Vehicles .....	\$361,850
General Maintenance Facilities .....	\$165,051
General Facilities, Vehicles and Equipment Impact Fee Fund balance ....	\$2,727,035

The combined land acquisition and replacement cost of the structures and equipment is \$16,008,156.

**Why a General Facilities, Vehicles and Equipment DIF schedule is important.** A City staff is all about extending municipal service to the public, the City's residents and business community. It is impossible to extend the appropriate level of service to the public without the proper tools or equipment, adequate work and public meeting space, electronic capabilities and maintenance service capacity. The City Hall capabilities are adequate at this point in time but they may not remain sufficient over time as more residents become aware of important City/civic functions and assistance that City staff can provide.

**The Purpose of the Fee.** Added development will increase citizen and business appointments over the current demand for assistance and business information. The citizens and business owner's increasing demands for appointments, assistance or information will require the addition of some staff and thus additional space to conduct the business of the municipality. As the City approaches a General Plan capacity build-out population of nearly 136,397 living in 43,070 private residences and a thriving business community of nearly 125.3 million square feet, some sort of adequate fixed general business center for conducting City business is needed. This Chapter addresses those municipal service needs.

The City's centralized and desktop computer processing capability storage space and information capability will also be impacted with greater amounts of necessary GIS data as the City reaches General Plan build-out.

The City will need a modest increase in the number of general maintenance vehicles.

The fee is to be used to finance the expansion of the City's administrative and business center (City Hall) and its computer functions and portion of the City Maintenance Service Center necessary to meet the demands of an expanding community.

**The Use of the Fee.** The revenues that are raised from a properly calculated and supported General Facilities, Vehicles and Equipment Impact Fee would be limited to capitalized costs related to that growth (per Schedule 5.1). The fees would be used to construct additional



general facilities or reconfigure poorly used space generating more usable space and eliminating the need to acquire more space. Additionally, the collected fees would be used to maintain computer capacity in terms of budgeting, accounting and planning. The improvements necessary to contend with increased demand resulting from additional residents and businesses would include the following:

- Expand the existing City Hall by adding a 3,500 square foot council chamber (30' by 70'). As the City edges closer to General Plan build-out, City issues will draw larger audiences. The facility could be constructed contiguous to the City Hall and the central area could then be used for the limited additional employees that are likely to be needed. This would allow for the addition of 3,375 square feet within the existing City Hall by completing the second floor to the City Hall. The two space improvements would cost approximately \$3,930,610
- Upsizing of the existing centralized computer system capacity and information systems including budgeting and accounting as well as a more robust GIS (geographic information system) capacity at \$750,000.
- A modest expansion of general service vehicles for such tasks as building maintenance and miscellaneous field inspections is estimated to be 68,768.

The three projects are estimated to be a combined \$4,749,378 but approximately 57% of that figure would be mitigated through the existing public facilities impact fee fund balance of \$2,727,035 to the net \$2,022,343 that is then attributed to new development.

**The Relationship Between the Use of the Fee and the Type of Development Paying the Fee.** The need is based upon the recognition that additional developed parcels in the City will create more trips to the City Hall and greater attendance by its citizens and business owners at City Council meetings. The costs are distributed on a nexus of each vacant acre as benefitting equally as the most direct index of demand relating to access to central management services.

**The Relationship Between the Need for the Public Facilities and the Type of Development Project.** Future development of all types will benefit from having a functioning City Hall. Distribution will be based upon an equal acreage benefit in terms of general management of the City.

**The Relationship Between the Amount of the Fee and the Cost of the Portion of the Public Facility Attributed to the Development Project.** The fee would be based upon the size of the proposed development. A fee has been determined for individual units, either residential dwelling units or business square feet based upon the acreage number of units or square feet projected for the various land-uses. A development of twelve residential units would have to pay a fee twelve times larger than a single unit. No developer will be required to construct any portion of any general facility as a condition of development.

**Resulting DIF Schedule.** Table 5-1, following, summarizes the Minimum Needs-Based General Facilities et. al. DIFs. The fees identified following represent the fees necessary to construct or acquire the facilities identified on Schedule 5.1.

**Table 5-1**  
**Minimal Needs-Based General Facilities, Vehicles and Equipment**  
**Development Impact Costs**  
**by DIF Land Use Type**

DIF Land Use Type	Allocation of Development Costs	Development Impact Cost Per Unit or Square Foot
Dwelling Units	\$1,418,323	\$141/Unit
Commercial Lodging Units	\$19,786	\$27/Unit
Business Uses	\$584,234	\$0.022/S.F.

It must be restated that the existing community has established the City Hall and specialty equipment. In short, the current community has created more than adequate staff facilities in the City Hall, so much so that no additional space need be acquired through General Plan build-out. The existing space merely needs to be reconfigured to eliminate wasted space. As a result, the current community has amassed a significant equity position vis-a-vis future needs. Table 5-2, following, identifies the average "equity" position or ownership per unit or square foot.

**Table 5-2**  
**Existing General Facilities, Vehicles and Equipment**  
**Community Financial Commitment Comparison**

DIF Land-use Type	Allocation of Existing System Assets	Asset/Equity Investment Per Unit or Square Foot
Residential Dwelling Units	\$10,972,062	\$332/Unit
Commercial Lodging Units	\$9,711	\$59/Unit
Business Uses	\$5,026,383	\$0.051/S.F.

### RECOMMENDED CHAPTER IMPACT FEES

The *Minimum Needs-Based Impact Costs* should be adopted for the three broad-based land uses, per Schedule 5.3 and summarized in Table 5-1.

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## **RECAP OF GENERAL FACILITIES ET. AL. IMPACT FEE RECOMMENDATIONS**

- Adopt Schedule 5.2 for the three basic Land Uses DIF types.
-

Schedule 5.1

City of Jurupa Valley  
2019-20 Development Impact Fee Calculation  
Allocation of Project Cost Estimates  
General Facilities, Vehicles and Equipment

Line #		Project Title	Estimated Cost	Construction Needs Supported by Other Resources		Infrastructure Needs Generated by Increased Development	
				Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
GF-001		City Council Chambers/Office Area Expansion	\$3,930,610	0.00%	\$0	100.00%	\$3,930,610
GF-002		Electronic Systems Capacity/Capabilities Expansion	\$750,000	0.00%	\$0	100.00%	\$750,000
GF-003		Share of Commonly Used Maintenance Vehicles/Equipment	\$68,768	0.00%	\$0	100.00%	\$68,768
Sub-Total General Plan Total New Project Costs			\$4,749,378	0.00%	\$0	100.00%	\$4,749,378
Less: Existing Development Impact Fee Fund Balance			\$2,727,035	0.00%	\$0	100.00%	\$2,727,035
Less: Other Financial Resources			\$0	0.00%	\$0	0.00%	\$0
Off-Setting Revenues Balance Total			\$2,727,035	0.00%	\$0	100.00%	\$2,727,035
Total Net General Plan Project Costs			\$2,022,343	0.00%	\$0	100.00%	\$2,022,343
						Forward to Schedule 6.2	

**Schedule 5.2**

**City of Jurupa Valley  
2019-20 Development Impact Fee Calculation  
Minimal Needs-based Impact Costs  
General Facilities, Vehicles and Equipment**

<i>Proposed Land Use</i>	<i>Undeveloped</i>		<i>Acre Distribution Factor</i>	<i>Acre Demand Factor</i>	<i>Percentage of Additional Demand</i>	<i>Allocation of Expansion Costs</i>	<i>Cost Distribution Per Acre</i>	<i>Average Units or Square Feet/Acre</i>	<i>Development Impact Fee per Unit or Square Foot</i>
	<i>Acres</i>	<i>Units</i>							
Private Residences	2,866.9	10,048	1.000	2,867	70.13%	\$1,418,323	\$495	3.50	<b>\$141 per Unit</b>
Commercial Lodging Roo	40.0	730	1.000	40	0.98%	\$19,786	\$495	18.25	<b>\$27 per Unit</b>
Business Square Feet	1,180.9	26,829,770	1.000	1,181	28.89%	\$584,234	\$495	22,719	<b>\$0.022 per S.F.</b>
<b>TOTAL</b>	<b>4,088</b>	<b>-</b>	<b>-</b>	<b>4,088</b>	<b>100.00%</b>	<b>\$2,022,343</b>	<b>in Total Equity in General Facilities Capital Needs</b>		

**City of Jurupa Valley**  
**2019-20 Development Impact Fee Calculation**  
**Existing Community Financial Commitment Comparison**  
**General Facilities, Vehicles and Equipment**

\$12,004,220	In City Hall Land/Facilities
\$750,000	In Equity in Existing Computer/Electronic Equipment
\$361,850	In General Use Maintenance Vehicles
\$165,051	In Existing General Facilities City Yard Facilities.
\$2,727,035	In Existing General Facilities Impact Fee Fund Balance.

## Chapter 6

### Library Collection Items and Dedicated Public Use Computer Stations

**The Existing System.** The City is served by two County branch Libraries: Glen Avon and Louis Robidoux. Both have a broad inventory of books, tapes, subscriptions called a *collection* of volumes and a number of dedicated public use computer stations available to the public. The City also has approximately \$157,031 in existing Library Book DIF fund balance representing about 4,946 additional collection items and four dedicated public computer stations. Table 6-1, following, identifies the current County Library offerings enjoyed by City of Jurupa Valley residents.

**Table 6-1**  
**Identification of Current Library Inventories and Calculation of**  
**Collection Items and Computers Stations Standards per Resident**

Facility	Library Collection Items	Library Computers
Glen Avon Branch Library	40,500	18
Louis Robidoux Branch Library	62,500	67
Items Available Within Fund Balance	10,465	9
Total Square Feet or Items	113,465	94
Current City Population	107,083	107,083
Current Standard/Resident	1.06	0.001

When the total 113,465 collection items are divided by the current population of 107,083, a library collection standard of 1.060 collection items/person is established. The standard of collection items of 1.060 items per residents is based upon the existing 113,465 collection items divided by the current population of 107,083. When the 94 dedicated public use computer stations are divided by the current population of 107,083, a dedicated public use computer station standard of 0.001 dedicated public use computer stations/person is established.

**Why a General Facilities, Vehicles and Equipment DIF schedule is important.** Stated simply, the 113,465 collection items will only be able to accommodate a finite number of patrons. Additional development will increase the demand on the existing collection items. The same will hold true for the 94 dedicated public-use computer stations. Without additional computer stations, the 94 existing stations will become harder to access with the additional 35,800 new residents from the 10,048 new private residences.

**The Purpose of the Fee.** The purpose of the fee is to enable the City to assist in the financing the acquisition of additional collection items and the acquisition of additional computer stations to ensure that the City's citizens have access to and enjoyment of the collection items and computer stations. Table 6-2, following, indicates that the remaining residential development and typical number of persons per type of residential dwelling will generate a need for an

additional 37,948 collection items in order to maintain the existing local library facility standard of 1.060 square feet per person and 36 dedicated public-use computer stations to maintain the existing standard of 0.001 stations per resident.

**Table 6-2**  
**Collection Items Required to Maintain Existing**  
**Library Collection Items Standard**

Residential DIF Land Use Type	Number of Units Anticipated	Persons per Dwelling	Population Generated
LD Detached Dwelling Units	1,058	3.826	4,048
MD Detached Dwelling Units	6,843	3.826	26,181
Attached Dwelling Units	2,133	2.593	5,531
Mobile Home Units	14	2.854	40
Additional City Residents from Added Dwelling Units			35,800
Collection Items per Person Existing Standard			1.060
<b>Collection Items Required to Maintain Standard</b>			<b>37,948</b>

The County currently has 85 computer stations (and nine additional stations represented in Library DIF Fund balance. Again, divided by the existing population of 107,083, the resulting standard is 0.001 dedicated public use computer stations per person. Table 6-3, following, indicates the additional number of residents (35,800) to be served by the existing 94 computer stations and the number of computer stations required (36) to maintain the existing standard to maintain the existing 0.001 computer stations per person in light of the additional 35,800 additional residents at build-out.

**Table 6-3**  
**Collection Items Required to Maintain Existing**  
**Library Dedicated Public-use Computer Stations Standard**

Residential DIF Land Use Type	Number of Units Anticipated	Persons per Dwelling	Population Generated
LD Detached Dwelling Units	1,058	3.826	4,048
MD Detached Dwelling Units	6,843	3.826	26,181
Attached Dwelling Units	2,133	2.593	5,531
Mobile Home Units	14	2.854	40
Additional City Residents from Added Dwelling Units			35,800
Existing Computer Stations per Person Standard			0.001
<b>Additional Computer Stations Required to Maintain Standard</b>			<b>36</b>



**The Use of the Fee.** The fee, if adopted, imposed and collected the Library DIF receipts would expended on acquiring additional library collection items and dedicated public-use computer stations, but not on the replacement of either. The preservation of the existing Library standards must be maintained.

**The Relationship Between the Need for The Fee and The Type of Development Project.** The development of any acreage zoned for residential uses, increases the demand on the finite amount of library collection items and dedicated public-use computer stations. Thus, those residential land uses that generate higher amounts of residents (i.e., detached dwelling unit) will be charged a proportionally higher amount. There is no information available demonstrating a link or nexus between library use and local businesses.

**The Relationship Between the Use of the Fee and the Type of Development Paying the Fee.** Additional square feet will be constructed with the fees collected from residential development and additional volumes will be acquired for the collection. The fees cannot be used for any other purpose.

**The Relationship Between the Amount of the Fee and the Cost of the Portion of the Facility Attributed to the Development Project.** The cost of acquiring additional volumes, called the accession process,<sup>13</sup> is \$30.00 per item per Schedule 8.1. The accession process cost has been decreased steadily over recent years due to the contracting out this time-intensive process. The 118,266 collection items, when divided by the existing 107,083 citizens creates a standard of 1.060 collection items per resident. The standard of 1.060 collection items standard multiplied by the \$30.00 per item results in a charge of \$32.10 per additional City resident.

**Table 6-4**  
**Establishment of the Library Collection Standard**  
**and Cost per Person to Maintain the Standard**

Library Collection Items	113,465
Current Population	107,083
Collection Items per Resident	1.060
Acquisition Cost of Collection Item	\$30.00
<b>Cost per Additional Resident</b>	<b>\$31.80</b>

The cost of acquiring a single dedicated public use computer station, installation, licenses, etc. (per Schedule 6.1) is estimated to be \$2,130 per station. The 94 existing computer stations used by Jurupa Valley residents, when divided by the 107,083 existing citizens creates a standard of 0.001 library computer stations per City resident. The standard of 0.001 collection items multiplied by the \$2,130 per public computer station results in a cost of \$2.13 per additional City resident, in order to maintain the existing standard. Table 6-5 identifies this:

<sup>13</sup> The accession process includes: need research, ordering, receipt, preparation, entering it into the computer and actual placement on the shelves.

**Table 6-5**  
**Establishment of the Library Computer Station Standard**  
**and Cost per Person to Maintain the Standard**

City-owned (or generated) Collection Items	94
Current Population (State D.O.F.)	107,083
Collection Items per Resident	0.001
Accessions Cost per Collection Item	\$2,130
<b>Cost per Additional Resident</b>	<b>\$2.13</b>

Library Collection Items and Computer Station DIF Schedule. The combined cost per new resident is \$33.93 (\$31.80 for 1.060 collection items and \$2.13 for 0.001 additional computer stations). Table 6-6, following, indicates the amount required for pro-rata expansion of the library space per Schedule 9.1. If adopted and imposed on the remaining development, it would collect enough to acquire an additional 37,948 library collection volumes and 36 dedicated public-use computer stations.

**Table 6-6**  
**Summary of Collection Items and Computer**  
**Stations Impact Costs**

<b>DIF Land Use Type</b>	<b>Residents Per Dwelling</b>	<b>Cost per Resident</b>	<b>Impact Cost per Dwelling</b>
LD Detached Dwelling Units	3.826	\$33.93	\$130
MD Detached Dwelling Units	3.826	\$33.93	\$130
Attached Dwelling Units	2.593	\$33.93	\$88
Mobile Home Dwelling Units	2.854	\$33.93	\$97

City Officials will need to meet and discuss the acquisition of library collection items and computer stations with the County as to the manner in which the collected DIF revenues would be used by the County.

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#### **RECAP OF RECOMMENDED LIBRARY AND COLLECTION VOLUMES IMPACT FEES**

- Adopt Schedule 6.1 for the four basic residential dwelling DIF types.
-

Schedule 6.1

City of Jurupa Valley

2019-20 Development Impact Fee Calculation

Library Collection Items and Dedicated Public Use Computer Stations

	Library Collection	Public Computers	Improvement Totals
Glen Avon Branch Library	40,500	18	
Louis Robidoux Branch Library	62,500	67	
Collection/Computers Represented by Fund Balance	10,465	9	
Number of Collection Items or Computer Stations	113,465	94	
Current City Population	107,083	107,083	
Collection Items per Resident Standard	1.060		
Computer Stations per Resident Standard		0.001	
Cost per Collection Item	\$30.00		
Cost per Computer Station (Installed)		\$2,130.00	
Existing Collection Item and Computer Station Standard	1.060	0.001	
Collection Item or Computer Station Cost per Resident	\$31.80	\$2.13	\$33.93

Cost per Land Use Residential Dwelling Unit	Density per Dwelling Unit	Library Collection	Public Computers	Equipment Total
Detached Dwelling Unit	3.826	\$122	\$8	\$130
Attached Dwelling Unit	2.593	\$82	\$6	\$88
Mobile Home Dwelling Unit	2.854	\$91	\$6	\$97

## Chapter 7

### Park Infrastructure Development (Downey and 68<sup>th</sup> Street Parks)

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This Chapter summarizes the existing inventory of parks available to the City's residents within the City's boundaries. The City's residents benefit from many active and passive parks, open space and trails that have been provided by and/or are operated by other local agencies.

The City's General Plan states that the City will:

In cooperation with community services districts, the County of Riverside, the Jurupa Unified School District, and other agencies, the City helps meet the diverse recreation needs of existing and new residents by requiring the dedication and improvement of new parks and recreation facilities as a condition of new development. The City also promotes recreation and healthy exercise by providing equestrian, bicycle, and walking paths within the public right of way and by requiring new residential neighborhoods to include pedestrian and equestrian paths, where appropriate.<sup>14</sup>

Intensive parks and park recreational facilities constitute one of a community's greatest challenges both with respect to facilities for both current residents and future citizens, especially since the task is largely undertaken by another local agency, the *Jurupa Area Recreation and Parks District*. The District just recently (June 2017) acquired a Development Impact Fee calculation report.

However, if the number of municipal park acres available to the City's residents were to remain static at the existing 246.67 acres, it will prove difficult to continue to meet the recreational demands of the community especially in light of a projected one third increase (35.3%) in the City's population at General Plan build-out.

#### EXISTING PARKS AND PARKS IMPROVMENTS SYSTEM

The provision of a well-planned park system, with a variation in the size and nature of facilities offered, is an important amenity to residents of any city, the City of Jurupa Valley included. A mixture of passive and active uses and facilities and programs which appeal to a broad spectrum of potential park users is considered optimal in most urban cities. A city's park system is often a major factor in selection of a place to live. The current acres dedicated to park use within the City will serve generally meet the City's current needs. However if the number of park acres remains static, the existing parks will begin to struggle to meet recreational demands given an anticipated one third increase in the City's residential population.

Existing Parks. Currently, the City is served by approximately 246.67 acres of parkland, most of which is developed. There are nine parks within the City that are 10.0 acres or larger that represent over 82% (202.54 of 246.67 acres) of the park system acreage and provide the

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<sup>14</sup> City of Jurupa Valley General Plan, page 8-38.

greatest variety of sports and active uses. The remaining 44.13 acres of the total 246.67 parks acres are the nine parks that are less than five to six acres in size. These neighborhood parks generally do not have parking lots but generally serve limited local walk-in needs. On occasion these smaller parks may be forced to meet larger community park needs, generally with mixed results.

The Park District has jurisdiction over 110.67 acres of the 246.67 park acres within the City. Agate Park, Avalon Park, Centennial Park, Glen Avon Heritage Park and Veterans Memorial Park are the JAPRD'S largest developed parks, representing about 44.9% of all municipal park system acreage (including portion of the County regional parks, see below) and these provide the greatest variety of sports and passive uses.

The County of Riverside manages a like 110.00 acres. Rancho Jurupa Regional Sports Park adds 32.2 acres to the mix of parkland serving the City's residents active sporting activity needs. Rancho Jurupa Park, at 113.3 acres adds a great amount of recreational opportunities but has been reduced by 36.5 acres to 73.8 acres to recognize that the recreational vehicle portion of the park generates more regionally-based uses and thus has limited benefit to local residents.

The City owns 30 acres of unimproved land intended to be improved as parkland and desires to improve/maintain and program these two City-owned parcels as City parks. The two parcels are generally known as Downey Park (the river area) and 68<sup>th</sup> Street Park and will be discussed later in the Chapter. It is not uncommon for municipalities that are generally served by a park district to have a few municipally-owned parks that can be managed by that municipality.

Table 7-1, following, is an inventory of the existing park acreage within the City's limits.

[This space has been left vacant in order to place the following table on a single page].

**Table 7-1  
Inventory of Parkland Within Jurupa Valley**

<b>Park or Space Name</b>	<b>Owned Park Acres</b>
Agate Park	11.94
Avalon Park	10.00
Centennial Park	13.00
Clay Park	6.45
Downey Park	26.00
Feldspar Arena	5.50
Glen Avon Heritage Park	11.63
Horseshoe Lake Park site	13.73
Knowles Park	6.41
Laramore Park	5.18
Limonite Meadows Park	3.49
Paramount Park site	1.80
Rancho Jurupa Park (excluding RV portion)	73.80
Rancho Jurupa Regional Park Sports Park	32.20
Rancho Mira Loma Park	6.41
68th Street Park	4.00
Veterans Memorial Park	10.24
Wineville Park	4.89
<b>Total Net Active/Passive Park Acres</b>	<b>246.67</b>

**The Purpose of the Fee.** Future residential development will impact the existing park system by increasing demand for youth and adult sports fields with adequate space for various athletic practice activities as well as for passive park purposes (picnicking, gatherings, etc.). Given the magnitude of growth projected in this and other reports, the challenge facing the City will be to provide new facilities and parkland to serve the recreational needs of these new residents. The Jurupa Area Park and Recreation District will handle most of the day-to-day park needs of the community, but the City desires have to a few parks that would be under the City's management.

**The Use of the Fee.** Without additional parkland acquisition and continued development of currently owned but underutilized two park parcels during the next twenty to thirty years, the parks within the City's boundaries will likely become overcrowded and overused and requests for sports and meeting space will go unmet, with the ultimate result becoming a negative experience for the City's park users. The City's contribution of thirty acres would augment the park acreage managed by the Park District or the County.

California's Quimby Act. Unlike the other facilities discussed in this report, the California Government Code contains enabling legislation for the acquisition and development of community and neighborhood parks by a City. This legislation, codified as Section 66477 of the Government Code is commonly referred to as *The Quimby Act*. The Act establishes criteria for charging new development for park facilities based on specific adopted park standards. This report will recommend the adoption of Quimby-style park improvement fees for developments requiring the subdivision of land and a Mitigation Fee Act DIF (Government Code 66000) approach for parcels that do not require a subdivision.

**The Relationship Between the Use of the Fee and the Type of Development Paying the Fee.** Under §66477 of the Government Code, the City may charge new residential development based on a standard of 3.0 acres per 1,000 residents even if the City does not presently possess a ratio of 3.0 acres per 1,000 for the existing population. The Government Code also enables a city to charge development based on a standard higher than 3.0 acres (to a maximum of 5.0 acres) if the municipality can demonstrate that it currently exceeds the minimum benchmark ratio of 3.0 acres per 1,000 residents. In lieu of any other document or planned standard, the maximum standard, for Quimby Act application, is capped at 5.0 acres per 1,000 residents.

The law states that "if the amount of existing neighborhood and community park area ... exceeds the [3 acres of park area per 1,000 person] limit ... the legislative body may adopt the calculated amount as a higher standard not to exceed 5 acres per 1,000 persons" <sup>(15)</sup>. Park fees may be required by the City provided that the City meets certain conditions including:

- The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park by the future inhabitants of the subdivision.
- The legislative body has adopted a General Plan containing a recreational element, and the park and recreational facilities are in accordance with definite principles and standards contained therein.
- The city ... shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities ... Any fees collected under the ordinance shall be committed within five years after the payment of such fees.

The City's 5.0 acres or general *open space* per 1,000 residents General Plan *de jure* standard is greater than the Quimby minimum of 3.0 acres per 1,000 residents and matches as the Quimby allowable demonstrated maximum cap of 5.0 acres per 1,000 residents (Government Code §66447 (a) (2) and will be used in the remainder of the Chapter for park *construction*. Numerous agencies impose park-related development impact fees without the *de-facto* proof of meeting of the standard or any *de jure* General Plan standard statement or any other legislatively controlling document (Park Master Plan). The City currently is afforded a cumulative standard of 2.435 acres per thousand based upon the combined 246.67 acres divided by the City's existing population of 101,325.

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<sup>15</sup> California Government Code, Title 7, Division 2, Section 66447 (b).

Based upon an actual standard of 2.435 acres per thousand, the City (or District) could adopt a park development Impact Fee standard based on a 3.0 acres per thousand standard calculation. Table 7-2 following indicates that such a calculation would require \$371.98 per new resident. This figure would then be multiplied by the number of residents per type of residential dwelling unit. Table 7-2 also indicates this.

**Table 7-2**  
**Calculation of Potential Park Development Impact Fee at**  
**Quimby-allowable 3.0 Acres per 1,000 residents**

Land Acquisition Cost per Acre	\$435,600
Construction Cost per Acre	\$446,158
Total - Land Acquisition/Park Improvements	\$881,758
Number of Acres per 1,000 Residents Standard	3.0
Cost for Three Acres of New Park Space	\$2,645,274
Residents Served by Three Acres of Park	1,000
Cost per Resident	\$371.98
Detached Dwelling @ 3.826 Residents	\$10,121
Attached Dwelling @ 2.593 Residents	\$6,860
Mobile Home Dwelling @ 2.854 Residents	\$7,550

This would be an appropriate figure were the City to be solely responsible for parkland acquisition and development. However, this not the case and the City desires only to be able to finance the park improvements to the 30 acres of City-owned parkland.

### CALCULATION OF *NEEDED* IMPACT REVENUES

Once a per capita standard for parks is determined, the cost of residential development's impact on the City's park system is then computed as follows.

Schedule 7.1 calculates the much lower figure needed by the City to develop the 30 acres of parkland. The 30 acres will cost approximately \$13,384,740 to improve/develop based upon a cost of \$446,158/acre.

There are off-setting fund-balances in the following existing Impact Fee funds, they are:

Regional Parks (224) of -\$753,842. While a negative fund balance, this fund is appropriate as one of the two parks to be improved is 26 acres and will clearly have a region-wide appeal.

Regional Trails (225) of \$676,191. This is appropriate as Downey Park will include a number trails along the river.



Community Parks (227) of \$145,446. This is appropriate as the both parks will be used for community events as programmed by the City. Downey Park, at 26 acres, will be one of the largest parks within the City boundaries.

The net cost of the development of the 30 acres of City-owned parkland is \$13,316,945 (based upon \$13,384,740 total park development costs less the net \$67,795 in mitigating park-based fund balances). When this net \$13,316,945 park development figure is divided by the 35,800 new residents (Table 2-3) expected due to General Plan based residential development, the figure of \$371.98 per new resident is reached. It should be noted that the \$371.98 is 14.1% of the maximum cost of 3.0 acres/1,000 residents Quimby Act based \$2,645.27 per new resident identified in Table 7-2

**Park Improvements Construction Costs.** Park improvement construction costs are estimated to be approximately \$446,158 per acre (See Appendix C - Park Improvement Units Costs/Average Cost per Acre.

**Average Cost per Dwelling Unit.** Schedule 7.1 further calculates the cost per dwelling unit based on the per person parkland development and maintenance vehicles cost of \$371.98 (Schedule 7.1) and the average number of persons per unit for each category of housing.

**Table 7-3  
Calculation of Impact Fee for Limited City Park Purposes  
(for Development of Downey and 68<sup>th</sup> Street Parks)**

Downey Park Acres	26.00
68 <sup>th</sup> Street Park Acres	4.00
Total Park Acres to be Developed/Improved	30.00
Development Cost per park Acre	\$446,158
Park Development Cost for 30 Acres	\$13,384,740
Regional Parks (224) DIF Fund Balance (negative fund balance)	\$753,842
Regional Trails (225) DIF Fund Balance (positive fund balance)	-\$676,191
Community Parks (227) DIF Fund balance (positive fund balance)	-\$145,446
Net Amount Needed from New Residential Dwelling Development	\$3,316,945
Number of Development Generated Residential Dwellings	35,800
Limited Park Impact Cost per New Resident	\$371.98
Detached Dwelling @ 3.826 Residents	\$1,423
Attached Dwelling @ 2.593 Residents	\$965
Mobile Home Dwelling @ 2.854 Residents	\$1,062

**The Relationship Between the Need for the Public Facilities and the Type of Development Project.** The City has indicated a need to be able to develop two parks totaling 30 acres to have a few parks that the City can plan, program, maintain and control. Downey Park will likely be the site of numerous City-planned and managed events.

**The Relationship Between the Amount of the Fee and the Cost of the Portion of the Public Facility Attributed to the Development Project.** Detached dwelling residential housing has the highest number of persons per dwelling unit (@ 3.826 per unit) and consequently carries the highest impact fee, \$1,423 per unit (\$371.98 X 3.826 residents per dwelling unit, rounded). Attached dwelling units have an average of 2.593 persons per attached dwelling unit and would need to be assessed \$965 (\$371.98 X 2.593 residents, rounded). Mobile home dwelling units (within a park setting) have an average of 2.854 residents per mobile home dwelling unit and would need to be assessed \$1,062 (\$371.98 X 2.854 resident, rounded).

Table 7-4 following, summarizes the calculated and recommended fees for each of these four residential categories.

**Table 7-4  
Summary of Park Development Fees for  
Residential Dwelling Construction**

DIF Land Use Type	Development Impact Cost
Low Density Detached Dwelling Unit	\$1,423/Unit
Medium Density Detached Dwelling Unit	\$1,423/Unit
Attached Dwelling Unit	\$965/Unit
Mobile Home Dwelling Unit (in a MH Park)	\$1,062/Unit

The DIFs for detached dwelling residential development *involving the subdivision of a privately-owned parcel*, as identified in Table 7-4, should be adopted under the auspices of the Quimby Act. Any residential dwelling units *not requiring the sub-division of* will need to be adopted (imposed and collected) as an Government Code § 66000 supported DIF <sup>(16)</sup>. The standard for each is the same. There is no argument that can be made that a detached dwelling unit constructed on a single lot, thus no subdivision, should be any amount different from that of a detached dwelling unit constructed as part of a subdivision. The demand created by each detached dwelling unit is the same.

[This space left vacant in order to place the Chapter Recommendations on a single page].

<sup>16</sup> This is required because the Quimby Act is referenced in the State Subdivision Code.

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## RECAP OF PARK AND PARK INFRASTRUCTURE DEVELOPMENT IMPACT FEE RECOMMENDATIONS

- Establish each of a Quimby Act Park Development Fund and DIF Mitigation Act Fund, Note (1).
  - Adopt Schedule 7.1, Park Infrastructure Development, for residential uses *requiring the sub-division of land* for Quimby Act application.
  - Adopt Schedule 7.1, Park Infrastructure Development, for residential uses *not requiring the sub-division of land* for Mitigation Fee Act.
-

Schedule 7.1

City of Jurupa Valley  
2019-20 Development Impact Fee Calculation  
Local City-owned/Operated Parks Development Impact Fee

City Park Name	City Park Acres to be Purchased	City Park Acres to be Improved
Downey Park (River Area)	0.00	26.00
68th Street Park	0.00	4.00
Total Park Acres	0.00	30.00
Construction Cost per Acre		\$446,158
Land Acquisition Cost per Acre	\$435,600	
Acres Required for Purchase/Construction	0.00	30.00
Acquisition/Construction Cost per Acre	\$435,600	\$446,158
Park Financial Resources Required	\$0	\$13,384,740
Regional Parks (224) Fund Balance	\$0	-\$753,842
Regional Trails (225) Fund Balance	\$0	\$676,191
Community Parks (227) Fund Balance	\$0	\$145,446
Total Mitigating Park Fund Balances	\$0	\$67,795
Park Financial Resources Required	\$0	\$13,384,740
Less Mitigating Fund Balance (above)	\$0	-\$67,795
Net Park-related Resources Needed	\$0	\$13,316,945
Total Park Acquisition/Construction Costs	\$0.00	\$13,316,945
Anticipated Additional City Population	35,800	35,800
Cost per Added Resident	\$0.00	\$371.98

	Occupants/ Dwelling	Land Acquisition	Park Construction	Total Park Costs
Cost per Additional Resident		\$0.00	\$371.98	\$371.98
LD Detached Dwelling Unit	3.826	\$0	\$1,423	\$1,423
MD Detached Dwelling Unit	3.826	\$0	\$1,423	\$1,423
Attached Dwelling Unit	2.593	\$0	\$965	\$965
Mobile Home Dwelling	2.854	\$0	\$1,062	\$1,062

**End of Chapter Text**

## **Appendix A**

### **Summary of Recommendations**

## **SUMMARY OF RECOMMENDATIONS**

### **Chapter 3 - Fire Suppression/Medic Facilities, Vehicles and Equipment**

- Create a Fire Suppression/Medic Development Impact Fee Fund.
- Adopt Schedule 3.2, page 34, *Development-Based Minimal Capital Needs-Based Impact Costs* and place the collected proceeds into the new DIF Fund

### **Chapter 4 - Circulation (Streets, Signals and Bridges) System**

- Immediately undertake a Master Plan of Circulation study with special emphasis on the projects identified on Schedule 4.1 as *Tier Three Projects - Infrastructure Need to be Reviewed Pending Completion of a Circulation Master Plan*. Upon completion of the Master Plan, amend the Circulation Impact Fee calculation in this Chapter to include all Tier Three projects that have been deemed development-generated/related.
- Adopt Schedule 4.2, page 55, for use for most Land Uses.
- Adopt the per trip-mile rate on Schedule 4.2 to be used in conjunction with the ITE manual (and the trip length figures (via SANDAG) at the bottom of Schedule 4.2) for unusual Land Uses (e.g. an amusement park). Additionally adopt the ALTERNATIVE FEE METHODOLOGY, per single trip-mile rate (page 47) for application of unusual land uses per the ITE.
- Create a DIF Fund titled "City Maintenance Vehicles Improvements Fund" and transfer 1.55% of all Circulation System DIF receipts collected within that fiscal year to that specialized account.

### **Chapter 5 - General Facilities, Vehicles and Equipment**

- Adopt Schedule 5.2 (page 62) for the three broader basic Land Uses DIF types.
- Create a DIF Fund titled "City Maintenance Vehicles/Equipment" (or a reserve within this DIF Fund) for the commonly used *General Maintenance Vehicle/Equipment* acquisitions and annually transfer the appropriate amounts from the Circulation (1.55% of the total Circulation DIF collection) and General Facilities, Vehicles and Equipment (2.42% of the total General Facilities et. al. DIF collection).

### **Chapter 6 - Library Collection Items and Dedicated Public Use Computer Stations**

- Adopt Schedule 6.1 (page 68) for the four basic residential dwelling DIF types.

## SUMMARY OF RECOMMENDATIONS (Continued)

### Chapter 7 - Park Infrastructure Development, Open Space and Trails Acquisition and Development

- Establish each of a Quimby Act Park Development and DIF Mitigation Act Fund, Note (1).
- Adopt Schedule 7.1, Park Infrastructure Development (page 77), for residential uses *requiring the sub-division of land* for Quimby Act application.
- Adopt Schedule 7.1, Park Infrastructure Development (also page 77), for residential uses *not requiring the sub-division of land* for Mitigation Fee Act.

#### NOTES:

(1). Separate Park Development Funds are necessary because the Quimby Act allows use of receipts for rehabilitation of existing facilities whereas the AB1600 requirements prevent such expenditures.



## **Appendix B**

### **Shared Maintenance Vehicles/Equipment List and Distribution of Costs**

Appendix B - Maintenance Vehicle List and Distribution of Costs	Vehicle Cost	With Sales Taxes	Equipment Cost @ 7.5%	Total Cost	Needed for Future Inventory	Circulation System	General Facilities
General Delivery Van	\$37,500	\$40,690	\$2,810	\$43,500	1 \$43,500	\$0	\$43,500
Message Board Trailer	\$24,449	\$26,530	\$1,830	\$28,360	4 \$113,440	\$113,440	\$0
Miscellaneous Power/Hand Tools	\$5,000	\$5,430	\$380	\$5,810	7 \$40,670	\$40,670	\$0
Rotary Mower Highway	\$4,250	\$4,610	\$320	\$4,930	1 \$4,930	\$3,697	\$1,233
Site Lighting Tower	\$35,000	\$37,980	\$2,630	\$40,610	1 \$40,610	\$40,610	\$0
Skid Steer Loader	\$25,000	\$27,130	\$1,880	\$29,010	1 \$29,010	\$29,010	\$0
Tractor - Full-sized	\$30,625	\$33,230	\$2,300	\$35,530	1 \$35,530	\$35,530	\$0
Tractor (Mower)/Trailer	\$25,500	\$27,670	\$1,910	\$29,580	1 \$29,580	\$22,185	\$7,395
Truck - 10 Yard Dump	\$169,900	\$184,340	\$12,740	\$197,080	1 \$197,080	\$197,080	\$0
Truck - Hot Patch	\$137,000	\$148,650	\$10,280	\$158,930	1 \$158,930	\$158,930	\$0
Truck - Pick-up 1/2 Ton	\$35,865	\$38,910	\$2,690	\$41,600	4 \$166,400	\$149,760	\$16,640
Truck - Service Truck	\$53,060	\$57,570	\$3,980	\$61,550	1 \$61,550	\$61,550	\$0
Walk-behind Compactor/Trailer	\$14,500	\$15,730	\$1,090	\$16,820	1 \$16,820	\$16,820	\$0
Walk-behind Roller/Trailer	\$22,500	\$24,410	\$1,690	\$26,100	1 \$26,100	\$26,100	\$0
Weed Sprayer/Trailer	\$26,000	\$28,210	\$1,950	\$30,160	1 \$30,160	\$30,160	\$0
				TOTAL	27.00 \$994,310	\$925,542	\$68,768

## **Appendix C**

### **Parkland Development Costs by Unit/Average Per Acre**

Appendix C  
Parkland Development Costs by Unit/Average Per Acre

ENR at January 2001	6281
Current ENR Construction Cost Index	9516
ENR Percent Increase	151.50%

	2003	Unit	ENR %	Current Cost	Unit	5 Acre Neighborhood	
Public Imps, Road/curb, gutter, etc.	\$121	Linear Foot	151.5%	\$183.32	Linear Foot	1,680	\$307,978
Large Park Grading/Irrigation/Turf	\$25,500	Acre	151.5%	\$38,630	Acre	0	\$0
Small Park Grading/Irrigation/Turf	\$30,600	Acre	151.5%	\$46,360	Acre	5	\$231,800
Plant Material:							
Trees-5, 24 Gallon Box/Acre	\$200.00	Each	151.5%	\$303.01	Each	25	\$7,575
Trees-15, 15 Gallon/Acre	\$100.00	Each	151.5%	\$151.50	Each	75	\$11,363
Shrubs-10, Five Gallon	\$19.00	Each	151.5%	\$28.79	Each	50	\$1,440
Shrubs-30, One Gallon	\$7.00	Each	151.5%	\$10.61	Each	150	\$1,592
Play apparatus							
Play Apparatus - Large	\$120,000	Lot	151.5%	\$181,810	Lot	0	\$0
Large Apparatus Curbing, 450'	\$18.50	Linear Foot	151.5%	\$28.03	Linear Foot	0	\$0
Play Apparatus - Medium	\$80,000	Lot	151.5%	\$121,200	Lot	1	\$121,200
Medium Apparatus Curbing, 375'	\$18.50	Linear Foot	151.5%	\$28.03	Linear Foot	375	\$10,511
Play Apparatus - Small	\$40,000	Lot	151.5%	\$60,600	Lot	0	\$0
Small Apparatus Curbing, 225'	\$18.50	Linear Foot	151.5%	\$28.03	Linear Foot	0	\$0
Apparatus Safety Surface	\$2.50	Square Foot	151.5%	\$3.79	Square Foot	8,789	\$33,310
Buildings:							
Restroom - Small	\$60,450	Each	151.5%	\$91,580	Each	0	\$0
Restroom - Large	\$102,300	Each	151.5%	\$154,990	Each	0	\$0
Electrical Service Extension	\$15,000	Each	151.5%	\$22,730	Each	0	\$0
Equipment Storage Facility	\$55,800	Each	151.5%	\$84,540	Each	0	\$0
Combined Restroom/Concession	\$167,400	Each	151.5%	\$253,620	Each	0	\$0
Parking Lot							
Parking Space 4" A.C. W/6" Rock base	\$1,627.50	Space	151.5%	\$2,465.74	Square foot	8	\$19,726
V-gutter	\$7.44	Linear Foot	151.5%	\$11.27	Linear Foot	96	\$1,082
Drain Inlet	\$744	Each	151.5%	\$1,127.19	Each	1	\$1,127
Drain Inlet Connector	\$1,209	Each	151.5%	\$1,831.69	Each	1	\$1,832
Storm Drainage Collection Line	\$18.00	Linear Foot	151.5%	\$27.27	Linear Foot	144	\$3,927
Drive Approach	\$1,674	Each	151.5%	\$2,536.00	Each	1	\$2,536
Perimeter Curbing	\$9.30	Linear Foot	151.5%	\$14.09	Linear Foot	490	\$6,904
Parking Lot Striping	\$0.28	Linear Foot	151.5%	\$0.42	Linear Foot	80	\$34
Exterior Street Lighting Standards	\$1,674	Each	151.5%	\$2,536.00	Each	4	\$10,144
Lot Signage	\$186	Lot	151.5%	\$281.80	Lot	1	\$282
Storm Drainage Facilities (in park)							

Appendix C  
Parkland Development Costs by Unit/Average Per Acre

ENR at January 2001	6281
Current ENR Construction Cost Index	9516
ENR Percent Increase	151.50%

	2003	Unit	ENR %	Current Cost	Unit	5 Acre Neighborhood	
Inlets	\$744	Each	151.5%	\$1,130	Each	2	\$2,260
Connections	\$1,209	Each	151.5%	\$1,830	Each	2	\$3,660
Lateral (to arterial)	\$18.00	Linear Foot	151.5%	\$27.27	Linear Foot	1,050	\$28,634
<b>Sewer Facilities</b>							
Connection to Arterial	\$1,860	Lot	151.5%	\$2,820	Lot	0	\$0
Line in Street	\$14.50	Linear Foot	151.5%	\$21.97	Linear Foot	0	\$0
Line in Park	\$12.50	Linear Foot	151.5%	\$18.94	Linear Foot	0	\$0
Fire Hydrant	\$2,790	Each	151.5%	\$4,230	Each	1	\$4,230
<b>Park Lighting</b>							
Walkway Lighting Standards	\$1,256	Each	151.5%	\$1,900	Each	0	\$0
Duct Work/Wiring	\$767	Each	151.5%	\$1,160	Each	3	\$3,480
Walkway Electrical Wiring	\$15	Linear Foot	151.5%	\$20	Each	0	\$0
<b>Water Facilities</b>							
3" Meter	\$1,860	Each	151.5%	\$2,820	Each	1	\$2,820
#" Backflow Device	\$2,325	Each	151.5%	\$3,520	Each	1	\$3,520
Line in Street	\$11.16	Linear Foot	151.5%	\$20	Linear Foot	1,320	\$26,400
Water Fountains	\$651.00	Each	151.5%	\$990	Each	1	\$990
Fountain Lines in Park	\$11.16	Linear Foot	151.5%	\$20	Linear Foot	200	\$4,000
<b>Benches/Tables</b>							
Concrete Picnic Tables	\$750	Each	151.5%	\$1,140	Each	4	\$4,560
7' x 10' Cement Table Pads	\$1,050	Each	151.5%	\$1,590	Each	4	\$6,360
Individual BBQ Grills	\$326	Each	151.5%	\$493.90	Each	2	\$988
Concrete Benches	\$325	Each	151.5%	\$492.39	Each	4	\$1,970
3' x 6' Concrete Bench Pads	\$270	Each	151.5%	\$409.06	Each	4	\$1,636
Bleachers	\$3,255	Each	151.5%	\$4,930	Each	0	\$0
Large Covered Picnic Ramada	\$57,660	Each	151.5%	\$87,360	Each	0	\$0
Individual Covered Picnic Pad	\$13,950	Each	151.5%	\$21,130	Each	4	\$84,520
User Electrical Service	\$9,300	Each	151.5%	\$14,090	Each	0	\$0
Electrical Service per Group area	\$1,163	Each	151.5%	\$1,760	Each	1	\$1,760
<b>Game Courts</b>							
Basketball Courts	\$75,600						
Basketball Courts	\$50,350	Each	151.5%	\$76,280	Each	0	\$0
Basketball Court Lighting	\$32,550	Each	151.5%	\$49,310	Each	0	\$0
Fenced Tennis Courts	\$55,800	Each	151.5%	\$84,540	Each	0	\$0
Tennis Court Lighting	\$32,550	Each	151.5%	\$49,310	Each	0	\$0

**Appendix C**  
**Parkland Development Costs by Unit/Average Per Acre**

ENR at January 2001	6281
Current ENR Construction Cost Index	9516
ENR Percent Increase	151.50%

	2003	Unit	ENR %	Current Cost	Unit	5 Acre Neighborhood	
Baseball Field - Competitive	\$46,500	Each	151.5%	\$70,450	Each	0	\$0
Ballfield Lighting	\$186,000	Per two fields	151.5%	\$281,800	Per two fields	0	\$0
Baseball Field - Recreational	\$13,950	Each	151.5%	\$21,130	Each	1	\$21,130
Soccer Field (crowned)	\$16,740	Each	151.5%	\$25,360	Each	0	\$0
Skatepark	\$17.50	Square Foot	151.5%	\$26.50	Each	0	\$0
Pedestrian Walkway							
5' wide	\$75.00	Linear Foot	151.5%	\$113.63	Linear Foot	1,680	\$190,898
6' wide	\$81.00	Linear Foot	151.5%	\$122.72	Linear Foot	1,680	\$206,170
9' wide	\$108.00	Linear Foot	151.5%	\$163.62	Linear Foot	0	\$0
Miscellaneous Flatwork	\$15.00	Square Foot	151.5%	\$22.73	Linear Foot	500	\$11,365
Small Park Signage	\$4,650	Lot	151.5%	\$7,040	Lot	1	\$7,040
Large Park Signage	\$15,000	Lot	151.5%	\$22,730	Lot	0	\$0
Bike Rack/Pad	\$1,395	Each	151.5%	\$2,110	Each	2	\$4,220
Natural Element Improvement (Lake, etc)	\$375,000	Each	151.5%	\$568,140	Each	0	\$0
Small concrete stage	\$29,060	Each	151.5%	\$44,030	Each	1	\$44,030
Medium Ampitheater/bandshell	\$139,500	Each	151.5%	\$211,350	Each	0	\$0

<b>Total Cost</b>	
<b>Total Acres</b>	
<b>Average Cost per Acre</b>	
<b>Total Cost per Park</b>	
<b>Number of Parks</b>	15.00
<b>Total Cost of Parks</b>	\$66,923,649
<b>Total Improved Park Acres</b>	150.00
<b>Average Construction Cost per Park Acre</b>	\$446,157.66

\$1,441,004
5
\$288,201
\$1,441,004
9
\$12,969,036
45

Appendix C  
Parkland Development Costs by Unit/Average

ENR at January 2001
Current ENR Construction Cost Index
ENR Percent Increase

	15 Acre Community Park		20 Acre Sports Park	
Public Imps, Road/curb, gutter, etc.	3,360	\$615,955	3,780	\$692,950
Large Park Grading/Irrigation/Turf	15	\$579,450	20	\$772,600
Small Park Grading/Irrigation/Turf	0	\$0	0	\$0
Plant Material:				
Trees-5, 24 Gallon Box/Acre	75	\$22,726	50	\$15,151
Trees-15, 15 Gallon/Acre	225	\$34,088	300	\$45,450
Shrubs-10, Five Gallon	150	\$4,319	100	\$2,879
Shrubs-30, One Gallon	450	\$4,775	300	\$3,183
Play apparatus				
Play Apparatus - Large	1	\$181,810	1	\$181,810
Large Apparatus Curbing, 450'	450	\$12,614	450	\$12,614
Play Apparatus - Medium	2	\$242,400	1	\$121,200
Medium Apparatus Curbing, 375'	750	\$21,023	375	\$10,511
Play Apparatus - Small	2	\$121,200	1	\$60,600
Small Apparatus Curbing, 225'	450	\$12,614	225	\$6,307
Apparatus Safety Surface	36,562	\$138,570	24,609	\$93,268
Buildings:				
Restroom - Small	1	\$91,580	1	\$91,580
Restroom - Large	1	\$154,990	1	\$154,990
Electrical Service Extension	2	\$45,460	2	\$45,460
Equipment Storage Facility	0	\$0	1	\$84,540
Combined Restroom/Concession	1	\$253,620	2	\$507,240
Parking Lot				
Parking Space 4" A.C. W/6" Rock base	150	\$369,861	400	\$986,296
V-gutter	1,800	\$20,286	4,800	\$54,096
Drain Inlet	8	\$8,454	20	\$22,544
Drain Inlet Connector	8	\$13,738	20	\$36,634
Storm Drainage Collection Line	2,700	\$73,629	7,200	\$196,344
Drive Approach	4	\$10,144	6	\$15,216
Perimeter Curbing	3,600	\$50,724	9,600	\$135,264
Parking Lot Striping	1,500	\$630	4,000	\$1,680
Exterior Street Lighting Standards	18	\$45,648	20	\$50,720
Lot Signage	3	\$845	3	\$845
Storm Drainage Facilities (in park)				

Appendix C  
Parkland Development Costs by Unit/Average

ENR at January 2001
Current ENR Construction Cost Index
ENR Percent Increase

	15 Acre Community Park		20 Acre Sports Park	
Inlets	30	\$33,900	40	\$45,200
Connections	6	\$10,980	8	\$14,640
Lateral (to arterial)	4,725	\$128,851	6,300	\$171,801
Sewer Facilities				
Connection to Arterial	2	\$5,640	2	\$5,640
Line in Street	120	\$2,636	120	\$2,636
Line in Park	630	\$11,932	630	\$11,932
Fire Hydrant	4	\$16,920	5	\$21,150
Park Lighting				
Walkway Lighting Standards	252	\$478,800	235	\$446,880
Duct Work/Wiring	12	\$13,920	5	\$5,800
Walkway Electrical Wiring	13,120	\$262,400	8,830	\$176,600
Water Facilities				
3" Meter	1	\$2,820	1	\$2,820
#" Backflow Device	1	\$3,520	1	\$3,520
Line in Street	120	\$2,400	120	\$2,400
Water Fountains	8	\$7,920	12	\$11,880
Fountain Lines in Park	1,000	\$20,000	1,000	\$20,000
Benches/Tables				
Concrete Picnic Tables	60	\$68,400	30	\$34,200
7' x 10' Cement Table Pads	60	\$95,400	30	\$47,700
Individual BBQ Grills	30	\$14,817	10	\$4,939
Concrete Benches	30	\$14,772	15	\$7,386
3' x 6' Concrete Bench Pads	30	\$12,272	15	\$6,136
Bleachers	0	\$0	14	\$69,020
Large Covered Picnic Ramada	2	\$174,720	0	\$0
Individual Covered Picnic Pad	20	\$422,600	4	\$84,520
User Electrical Service	2	\$28,180	1	\$14,090
Electrical Service per Group area	6	\$10,560	4	\$7,040
Game Courts				
Basketball Courts	2	\$152,560	4	\$305,120
Basketball Court Lighting	0	\$0	4	\$197,240
Fenced Tennis Courts	2	\$169,080	6	\$507,240
Tennis Court Lighting	0	\$0	6	\$295,860



Appendix C  
Parkland Development Costs by Unit/Average

ENR at January 2001
Current ENR Construction Cost Index
ENR Percent Increase

	15 Acre Community Park		20 Acre Sports Park	
Baseball Field - Competitive	0	\$0	6	\$422,700
Ballfield Lighting	0	\$0	4	\$1,127,200
Baseball Field - Recreational	6	\$126,780	0	\$0
Soccer Field (crowned)	0	\$0	4	\$101,440
Skatepark	14,400	\$381,600	21,600	\$572,400
Pedestrian Walkway				
5' wide	1,680	\$190,898	1,050	\$119,312
6' wide	1,680	\$206,170	1,050	\$128,856
9' wide	2,940	\$481,043	3,780	\$618,484
Miscellaneous Flatwork	8,500	\$193,205	4,000	\$90,920
Small Park Signage	0	\$0	0	\$0
Large Park Signage	1	\$22,730	1	\$22,730
Bike Rack/Pad	9	\$18,990	12	\$25,320
Natural Element Improvement (Lake, etc)	1	\$568,140	0	\$0
Small concrete stage	2	\$88,060	1	\$44,030
Medium Ampitheater/bandshell	1	\$211,350	0	\$0
		\$7,786,119		\$10,198,752
		15		20
		\$519,075		\$509,938
		\$7,786,119		\$10,198,752
		3		3
		\$23,358,357		\$30,596,256
		45		60

**End of Report**

# City of Jurupa Valley

## STAFF REPORT

DATE: JANUARY 21, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER  
BY: TIM JONASSON, SENIOR MANAGER

SUBJECT: AGENDA ITEM NO. 16.B

PUBLIC HEARING TO CONSIDER A RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF JOINT COMMUNITY FACILITIES AGREEMENT FOR BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM FOR DEVELOPMENT IMPACT FEES FOR TRACT 37211 (48 SINGLE FAMILY RESIDENTIAL UNITS) LOCATED NORTHWEST OF PACIFIC AVENUE AND STATE ROUTE 60

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### RECOMMENDATION

- 1) That the City Council open the public hearing and continue the public hearing to the February 4, 2021 meeting.


Prepared by:

\_\_\_\_\_  
/s/Timothy R. Jonasson, PE  
Senior Manager

Submitted by:

  
\_\_\_\_\_  
Rod B. Butler  
City Manager

Reviewed by:

  
\_\_\_\_\_  
Peter M. Thorson  
City Attorney

# City of Jurupa Valley

## STAFF REPORT

**DATE:** JANUARY 21, 2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER  
**BY:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** AGENDA ITEM NO. 16.C

**PUBLIC HEARING TO CONSIDER CODE AMENDMENT NO. 20001: TO REPLACE THE TERM “SECOND UNIT” WITH “ACCESSORY DWELLING UNIT” TO BE CONSISTENT WITH JURUPA VALLEY MUNICIPAL CODE SECTION 9.240.290 AND STATE LAW**

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## RECOMMENDATION

- 1) That the City Council conduct a first reading and introduce Ordinance No. 2021-03, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE TO REPLACE THE TERM “SECOND UNIT” WITH “ACCESSORY DWELLING UNIT” FOR CONSISTENCY WITH JURUPA VALLEY MUNICIPAL CODE SECTION 9.240.290 AND STATE LAW, AND FINDING THAT THE PROPOSED AMENDMENT IS EXEMPT FROM CEQA**

## BACKGROUND

In 2018, the City Council adopted an ordinance pertaining to accessory dwelling units (ADUs) to bring the City’s code into compliance with recently adopted State laws at that time, which were aimed at reducing regulatory, physical and financial barriers related to constructing ADUs, and also allowing for junior accessory dwelling units (JADUs). Per Government Section 65852.2, an ADU is defined as “an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

- a) An efficiency unit
- b) A manufactured home, as defined in Section 18007 of the Health and Safety Code.”

Additionally, in the Government Code Section 65852.22, a JADU is defined as “a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.”

As of January 1, 2020, several new bills came into effect that impact local regulation of ADUs and JADUs: Assembly Bill (AB) 881, AB 68, AB 587, AB 670, AB 3182 and Senate Bill (SB) 13 and SB 1030. Consistent with the trend over the last several years, the aim of each bill is to remove barriers to the construction of ADUs and JADUs. As a result of the aforementioned legislation, multiple amendments to Section 9.240.290 of the Jurupa Valley Municipal Code have been made to ensure compliance with state law. Prior to 2018, Section 9.249.290 of the Jurupa Valley Municipal Code referred to “second units.” With the changes to meet State law, the term “second unit” has changed to “accessory dwelling unit” in Section 9.249.290. However, other references to the term “second unit” in the Municipal Code have not been updated for consistency with State law.

On October 29, 2020, the City Council initiated an amendment to the Municipal Code to replace the term “second unit” with “accessory dwelling unit” and/or “junior accessory dwelling unit,” as appropriate, for consistency with JVMC Section 9.240.290 Accessory dwelling units and State law.

On December 9, 2020, the Planning Commission unanimously adopted Resolution No. 2020-12-09-04 recommending that the City Council adopt an amendment to the Jurupa Valley Municipal Code to replace the term “second unit” with “accessory dwelling unit” for consistency with JVMC Section 9.240.290 Accessory dwelling units and State law.

## ANALYSIS

**Second Unit to Accessory Dwelling Unit.** There are several sections in the Jurupa Valley Municipal Code that should be amended to change the term “second unit” to “accessory dwelling unit,” or to delete the section so it is not in conflict with Section 9.249.290 Accessory dwelling units. Provided below are proposed amendments to the JVMC (additional verbiage is underlined):

### CHAPTER 3.70. - WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM

#### Section 3.70.030 - Definitions.

~~Guest dwellings and detached second units mean, according to the State of California legal definition, as follows:~~

- ~~(1) The second unit is not intended for sale and may be rented;~~

- ~~(2) The lot is zoned for single-family dwellings;~~
- ~~(3) The lot contains an existing single-family dwelling;~~
- ~~(4) The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling; and~~
- ~~(5) Are administratively approved by each jurisdiction's local codes.~~

Guest quarter. A detached accessory building designed and intended to provide overnight accommodations and does not contain a kitchen.

Accessory dwelling unit. Has the same meaning ascribed in Government Code Section 65852.2, as the same may be amended from time to time.

Section 3.70.040 - Establishment of the transportation uniform mitigation fee.

F.(5) Guest dwellings and ~~detached second units~~ accessory dwelling units as described in Section 3.70.030, Definitions, and in the TUMF Administrative Plan.

## CHAPTER 3.75. - DEVELOPMENT IMPACT FEE

Section 3.75.020 – Findings.

(15) Even though ~~second units~~ accessory dwelling units on existing single-family lots may also contribute to the need for certain of the facilities, the City Council refrains from imposing fees on such development at this time, and in this regard finds that ~~second units~~ accessory dwelling units:

- (a) Provide a cost-effective means of serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas;
- (b) Provide relatively affordable housing for low- and moderate-income households without public subsidy; and
- (c) Provide a means for purchasers of new or existing homes to meet payments on high interest loans.

Sec. 3.75.180. - Exemptions.

(5) ~~Detached second units~~ accessory dwelling units pursuant to Section 9.240.290 and attached ~~second units~~ accessory dwelling units;

## CHAPTER 3.80. - WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN MITIGATION FEE ORDINANCE

Section 3.80.020 - Findings

(11) Even though ~~second unit~~ accessory dwelling units on existing single family lots may also contribute to the need for acquisition of lands necessary to implement the MSHCP, the city refrains from imposing the fee on such development at this time, and in this regard finds that ~~second units~~ accessory dwelling units:

- (a) Provide a cost effective means for serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas; and
- (b) Provide relatively affordable housing for low- and moderate-income households without public subsidy.

## CHAPTER 9.240. - GENERAL PROVISIONS

### Section 9.240.170 - Detached accessory buildings

C. *Guest quarters.* Excluding subsection (B)(14) of this section, all development standards for detached accessory buildings shall apply to guest quarters. In addition, the following development standards shall apply to guest quarters:

- (1) Only one (1) guest quarter shall be allowed on a lot regardless of lot size.
- (2) The square footage of any guest quarter shall not exceed six hundred fifty (650) square feet without the approval of a site development permit. A guest quarter with a floor area of more than six hundred fifty (650) square feet shall require the approval of a site development permit pursuant to subsection D.(1)(a) of this section.
- (3) A guest quarter shall be used exclusively by occupants of the premises and their non-paying guests.
- (4) No reduction of the side and rear yard setbacks shall be allowed for any guest quarter.
- (5) For lots two (2) acres or smaller, a guest quarter shall not be allowed if the lot has an existing or approved ~~second unit~~ accessory dwelling unit.

### Section 9.240.320 – Family day care homes

D. ~~Second unit accessory dwelling unit/guest dwelling quarter.~~ No ~~second unit accessory dwelling unit~~ or guest dwelling quarter may be used as a family day care home.

### Section 9.240.440 – Applications for modifications to approved permits

A request for approval of a modification to an approved site development permit, conditional use permit, public use permit, ~~second unit accessory dwelling unit~~ permit, mobilehome permit under [Chapter 9.255](#), or variance, shall be made in accordance with the provisions of this section. A modification under this section means a determination of substantial conformance or a request for a revised permit as further defined herein. These provisions shall not be applicable to wind energy conversion system permits.

### Section 9.240.460 – Kennels and catteries

C. *Development standards.*

- (1) *Residency.* In those zones permitting Class I Kennels, such kennels may be placed upon parcels containing detached single-family dwelling units. All Class II Kennels and all catteries shall include a single-family dwelling to be



used by a live-in caretaker in accordance with the requirements of [Section 10.05.020](#). Notwithstanding any provision within this section to the contrary, no parcel with a kennel or cattery shall contain more than the maximum number of detached single-family dwelling units permitted by the existing zoning on the property. Multi-family dwelling units and attached single-family dwelling units shall not be permitted in conjunction with kennels or catteries, provided, however, that a guest dwelling quarter or ~~second-unit~~ accessory dwelling unit shall be permitted in accordance with current county ordinances, as adopted by the City of Jurupa Valley.

## **ENVIRONMENTAL ASSESSMENT**

Adoption of the amendment to replace the term “second unit” with “accessory dwelling unit” throughout the Municipal Code is exempt from CEQA under Public Resources Code Section 21080.17, as these changes implement Government Code Section 65852.2 and would not have a potential for causing a significant effect on the environment.

## **FINANCIAL IMPACT**

No General Fund impact. The cost associated with Planning Department staff time to prepare these amendments is estimated at \$3,500, and funding is anticipated to come from the \$500,000 Local Early Action Planning Grant funds recently awarded by the State of California’s Housing and Community Development Department. The City’s cost for processing applications for ADUs will be covered by the applicant’s deposit (filing fee) at the time of filing the application for the site development permit.

## **NOTICING REQUIREMENTS**

Public hearing notice was published in the Press Enterprise newspaper on January 11, 2021.

## **ALTERNATIVES**

1. *Recommended Alternative:* That the City Council conduct a first reading and introduce Ordinance No. 2021-03 amending the Jurupa Valley Municipal Code to replace the term “second unit” with “accessory dwelling unit” for consistency with Jurupa Valley Municipal Code Section 9.240.290 and State law, and finding that that the proposed amendment is exempt from CEQA.
2. Elect not to approve the proposed Code Amendment.
3. Provide staff input regarding appropriate policy for consistent terminology for accessory dwelling units and direct staff to return to the Council for further discussion.



Prepared by:



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Joe Perez  
Community Development Director

Submitted by:



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Rod B. Butler  
City Manager

Reviewed by:



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Connie Cardenas  
Administrative Services Director

Reviewed by:



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Peter M. Thorson  
City Attorney

**Attachments:**

1. Ordinance No. 2021-03
2. Adopted Planning Commission Resolution No. 2020-12-09-03

## ORDINANCE NO. 2021-03

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY, MUNICIPAL CODE TO REPLACE THE TERM “SECOND UNIT” WITH “ACCESSORY DWELLING UNIT” FOR CONSISTENCY WITH JURUPA VALLEY MUNICIPAL CODE SECTION 9.240.290 AND STATE LAW, AND FINDING THAT THE PROPOSED AMENDMENT IS EXEMPT FROM CEQA**

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

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

(a) At the October 29, 2019 regular City Council meeting, the City Council initiated an amendment to the Jurupa Valley Municipal Code, including Title 9 (“Planning and Zoning”) of the Jurupa Valley Municipal Code, to replace the term “second unit” with the term “accessory dwelling unit” and/or “junior accessory dwelling unit,” as appropriate, for consistency with Jurupa Valley Municipal Code Section 9.240.290 (“Accessory Dwelling Units”) and State law (the “Code Amendment”), and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in this Ordinance.

(b) On December 9, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing. At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2020-12-09-03 recommending that the City Council approve the proposed Code Amendment.

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

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

**Section 2. California Environmental Quality Act Findings.** The proposed Code Amendment is not subject to the requirements of the California Environmental Quality Act (“CEQA”) and the City’s CEQA Guidelines pursuant to CEQA Section 21080.17 because CEQA does not apply to the adoption of an ordinance by a city that implements Government Code Section 65852.2 concerning accessory dwelling units in areas zoned to allow single-family or multifamily use. Further, on a separate and independent basis, the proposed Code Amendment is exempt from

the requirements of the California Environmental Quality Act (“CEQA”) and the City’s CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, updating the term “second unit” with the term “accessory dwelling unit” and/or “junior accessory dwelling unit” throughout the Jurupa Valley Municipal Code, will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment because further environmental review, if required under CEQA, will be performed as applications for accessory dwelling units are submitted to the City. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the California Environmental Quality Act (“CEQA”) and the City’s CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

**Section 3. Project Findings.** The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the General Plan Goals and Policies, that include:

(a) The proposed Code Amendment is consistent with the City of Jurupa Valley General Plan Land Use and Housing Elements in that accessory dwellings contribute needed housing to the community’s housing stock to meet the City’s share of the region’s housing needs for all income levels, and improve and expand housing opportunities.

**Section 4. Amendment to Section 3.70.030.** A new definition of “accessory dwelling unit” is hereby added in alphabetical order to Section 3.70.030, Definitions, of Chapter 3.70, Western Riverside County Transportation Uniform Mitigation Fee Program, of Title 3, Revenue and Finance, of the Jurupa Valley Municipal Code to read as follows:

“*Accessory dwelling unit*” has the same meaning ascribed in Government Code Section 65852.2, as the same may be amended from time to time.

**Section 5. Amendment to Section 3.70.030.** The definition of “guest dwellings and detached second units” is hereby deleted in its entirety from Section 3.70.030, Definitions, of Chapter 3.70, Western Riverside County Transportation Uniform Mitigation Fee Program, of Title 3, Revenue and Finance, of the Jurupa Valley Municipal Code.

**Section 6. Amendment to Section 3.70.030.** A new definition of “guest quarter” is hereby added in alphabetical order to Section 3.70.030, Definitions, of Chapter 3.70, Western Riverside County Transportation Uniform Mitigation Fee Program, of Title 3, Revenue and Finance, of the Jurupa Valley Municipal Code to read as follows:

“*Guest quarter* means a detached accessory building designed and intended to provide overnight accommodations and does not contain a kitchen.”

**Section 7. Amendment to Section 3.70.040.** Subsection (F)(5) of Section 3.70.040, Establishment of the Transportation Uniform Mitigation Fee, of Chapter 3.70, Western Riverside

County Transportation Uniform Mitigation Fee Program, of Title 3, Revenue and Finance, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

- “(5) Guest dwellings and detached ~~second units~~accessory dwelling units as described in Section 3.70.030, Definitions, and in the TUMF Administrative Plan.”

**Section 8. Amendment to Section 3.75.020.** Subsection (15) of Section 3.75.020, Findings, of Chapter 3.75, Development Impact Fee, of Title 3, Revenue and Finance, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

- “(15) Even though ~~second units~~accessory dwelling units on existing single-family lots may also contribute to the need for certain of the facilities, the City Council refrains from imposing fees on such development at this time, and in this regard finds that ~~second units~~accessory dwelling units:

- (a) Provide a cost-effective means of serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas;
- (b) Provide relatively affordable housing for low- and moderate-income households without public subsidy; and
- (c) Provide a means for purchasers of new or existing homes to meet payments on high interest loans.”

**Section 9. Amendment to Section 3.75.180.** Subsection (5) of Section 3.75.180, Exemptions, of Chapter 3.75, Development Impact Fee, of Title 3, Revenue and Finance, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

- “(5) Detached ~~second units~~accessory dwelling units pursuant to Section 9.240.290 and attached ~~second units~~accessory dwelling units;

**Section 10. Amendment to Section 3.80.020.** Subsection (11) of Section 3.80.020, Findings, of Chapter 3.80, Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance, of Title 3, Revenue and Finance, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

- “(11) Even though ~~second unit~~accessory dwelling units on existing single family lots may also contribute to the need for acquisition of lands necessary to implement the MSHCP, the city refrains from imposing the fee on such development at this time, and in this regard finds that ~~second units~~accessory dwelling units:

- (a) Provide a cost effective means for serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas; and
- (b) Provide relatively affordable housing for low- and moderate-income households without public subsidy.”

**Section 11. Amendment to Section 9.240.170.** Subsection (C)(5) of Section 9.240.170, Detached Accessory Buildings, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“(5) For lots two (2) acres or smaller, a guest quarter shall not be allowed if the lot has an existing or approved ~~second-unit~~accessory dwelling unit.”

**Section 12. Amendment to Section 9.240.320.** Subsection (D) of Section 9.240.320, Family Day Care Homes, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“~~D. Second-unit~~accessory dwelling unit/guest dwelling quarter. No ~~second-unit~~accessory dwelling unit or guest ~~dwellings~~quarter may be used as a family day care home.”

**Section 13. Amendment to Section 9.240.460.** Subsection (C)(1) of Section 9.240.460, Kennels and Catteries, of Chapter 9.240, General Provisions, of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“(1) *Residency*. In those zones permitting Class I Kennels, such kennels may be placed upon parcels containing detached single-family dwelling units. All Class II Kennels and all catteries shall include a single-family dwelling to be used by a live-in caretaker in accordance with the requirements of Section 10.05.020. Notwithstanding any provision within this section to the contrary, no parcel with a kennel or cattery shall contain more than the maximum number of detached single-family dwelling units permitted by the existing zoning on the property. Multi-family dwelling units and attached single-family dwelling units shall not be permitted in conjunction with kennels or catteries, provided, however, that a guest ~~dwellings~~quarter or ~~second-unit~~accessory dwelling unit shall be permitted in accordance with current county ordinances, as adopted by the City of Jurupa Valley.”

**Section 14. Severability.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

**Section 15. Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

**Section 16. Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 17. Effective Date.** This Ordinance shall take effect on the date provided in Government Code Section 36937.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 4<sup>th</sup> day of February 2021.

---

Lorena Barajas  
Mayor

ATTEST:

---

Victoria Wasko, CMC  
City Clerk

## CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2021-03 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 21<sup>st</sup> day of January 2021 and thereafter at a regular meeting held on the 4<sup>th</sup> day of February 2021, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 4<sup>th</sup> day of February 2021.

---

Victoria Wasko, CMC  
City Clerk

**RESOLUTION NO. 2020-12-09-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPT AN AMENDMENT TO THE JURUPA VALLEY MUNICIPAL CODE TO REPLACE THE TERM “SECOND UNIT” WITH “ACCESSORY DWELLING UNIT” FOR CONSISTENCY WITH JURUPA VALLEY MUNICIPAL CODE SECTION 9.240.290 AND STATE LAW, AND FIND THAT THE PROPOSED AMENDMENT IS EXEMPT FROM CEQA**

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

**Section 1. Municipal and Zoning Code Amendment.**

(a) Section 9.285.010 (“Amendments to Chapter”) of Chapter 9.285 (“Amendments and Change of Zone”) of Title 9 (“Planning and Zoning”) of the Jurupa Valley Municipal Code provides that amendments to Title 9 may be initiated by either the Planning Commission or the City Council.

(b) At the October 29, 2019 regular City Council meeting, the City Council initiated an amendment to the Jurupa Valley Municipal Code, including Title 9 (“Planning and Zoning”) of the Jurupa Valley Municipal Code, to replace the term “second unit” with the term “accessory dwelling unit” and/or “junior accessory dwelling unit,” as appropriate, for consistency with Jurupa Valley Municipal Code Section 9.240.290 (“Accessory Dwelling Units”) and State law (the “Code Amendment”), and requested that the Planning Commission study and report on the proposed Code Amendment, attached hereto as Exhibit “A”.

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

(d) Section 9.285.030 (“Regulations to be Amended”) of Chapter 9.285 (“Amendments and Change of Zone”) of Title 9 (“Planning and Zoning”) of the Jurupa Valley Municipal Code provides that amendments to Title 9 that propose to regulate the use of buildings, structures, and land as between industry, business, residents, open space, including recreation or enjoyment, and other purposes, and that propose to regulate the use of lots, yards, courts, and other open spaces, shall be adopted in the manner set forth in Section 9.285.040. Further, Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment proposes to impose any regulations listed in Government Code Section 65850 not theretofore imposed, must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive.



(e) Section 9.285.040 (“Adoption of Amendments”) of Chapter 9.285 (“Amendments and Change of Zone”) of Title 9 (“Planning and Zoning”) of the Jurupa Valley Municipal Code and Government Code Section 65854 provide that the Planning Commission must hold a public hearing on the proposed amendment. Notice of the hearing must be given pursuant to Government Code Section 65090.

(f) Section 9.285.040 (“Adoption of Amendments”) of Chapter 9.285 (“Amendments and Change of Zone”) of Title 9 (“Planning and Zoning”) of the Jurupa Valley Municipal Code and Government Code Section 65855 provide that after closing the public hearing the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which must contain the reasons for the recommendation. Such recommendation must include the reasons for the recommendation, the relationship of the proposed amendment to the general plan, and shall be transmitted to the legislative body in such form and manner as may be specified by the legislative body. If the Planning Commission does not reach a decision due to a tie vote, that fact must be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

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

(a) The proposed Code Amendment was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On December 9, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment, at which time all persons interested in the proposed Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

**Section 3. California Environmental Quality Act Findings and Recommendations for Determinations.** The Planning Commission hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

(a) The proposed Code Amendment is not subject to the requirements of the California Environmental Quality Act (“CEQA”) and the City’s CEQA Guidelines pursuant to CEQA Section 21080.17 because CEQA does not apply to the adoption of an ordinance by a city that implements Government Code Section 65852.2 concerning accessory dwelling units in areas zoned to allow single-family or multifamily use. Further, on a separate and independent basis, the proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act (“CEQA”) and the City’s CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, updating the term “second unit” with the term “accessory dwelling unit” and/or “junior accessory dwelling unit” throughout the Jurupa Valley Municipal Code, will have a

significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment because further environmental review, if required under CEQA, will be performed as applications for accessory dwelling units are submitted to the City. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

**Section 4. Findings for Recommendation of Approval of Code Amendment.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that the proposed Code Amendment should be adopted because it is consistent with the General Plan Goals and Policies, that include:

(a) The proposed Code Amendment is consistent with the City of Jurupa Valley General Plan Land Use and Housing Elements in that accessory dwellings contribute needed housing to the community's housing stock to meet the City's share of the region's housing needs for all income levels, and improve and expand housing opportunities.

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

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

**PASSED, APPROVED, AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 9<sup>th</sup> day of December, 2020.



Arleen Pruitt  
Chair of Jurupa Valley Planning Commission

ATTEST:



Joe Perez  
Community Development Director/Secretary to the Planning Commission

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

I, Joe Perez, Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-12-09-03 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 9<sup>th</sup> day of December, 2020, by the following vote, to wit:

AYES:           COMMISSION MEMBERS:

Pruitt, Silva, Lopez, Newman

NOES:           COMMISSION MEMBERS:

ABSENT:        COMMISSION MEMBERS:

ABSTAIN:       COMMISSION MEMBERS:

  
\_\_\_\_\_  
JOE PEREZ  
COMMUNITY DEVELOPMENT DIRECTOR

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** JANUARY 21, 2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER  
**BY:** VICTORIA WASKO, CMC, CITY CLERK

**SUBJECT:** AGENDA ITEM NO. 17.A

### **APPOINTMENTS TO THE PLANNING COMMISSION AND ANNUAL RECONFIRMATION PROCESS (CONTINUED FROM THE DECEMBER 17, 2020 MEETING)**

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#### **RECOMMENDATION**

- 1) That the City Council consider the applicant presentations and ratify Mayor Pro Tem Lorena Barajas' appointment to the Planning Commission, which shall expire in December, 2022.
- 2) That the City Council consider the applicant presentations and ratify Council Member Leslie Altamirano's appointment to the Planning Commission, which shall expire in December, 2024.
- 3) That the City Council consider the applicant presentations and ratify Council Member Guillermo Silva's appointment to the Planning Commission, which shall expire in December, 2024.
- 4) That the City Council consider the reconfirmation of the appointment of Planning Commissioners Penny Newman and Arleen Pruitt pursuant to Section 2.35.030(E) of the Jurupa Valley Municipal Code.

#### **BACKGROUND:**

The appointments to the Planning Commission were originally scheduled for the December 17, 2020 meeting. Due to the closure of the City Council meeting to members of the public due to a recent surge in coronavirus cases, the Council postponed the appointments to the January 21, 2020 meeting and asked that the Notice of Vacancy be re-advertised and the application period extended. An additional three letters of interest were received as a result of the extended timeframe.

Mariana Lopez indicated her intent to resign from the Planning Commission in December 2020, which triggered the current vacancy for her position. Since Commissioner Lopez's appointment runs concurrently with Mayor Pro Tem Lorena Barajas, she will need to nominate one member to fill the unexpired term, which expires in December 2022. The nomination shall be ratified by a majority vote of the entire City Council.

On November 10, 2020, Commissioner Corey Moore resigned from the Planning Commission. Mayor Anthony Kelly who was not re-elected at the November 3, 2020 election appointed Commissioner Moore. Since this vacancy runs concurrently with Council Member-Elect Leslie Altamirano, she will need to nominate one member to fill the vacancy, which expires in December 2024. The nomination shall be ratified by a majority vote of the entire City Council.

Council Member Micheal Goodland who was not re-elected at the November 3, 2020 election appointed Mr. Guillermo Silva to the Planning Commission. As Mr. Silva is a current member of the Planning Commission and recently elected to the City Council, he will need to resign from the Planning Commission, as he may not hold two offices that are considered incompatible with one another. Since this vacancy runs concurrently with Council Member-Elect Guillermo Silva, he will need to nominate one member to fill the vacancy, which expires in December 2024. The nomination shall be ratified by a majority vote of the entire City Council.

## **ANALYSIS**

Section 2.35.020 of the Jurupa Valley Municipal Code provides that each member of the City Council shall nominate one member of the Planning Commission which nomination shall be ratified a majority vote of the entire City Council. Section 2.35.030.A. provides that the "term of each member of the Planning Commission shall be for four (4) years or until their successors are appointed and sworn in as members of the Planning Commission, whichever is later.

On December 5, 2013, the City Council adopted Ordinance No. 2013-11, amending Section 2.35.030.E which provides that "Each year the City Council shall reconfirm the appointment of each Planning Commissioner." Section 2.35.030.E.2. provides that each Planning Commissioner shall be "reconfirmed by a majority vote of the entire City Council." Section 2.35.030.E.3. provides that:

"If a Planning Commissioner is not reconfirmed by a majority vote of the entire City Council, then at the time of this vote the Planning Commissioner shall be deemed removed from the Planning Commission, the Planning Commissioner's term and tenure as a member of the Planning Commission shall end, and a vacancy shall exist for that position."

If a Planning Commissioner's term is expiring, or if a vacancy should occur on the Planning Commission by resignation or failure to be reconfirmed, the positions shall be filled by appointment of a new member by the City Council pursuant to the procedures of subsection A of Section 2.35.020.

The noticing procedures outlined in Section 2.35.020(A) require that not less than ten (10) working days before the City Council appoints a person to a position on the Planning Commission, the City Clerk shall post a notice that the Council intends to appoint a member or members to the Planning Commission and inviting qualified persons to apply for the position or positions. The notice shall be posted on the City's website, in the City Clerk's office, and at the locations for the posting of ordinances and resolutions as established by resolution of the City Council. These locations shall include the Glen Avon Library and the Louis Robidoux Library.

Resolution No. 2011-44 provides further detail concerning these requirements. These provisions include the requirement that any letters of interest received will be public documents, the City Clerk will distribute the letters of interest received to the City Council at the end of each working day during the notice period, and that all persons interested in being appointed will have the opportunity to address the City Council prior to an appointment being made. Section 2.E. of Resolution No. 2011-44 also provides that "The Council may consider any qualified person for appointment to the Planning Commission whether or not such person submitted a letter of interest to the Council."

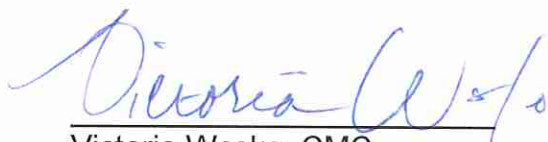
### **FINANCIAL IMPACT**

There is no fiscal impact.

### **ALTERNATIVES**

Continue the consideration of the appointment of new Planning Commissioners for further discussion.

Prepared by:



Victoria Wasko, CMC  
City Clerk

Submitted by:



Rod B. Butler  
City Manager

Reviewed by:



Connie Cardenas  
Administrative Services Director

Reviewed by:



Peter M. Thorson  
City Attorney

### **ATTACHMENTS:**

1. Notice of Vacancy
2. Letters of Interest

3. Ordinance No. 2013-11
4. Resolution No. 2011-44





## **NOTICE OF UNSCHEDULED VACANCIES ON THE CITY OF JURUPA VALLEY PLANNING COMMISSION**

Notice is hereby given that three (3) vacancies exist on the City's Planning Commission.

Applicants must be Jurupa Valley residents. Planning Commission member appointments are ratified by the City Council.

The five-member Commission reviews and makes final decisions on many types of planning applications, including land use permits, subdivisions and environmental review. The Planning Commission also makes recommendations to the City Council on planning applications that require Council approval. In addition, the Planning Commission advises the Council on long-range planning matters, such as zoning and the General Plan.

All persons interested in being appointed to the Planning Commission are invited to submit a letter of interest to the City Council that includes information about the applicant's community involvement, work experience, and current contact information.

The letters of interest shall be public documents and should be sent to:

Vicki Wasko, City Clerk  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, CA 92509  
[vwasko@jurupavalley.org](mailto:vwasko@jurupavalley.org)

**Letters of Interest will be accepted until Tuesday, January 12, 2021 at 5:00 p.m.**

If you have questions about this matter, please contact the City Clerk's Office at (951) 332-6464.

Published: December 28, 2020



Letter of Interest

City of Jurupa Valley City Council  
8930 Limonite Avenue  
Jurupa Valley, CA 92509

RECEIVED  
City Clerk's Office

JAN 12 2020

City of Jurupa Valley

January 12, 2021

**RE: City of Jurupa Valley Planning Commission Vacancies**

Dear members of the city council,

I am thrilled to express my interest in serving on the City of Jurupa Valley's Planning Commission and I am writing to ask for your consideration for one of the current vacancies. As a resident of 17 years in the City of Jurupa Valley, I have grown to understand and appreciate the unique character and history of our city. I am confident that I possess the skills and relevant expertise that lend itself for the role and I strongly believe that my leadership and education experience have prepared me to serve my community in this capacity.

My educational background and interdisciplinary training have equipped me with a comprehensive skill set to contextualize, analyze, and shape local policy. I hold a Master's degree in Public Policy from the University of Southern California's Sol Price School of Public Policy and a Bachelor of Political Science and Chicana/o Studies from Loyola Marymount University. I am passionate about using data and evidence to drive equitable community and economic development, and overall positive growth for our communities.

I currently serve as the Deputy Director at Lift to Rise, a collective impact nonprofit organization in Eastern Riverside County. In this role, I lead and support the development and implementation of regional, cross-sectoral housing and economic stability strategies across a multi-jurisdictional catchment. Over the last couple of years, I have been uniquely positioned to facilitate regional work in the areas of affordable housing, planning and land use policy, housing finance, and more broadly, community development. Through this work, I engage with all 10 local municipalities, including our institutional partner, the County of Riverside, to influence and drive public policy decisions. Additionally, I work closely with community-based organizations and grassroots-community leaders, to ensure that community priorities are effectively translated across our strategies. In the time of COVID, I have spearheaded the design and implementation of emergency response interventions, including a large-scale, county-wide rental assistance program.

Finally, as a daughter of Mexican immigrants and first-generation college student, I know firsthand how community and place shape the trajectory of opportunity. Serving on the City's Planning Commission would allow me to represent our communities in critical, local decision-making processes that directly impact our quality of life and well-being.

Please let me know if there are any additional materials I can provide for your consideration.

Yours,



Jacqueline Barrios, M.P.A.

RECEIVED  
City Clerk's Office

JAN 12 2020

City of Jurupa Valley

Dear City Planning Commission,

My name is Jacqueline Barrios and I am interested in being part of the City's Planning Commission. Jurupa Valley has been my second place of residence in my life since 2009. I have seen it grow and evolve through the years. Since it's incorporation, Jurupa Valley's potential for growth is full of endless possibilities while conserving its environment and culture. In addition to that, we are a city that has come together regardless of the color, race, ethnicity to support one another during the unprecedented times we have endured with COVID-19. I am proud resident and grateful to be a part of a city like Jurupa Valley. Although, relatively new, we're relevant and united.

I am an active public servant in our neighboring city of San Bernardino. I am a Resident Service Coordinator for the Housing Authority of San Bernardino County. I have recently graduated from University of La Verne with a Master's in Public Administration with a specialization in Urban Management and Affairs. My goal is to serve the public with honor, trust, and dedication. I believe that with my skills and educational background could be an asset to the organization and residents of Jurupa Valley. I have knowledge of city codes, budget, and familiar with the process of land use permits acquired through my master's program. My final project consisted of analyzing the CAFR and review the budget of 2019. I hope we can review my candidacy to this honorable position.

Sincerely,

Jacqueline Barrios, M.P.A.

January 12, 2021

RECEIVED  
City Clerk's Office

JAN 12 2020

City of Jurupa Valley

Attn: Victoria Wasko, City Clerk  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, CA 92509

Subject: Letter of Interest for to the City Council regarding unscheduled vacancies on the Planning Commission for the City of Jurupa Valley

Dear Ms. Wasko and Council Members,

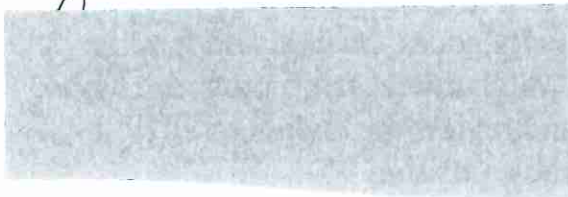
Please consider this request to be appointed by the City Council to fill one of the Planning Commission vacancies. I moved into Jurupa Valley in November of 2018 and am interested in participating in the public review process to help shape the future of our City. I have over 20 years of local municipality experience, specifically in Building, Planning and Engineering.

Please feel free to contact me with any question or for further information.

Respectfully,



Yvette Brunetto







## **NOTICE OF UNSCHEDULED VACANCIES ON THE CITY OF JURUPA VALLEY PLANNING COMMISSION**

Notice is hereby given that three (3) vacancies exist on the City's Planning Commission.

Applicants must be Jurupa Valley residents. Planning Commission member appointments are ratified by the City Council.

The five-member Commission reviews and makes final decisions on many types of planning applications, including land use permits, subdivisions and environmental review. The Planning Commission also makes recommendations to the City Council on planning applications that require Council approval. In addition, the Planning Commission advises the Council on long-range planning matters, such as zoning and the General Plan.

All persons interested in being appointed to the Planning Commission are invited to submit a letter of interest to the City Council that includes information about the applicant's community involvement, work experience, and current contact information.

The letters of interest shall be public documents and should be sent to:

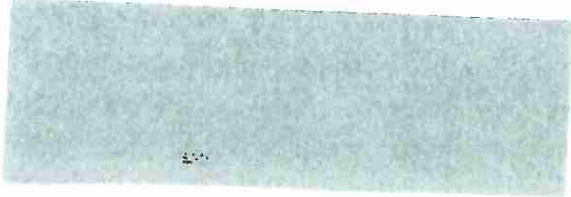
Vicki Wasko, City Clerk  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, CA 92509  
[vwasko@jurupavalley.org](mailto:vwasko@jurupavalley.org)

**Letters of Interest will be accepted until Thursday, December 10, 2020 at 5:00 p.m.**

If you have questions about this matter, please contact the City Clerk's Office at (951) 332-6464.

Published: November 30, 2020

Hakan Jackson



RECEIVED  
City Clerk's Office

NOV 30 2020

City of Jurupa Valley

Vicki Wasko  
Jurupa Valley City Clerk  
8930 Limonite Avenue  
Jurupa Valley, CA, 92509

Dear Mrs. Vicki Wasko,

I'm writing to inform the Jurupa Valley City Council of my intent to apply to one of the open planning commission seats. I have been a resident of Jurupa Valley since 2015 and I'm happy to call this city my home. I've fallen in love with this city. I love its horses and scenic hills. Most of all I love the people here, and I'd be honored to serve this city on the planning commission. I will do all in my power to make sure this city grows and develops in a way its population approves.

My educational achievements include an Associates in Applied Science from the Community College of the Air Force, a Bachelor of Science from University of Maryland University College, and a Master of Business Administration from Boston University. I served proudly in the United States Air Force for 12 years as a biomedical equipment technician. In this capacity, I have worked with civil engineering on several occasions throughout my service, which facilitates my unique comprehension of many decisions that impact land use and public works for our City.

Please do not hesitate to contact me at if you would like to discuss my qualifications further. I can be reached at (562)968-4431 or Hakanhonon@gmail.com.

Sincerely,  
Hakan Jackson

DEC 09 2020

To whom it may concern,

City of Jurupa Valley

I am interested in sitting on the Planning Commission. I am currently a Member of the Community Development Advisory Committee. I have lived in Jurupa Valley, since 2002. I am currently a Member California Horsemen's Association. As a Member of this organization I currently hold two offices. I am Region 11's (Riverside County) President and the State Chair for the Equestrian Trails Patrol. Region 11 has an active ETP group, of which I am also a Member.

Currently I am employed with Teamsters Local 1932. In my current employment I have gained a tremendous amount of knowledge regarding Community Benefit Agreements and Project Labor Agreements. Local 1932 leads the Inland Empire in the effort to bring good paying jobs and Community benefits, to every community. With this knowledge and experience I believe that both housing and business projects can find a balance and bring needed good paying jobs and affordable housing.

I have ties with the Equestrian Community, which I feel will enable me to be a liaison between the Planning Commission and the Equestrian Community. Couple that with my knowledge and experience with Community Benefit Agreements and providing good paying jobs, with benefits; I believe that I can add to the diversity of the Planning Commission.

Thank you for your consideration.

Respectfully,

Laura Shultz



**To:** Vicki Wasko, City Clerk  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, CA 92509  
[vwasko@jurupavalley.org](mailto:vwasko@jurupavalley.org)

RECEIVED  
City Clerk's Office

DEC 10 2020

City of Jurupa Valley

**From:** Armando Carmona, Jurupa Valley Resident

**Date:** December 10th 2020


**Re:** Planning Commission Letter of Interest

I am writing to express interest in joining the City of Jurupa Valley Planning Commission. Being homegrown in Mira Loma, having attended all local public schools combined with my educational background on policy, government and public affairs, I will deliver with passion, commitment and robust understanding of the changing needs of this community. I bring a practical approach to policy and community based needs with a strong social and political context that will assist in making sound decisions and advising the Jurupa Valley City Council on matters of planning and development.

As a partner and co-founder of Tzunu Strategies, a California based Public Affairs firm, I have experience working with State, County, City elected officials, and advising on a number of policy matters. I lead and run communications and outreach campaigns with non-profit and philanthropy and work closely with outreach to Latino, Black, and AAPI communities. My experience working at this level has given me the skills to properly assess and evaluate projects, grants and contracts with a fair and thoughtful approach.

Working alongside community members, regional stakeholders and elected officials to provide due diligence on matters of policy has given me enormous insight into the processes and workings of local governments. As a property owner in Jurupa Valley I am understanding and sensitive to the needs of legacy land use in the area. When applicable I want to maximize and enhance community benefits agreements and trusts from developers and ensure thoughtful land making decisions.

As a homegrown community member in Jurupa Valley, I have a desire to grow and expand the economic capacity of the region while still protecting our essence and diversity. Jurupa Valleys strength can be drawn from its diverse communities, its ranchos, and equestrian lifestyle. I want to raise the bar on development projects and hold all new developments accountable to community input and robust outreach.

As a planning commissioner I want to listen to the community needs and advise the City Council on the possible course of action when considering all new projects & ensure that new projects are in the best interests of our community. I appreciate the time and consideration taken into this decision and am happy to make myself available for further comments, questions or follow up please contact me at [armando2k7@gmail.com](mailto:armando2k7@gmail.com) or 

Best,

  
Armando Carmona



DEC 10 2020

December 10, 2020

City of Jurupa Valley

Dear City Council,

I recently read that Jurupa Valley Planning Commission has vacancies for a Planning Commission member. This is a great opportunity to invest in my community. The growth of my community is a collaborative effort among community members that I would love to be part of.

I received a Political Science degree at California Baptist University. Due to my interest in local government I interned at City of Riverside Mayor Bailey's office for two years where I worked on city projects, attended City Council meetings and commissions that improved my understanding of local government inner workings. After graduating university, my desire to learn led to working abroad for two years as an English teacher. I formulated curriculum, developed interpersonal communication and collaborated with an English teacher team that fostered my communication and leadership skills. Also, I believe in my community that I invested in Jurupa Valley by opening a business to interact more with my community. My business gives me the opportunity to interact with different members of the community. It also helps me understand and relate to different perspectives.

I would love the opportunity to be involved in my community as a member of the Jurupa Valley Planning Commission. I can be contacted at [IsabelZ@protonmail.com](mailto:IsabelZ@protonmail.com) or 951-215-6216.

I look forward to hearing from you.

Sincerely,

Isabel Zumaya



DEC 10 2020

To Whom it may concern,

City of Jurupa Valley

I would like to submit my formal interest in filling one of the open vacancies currently available on the Jurupa Valley City's Planning Commission.

I have taken much pride in being a resident of Jurupa Valley and have worked hard to be involved and active within it. I feel a position on the Planning Commission would be a welcomed challenge and feel I would be a great addition to its members. I have been fortunate enough to have many life experiences that would serve me well as a member of the commission and will work to bring a level of professionalism and ethics that are expected as a member.

On a local level, I am currently President of the Jurupa Valley Rotary Club, on the Board of Directors of the Jurupa Valley Chamber of Commerce, and an active member of the Healthy Jurupa's Community Prosperity Action Team, member of the HJV Community Safety and Readiness Team, and participated in the Point In Time count 2020. I believe in being an active citizen in our city has allowed me to have some insight and understand the issues facing our community. This has given me a better perspective in understanding the impact and significance of our local ordinances and laws within our community.

My experience on various councils and boards has prepared me for the expectations of being adequately prepared for meetings and the importance of understanding the issues beforehand. My personal experience in business, real estate acquisition, re-zoning, permitting and remodeling will help further my understanding of the issues that I may face while in office. I approach situations analytically and am capable of comprehending complex matters while balancing competing interests. I also believe members of the Planning Commission should be able to look at issues from the perspective of what is logical and is best for the city. They should be able to understand the long-term impact of development decisions and avoiding unintended consequences.

Throughout my life, education, volunteer, and work experience, I have not only shown the ability to be a leader, but most importantly to be an active listener, who is open to learning and willing to take action. I maintain a common-sense approach, am willing to compromise, and strive to build consensus amongst my peers. I will use my time while in office by working to be open-minded, courteous, and modest. I will strive to be sensitive to both community members and applicants (developers) while maintaining standards and procedures. I thank you for the opportunity to apply for the position and look forward to doing what I can to help my community in the years that lie ahead.

Sincerely,

Tyler L. Byrne

## **ORDINANCE NO. 2013-11**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 2.35, PLANNING COMMISSION, OF THE JURUPA VALLEY MUNICIPAL CODE, RELATING TO THE TERM, APPOINTMENT, RECONFIRMATION, AND REMOVAL OF MEMBERS OF THE PLANNING COMMISSION**

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

**Section 1.** Chapter 2.35 of the Jurupa Valley Municipal Code is hereby amended to read as follows:

#### **Chapter 2.35 Planning Commission**

##### **2.35.010 Planning Commission Established.**

There is hereby established within the City a planning commission. The Planning Commission shall perform the planning agency functions described in Government Code Section 65100 *et seq.*, and shall fulfill the functions delegated to the Planning Commission for the County of Riverside under the relevant ordinances and resolutions, which the City has adopted as required upon incorporation. The Planning Commission shall perform the functions of any and all planning, zoning or code enforcement appeals board created by the relevant County of Riverside ordinances and resolutions, which the City has adopted by reference as required by law and by any City of Jurupa Valley ordinances.

##### **2.35.020 Number of Members; Appointment and Removal.**

- A. The Planning Commission shall consist of five (5) members. Members of the Planning Commission shall be appointed by the City Council. Each Council Member shall nominate one member of the Planning Commission. Each such nomination shall require confirmation by a majority vote of the entire City Council.
  - 1. Not less than ten (10) days prior to the meeting at which the Council will consider one or more appointments to the Planning Commission the City Clerk shall post notice of the pending appointments and invite qualified persons to apply for the position or positions.
  - 2. The City Clerk shall post such notice at the locations where the City Council Agendas are posted pursuant to City Council resolution and on the City's website.
  - 3. In addition to these posting requirements, the City Clerk shall also comply with the posting requirements for vacancies and terms of Planning

Commissioners as provided in Government Code Sections 54970 to 54974 or their successor sections.

- B. Members of the Planning Commission shall serve at the pleasure of the City Council and a member of the Planning Commission may be removed from the Planning Commission by a majority vote of the entire City Council for any reason, with or without cause. If a Planning Commission member is removed from office, then at the time of this vote the Planning Commissioner shall be deemed removed from the Planning Commission, the Planning Commissioner's term and tenure as a member of the Planning Commission shall end, and a vacancy shall exist for that position.
- C. If a vacancy should occur on the Planning Commission such vacancies shall be filled by appointment of a new member by the City Council for the unexpired portion of the term pursuant to the procedures of subsection A. of this Section.

**2.35.030 Term; Annual Reconfirmation.**

- A. The term of each member of the Planning Commission shall be for four (4) years or until their successors are appointed and sworn in as members, whichever is later; provided, however, that the term of the first Planning Commission shall be as provided in this section, and, provided further, that the term of a Planning Commissioner shall be subject to reconfirmation or removal pursuant to this Chapter.
- B. The Planning Commissioners nominated by Council Members who will hold office until the first succeeding municipal election of the City, as provided in Government Code Section 57377, shall serve until December 31 in the year of the City's first succeeding municipal election, subject to reconfirmation or removal pursuant to this Chapter.
- C. The Planning Commissioners nominated by Council Members who will hold office until the second succeeding municipal election of the City, as provided in Government Code Section 57377, shall serve until December 31 in the year of the City's second succeeding municipal election, subject to reconfirmation or removal pursuant to this Chapter.
- D. Thereafter, each member of the Planning Commission shall serve the term of four (4) years as provided in this Chapter, subject to reconfirmation or removal pursuant to this Chapter.
- E. Each year the City Council shall reconfirm the appointment of each Planning Commissioner.
  - 1. The reconfirmation shall occur at a regular City Council meeting during the month of December of each year, provided that the first reconfirmation following adoption of Ordinance No. 2013-11 shall be not later than February 28, 2014.

2. Each Planning Commissioner shall be reconfirmed by a majority vote of the entire City Council.
3. If a Planning Commissioner is not reconfirmed by a majority vote of the entire City Council, then at the time of this vote the Planning Commissioner shall be deemed removed from the Planning Commission, the Planning Commissioner's term and tenure as a member of the Planning Commission shall end, and a vacancy shall exist for that position.

#### **2.35.040 Qualifications.**

Members of the Planning Commission shall, at all times during their incumbencies, be bona fide residents and registered voters of the city. No member of the Planning Commission shall be a city employee, nor shall any member of the Planning Commission be a member of another city commission at any one time.

#### **2.35.050 Officers.**

The officers of the Planning Commission shall consist of a Chairperson and a Vice-Chairperson who shall be selected by a majority vote of the entire Planning Commission. The terms of the Chairperson and Vice-Chairperson shall be from January 1 to December 31 of each year, subject to removal or failure to reconfirm pursuant to this Chapter.

#### **2.35.060 Meetings/Quorum.**

- A. The City Council shall establish meeting schedules for the Planning Commission by resolution.
- B. A quorum of three members of the Planning Commission shall be required for the transaction of any business.


#### **2.35.070 Stipend.**

Members of the Planning Commission may receive a stipend per meeting in an amount set by resolution of the City Council.


**Section 2. Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside or the City of Jurupa Valley, including Ordinance No. 2011-09, in conflict with the terms of this ordinance. Nothing herein is intended to nor shall effect any decisions made by the Planning Commission prior to the effective date hereof.

**Section 3. Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 5<sup>th</sup> day of December, 2013.

  
Verne Lauritzen  
Mayor

ATTEST:

  
Victoria Wasko, CMC  
City Clerk

**CERTIFICATION**

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

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council on November 21, 2013 and thereafter at a regular meeting held on the 5<sup>th</sup> day of December, 2013, it was duly passed and adopted by the following vote of the City Council:

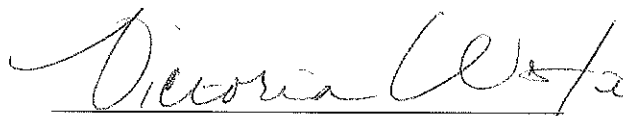
**AYES:       GOODLAND, HANCOCK, LAURITZEN, ROUGHTON**

**NOES:       NONE**

**ABSENT:     JOHNSTON**

**ABSTAIN:    NONE**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 5<sup>th</sup> day of December, 2013.

  
Victoria Wasko, CMC, City Clerk  
City of Jurupa Valley

**RESOLUTION NO. 2011-44**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF JURUPA VALLEY, CALIFORNIA, ESTABLISHING A  
PROCEDURE FOR THE APPOINTMENT OF MEMBERS  
OF THE PLANNING COMMISSION**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES HEREBY  
RESOLVE AS FOLLOWS:**

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

A. On September 15, 2011, the City Council adopted Ordinance No. 2011-09 adding Chapter 2.35 to the Jurupa Valley Municipal Code.

B. Section 2.35.020 of the Jurupa Valley Municipal Code provides each member of the City Council shall nominate one member of the Planning Commission which nomination shall be ratified by the City Council.

Section 2. The following procedures are established to provide for the selection of members of the Planning Commission and to implement the provisions of Government Code Sections 54970 through 54974:

A. Not less than ten (10) working days before the City Council appoints a person to a vacancy on the Planning Commission, the City Clerk shall post a notice that the Council intends to appoint a member or members to the Planning Commission.

1. The notice shall be posted on the City's website, in the City Clerk's office, and at the locations for the posting of ordinances and resolutions as established by resolution of the City Council. These locations shall include the Glen Avon Library and the Louis Robidoux Library.

2. The notice shall state: (1) the date on which the Council is expected to consider the appointment or appointments; (2) a request that all persons interested in being appointed to the Planning Commission submit a letter of interest to the Council with background information about the applicant's community involvement, work experience, and interest in the Planning Commission along with contact information; and (3) that the Council will afford all persons interested in being appointed to the Planning Commission an opportunity to address the City Council concerning the appointment.

3. The letters of interest shall be public documents.

B. The City Clerk shall distribute the letters of interest to all Council Members at the end of each working day during the 10-working day period prior to the Council's consideration of the appointment or appointments.

C. At the Council Meeting at which the appointment or appointments will be considered, the Council shall provide persons interested in being appointed to the Planning Commission the opportunity to address the Council. Each applicant shall have five minutes to address the Council or such other period of time as provided in the Council's rules of procedure.

D. The Council may continue its consideration of the appointment of members to the Planning Commission to such dates as it determines appropriate.

E. The Council may consider any qualified person for appointment to the Planning Commission whether or not such person submitted a letter of interest to the Council.

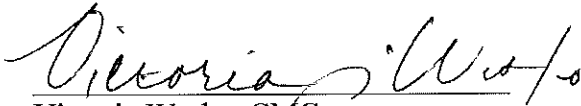
F. Pursuant to Government Code Section 54974(b) and in without complying the requirements of this Resolution, the City Council may fill the unscheduled vacancy immediately, if it finds that an emergency exists necessitating the emergency appointment. A person appointed to fill the vacancy in this manner shall serve only on an acting basis until the final appointment is made to the Planning Commission.

Section 3. The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 15<sup>th</sup> day of September, 2011.

  
Laura Roughton  
Mayor

ATTEST:

  
Victoria Wasko, CMC  
City Clerk

CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2011-44 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 15<sup>th</sup> day of September, 2011 by the following vote, to wit:

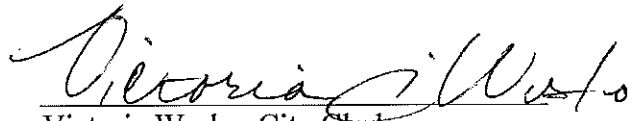
**AYES:       GOODLAND, HANCOCK, JOHNSTON, LAURTIZEN, ROUGHTON**

**NOES:       NONE**

**ABSENT:    NONE**

**ABSTAIN:   NONE**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 15<sup>th</sup> day of September, 2011.

  
Victoria Wasko, City Clerk  
City of Jurupa Valley



# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** JANUARY 21, 2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER

**SUBJECT:** AGENDA ITEM NO. 17.B

**INTRODUCTION OF AN ORDINANCE AMENDING THE JURUPA VALLEY MUNICIPAL CODE BY ADDING CHAPTER 11.75 TO REGULATE SMOKING IN CERTAIN AREAS INCLUDING MULTI-UNIT RESIDENCES, HOTELS, PUBLIC AREAS, PRIVATE PLAZAS, AND OUTDOOR BUSINESS AREAS**

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### **RECOMMENDATION**

- 1) That the City Council conduct first reading and introduce Ordinance No. 2021-04, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE BY ADDING CHAPTER 11.75 TO REGULATE SMOKING IN CERTAIN AREAS INCLUDING MULTI-UNIT RESIDENCES, HOTELS, PUBLIC AREAS, PRIVATE PLAZAS, AND OUTDOOR BUSINESS AREAS AND FINDING THAT THE ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)**

### **BACKGROUND**

On September 3, 2020, the City Council reviewed the proposed ordinance regulating smoking in designated units in multi-unit residential buildings and in public areas. At that meeting, the Council requested further time to consider the proposed ordinance and requested certain additional information.

Smoking has been identified as a hazard to the health of the general public,<sup>1</sup> and second hand smoke poses health risks to non-consenting individuals in public spaces

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<sup>1</sup> See Cal. Gov't Code § 118880 (stating that "[t]he Legislature finds and declares that tobacco smoke is a hazard to the health of the general public.")

and at their homes.<sup>2</sup> Currently, the Jurupa Valley Municipal Code has limited regulations regulating smoking in public places and it does not regulate smoking in multi-unit residences.<sup>3</sup>

The draft Ordinance was prepared based on similar ordinances of other jurisdictions in the State.

## **ANALYSIS**

The following are responses to questions asked by the Council raised during the September 3, 2020 meeting.

### **A. Legal validity of the proposed ordinance**

At that meeting, members of the City Council had questions about the legal validity of the proposed ordinance. Ordinances that prohibit smoking in public places and in multi-unit residences are legally valid and common throughout California.

The California Legislature has empowered local public entities to ban or regulate smoking in any manner not inconsistent with State law. Pursuant to the City's police power, as granted broadly under Article XI, Section 7 of the California Constitution, the City Council of the City of Jurupa Valley has the authority to enact and enforce ordinances and regulations for the public peace, morals and welfare of the City and its residents. The purpose of the proposed Ordinance is adopt more comprehensive smoking regulations in the City to provide for the public's health, safety, and welfare by discouraging the inherently dangerous activity of smoking around non-consenting individuals, protecting children from exposure to smoking where they live and play, and protecting the public from nonconsensual exposure to secondhand smoke in and around their homes.

According to a list compiled by the American Nonsmokers' Rights Foundation dated August 15, 2020, 63 California municipalities have enacted a law at the city or county level that prohibits smoking in 100% of the private units of multi-unit housing properties, and another 19 have municipal laws at the city or county level that restrict smoking in some private units of multi-unit housing, but do not require multi-unit buildings to be 100% smoke free.<sup>4</sup> Therefore, the proposed ordinance's prohibition on smoking in multi-unit residences is not novel and aligns with existing regulations in many communities across the state.

A city may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with state laws. The City can therefore, prohibit smoking in certain public places and multi-unit residences under its police powers so long as such a law does not conflict with state law. There are several state

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<sup>2</sup> See Centers for Disease Control and Prevention. Secondhand Smoke (SHS) Facts. Available at: [https://www.cdc.gov/tobacco/data\\_statistics/fact\\_sheets/secondhand\\_smoke/general\\_facts/](https://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/general_facts/).

<sup>3</sup> See, e.g., Jurupa Valley Municipal Code § 6.85.010(2)(a)(vi) (prohibiting smoking in City parks).

<sup>4</sup> Available at: <http://no-smoke.org/wp-content/uploads/pdf/smokefreemuh.pdf>.

statutes that regulate smoking in various contexts - including in public buildings and enclosed places of employment - but none preempt a municipal smoking ban. Further, where the state has regulated smoking, the statutes often expressly state that local governing bodies are not preempted from adopting additional smoking regulations.

Additionally, smoking is not a fundamental right and smokers are not a suspect class, so a law regulating smoking would be subject to rational basis review--the lowest level of scrutiny--in which a challenger would bear the burden of showing that the ban is not rationally related to a legitimate government interest. The proposed smoking regulations are rationally related to the legitimate government interest in protecting City residents from the negative health consequences of smoking and exposure to second-hand smoke in public places in the City and in multi-unit residential units.

Thus, the proposed ordinance is a valid exercise of the City's police powers and is consistent with regulations that communities across California have adopted in the interest of addressing the adverse impacts and health risks that second hand smoke poses to non-consenting individuals in public spaces and at their homes in multi-unit residences.

#### **B. Application to existing and future hotels.**

The proposed ordinance would prohibit smoking in any hotel for which an occupancy permit is issued on or after the effective date of the proposed ordinance (approximately 45 days following the first reading and introduction of the proposed ordinance.)

Currently, the Smoke-Free Workplace Act, found in Labor Code ("LC") § 6404.5, prohibits the smoking of tobacco products in all enclosed places of employment. The statute provides a list of places that are **not** places of employment, including: twenty percent of guest rooms in hotels and motels. LC § 6404.5(a). Thus, existing hotels and motels must prohibit smoking in 80% of its rooms and may allow smoking in 20% of its rooms.

While the statute "supersedes and renders unnecessary the local enactment or enforcement of local ordinances regulating the smoking of tobacco products in enclosed places of employment and owner-operated businesses," it also expressly preserves local authority to regulate smoking in those areas that are **not** considered enclosed places of employment pursuant to the statute. LC § 6404.5(f); LC § 6404.5(a).

Therefore, the Council may, as a matter of policy: 1) prohibit smoking in all new hotel and motel rooms and allow smoking in 20% of existing hotel and motel rooms as provided in the proposed ordinance; 2) prohibit smoking in all existing or new hotel and motel rooms; or 3) not regulate smoking in hotel and motel rooms and allow the State law to control smoking in hotel and motel rooms.

#### **C. Enforcement and costs of enforcement**

The smoking regulations concerning multi-family housing in the proposed ordinance may be enforced in two basic ways.

First, Section 11.75.040.A provides that any person may bring a civil action against a violator with prior notice to the violator:

“A. *Remedy.* Any person who smokes in a multi-unit common area, or in a residential unit designated “Non-smoking” as described in subsection (C) of this section, is subject to an award of damages of not less than one hundred dollars (\$100) which may be collected by any person in a civil action, including an action in small claims court. The minimum damages amount shall increase to two hundred dollars (\$200) for the second violation within one year; and to five hundred dollars (\$500) for the third and subsequent violations within one year.”

Second, the City’s Code Enforcement Officers could issue administrative citations to the violators with fines of up to \$1,000 set by the City Council. Code Enforcement officers would need to witness the violations in order to write the citations which might be difficult for these types of violations.

The smoking regulations restricting smoking in public places would be enforced by the City’s Code Enforcement Officers issuing administrative citations to violators with fines of up to \$1,000 set by the City Council. Code Enforcement officers would need to witness the violations in order to write the citations which might be easier for these types of violations as they would occur in public.

As with all violations of the City’s Municipal Code, the Code Enforcement Officers seek to educate members of the public about the requirements of City Municipal Code provisions and work out the means by which a person could comply with the Code provisions. This approach will be especially important and useful in enforcing the proposed smoking ordinance.

#### **D. Smoking areas in senior apartments**

Some Council Members expressed concern that the prohibition on smoking in senior apartments may be too restrictive and that seniors may have a difficult time getting to smoking areas under the proposed ordinance.

The Council has authority to determine where smoking will be prohibited. Therefore, the Council has authority to exempt all senior apartments from the smoking prohibition for multi-unit residences or to modify the areas where smoking may be permitted in senior apartment complexes so as to make it easier for seniors with mobility problems to access the smoking areas.

#### **E. Application to parks and libraries**

Council Members expressed questioned whether the City should regulate smoking in the libraries facilities in the City controlled by the County of Riverside and the parks in the City controlled by the County of Riverside and the Jurupa Area Recreation and Park District. The County and the District each have authority to prohibit smoking on their respective facilities. Therefore, the Council could revise the proposed ordinance to prohibit smoking at “City-owned or controlled park, community center, administrative building, or other facility.” This language would include the 26 acre Downey Park, the

Eddie Dee Smith Center, the Boxing Club, City Hall and any other facility the City may acquire with the County and JARPD retaining responsibility for regulating smoking at the libraries and JARPD parks.

## **SUMMARY OF THE PROPOSED ORDINANCE**

The proposed Ordinance would add Chapter 11.75, to be titled “Smoking Regulations,” to the Jurupa Valley Municipal Code.

### **A. Smoking prohibitions, generally**

The proposed Ordinance would prohibit smoking in the following locations in the City (Section 11.75.030):

- (1) Any elevator;
- (2) Any City-owned or controlled park, community center, administrative building, or other facility;
- (3) Any outdoor service area;
- (4) Any open air dining area (described further below);
- (5) Within twenty (20) feet of the entrance, exit or open window of any building open to the public;
- (6) Any public and private plazas except in areas of private plazas that are specifically set aside for smoking and designated by posted signage, provided that such areas are not within twenty (20) feet of building entrances or exits or designated pathways;
- (7) At all outdoor public gatherings, except in areas specifically set aside for smoking and designated by posted signage;
- (8) In the public right-of-way (including all public sidewalks and alleyways) in the City, except smoking will be allowed if, and only if, the smoker is actively traveling on the public right-of-way;
- (9) Any farmers’ market;
- (10) Any hotel for which an occupancy permit is issued on or after the effective date of the proposed ordinance;
- (11) Any “vaping lounge” or other business that sells electronic smoking devices; except that electronic smoking devices may be used at any such businesses that were locally licensed as such lounges in Jurupa Valley as of the effective date of this ordinance, provided there is appropriate ventilation so as not to interfere with neighboring occupants and provided no minors are allowed in the businesses; and
- (12) Common areas and non-designated units in multi-unit residences (described further below).

The proposed Ordinance would also prohibit the disposal of any cigarette, cigar or tobacco, or any part of a cigarette or cigar, in any place where smoking is prohibited, except in a designated waste disposal container.

## **B. Open air dining areas**

The proposed Ordinance would prohibit smoking in open air dining areas. (Section 11.75.030.A.(5).)

An “open air dining area” is a nonenclosed area located on private or public property made available to or customarily used by the general public that is designed, established or regularly used for consuming food and/or beverages or where food and/or beverages are served whether or not for compensation. This includes, but is not limited to, restaurants, hotels, bar standing and seating areas, patios, and coffee shops. An open air dining area does not include open air dining areas that are immediately adjacent to and accessory to a private smokers' lounge. (Section 11.75.020.)

Businesses that own or control such open air dining areas must post one or more prominent signs in conspicuous locations to apprise users of the prohibition of smoking in that open air dining, and no business owner, operator or manager shall knowingly or intentionally allow smoking in such an area.

## **C. Multi-unit residences**

The proposed Ordinance would prohibit smoking in residential units designated as non-smoking units in multi-unit residences and in common areas, except portions of common areas designated for smoking and meeting the criteria outlined below. (Section 11.75.040.)

Multi-unit residences are defined as residential property containing two (2) or more units on the same lot, where one or more of the units is offered for rent, including apartments, common interest developments, duplexes or townhomes and their patios and balconies (Section 11.75.020.) The following types of housing are specifically excluded from this definition:

- (1) A single-family home;
- (2) A detached or attached accessory dwelling unit on a single-family zoned property;
- (3) A hotel; and
- (4) A mixed hotel/common interest development project.

### **1. Designation of units and notice of designation.**

All units in multi-unit residential properties must be designated as either “Smoking” or “Non-smoking” pursuant to the designation process provided in Section 11.75.040.C. This process allows for the designation of current units as smoking units. For multi-unit properties in which smoking is already prohibited in all units, each unit shall be deemed designated “Non-smoking” without the designation procedures.

Owners must maintain the list of unit designations and provide the list to current occupants, to new or prospective occupants, and to any person upon request.



At the same time owners provide the final designation list for all units at the property to each unit, they shall give each occupant an information sheet prepared by City staff containing: the requirements of the law (including the fact that a tenant cannot be evicted for violating this chapter), contact information for further questions, and information about smoking cessation resources.

Every unit that becomes vacant after the effective date of the Ordinance, regardless of its prior designation, and every unit in a new multi-unit residential property for which an occupancy permit is issued on or after the effective date of the Ordinance shall be designated “Nonsmoking.”

## **2. Designation of smoking areas within common areas.**

The property owner, manager, or homeowners’ association of such a property may designate a portion of a multi-unit common area where smoking is allowed. (Section 11.75.040.D(3).) Any such designated area must:

- (a) Be located at least twenty (20) feet from any indoor area;
- (b) Not include and must be at least twenty (20) feet from play or recreation areas including, but not limited to, areas improved or designated for swimming or other sports;
- (c) Be no more than twenty-five (25) percent of the total outdoor area of the premises of the property;
- (d) Have a clearly marked perimeter;
- (e) Be identified by conspicuous signs; and
- (f) Not overlap with any area in which smoking is otherwise prohibited.

## **3. Award of damages for smoking in a multi-unit common area or in a residential unit designated “Non-smoking.”**

Any person who smokes in a multi-unit common area, or in a residential unit designated “Non-smoking” is subject to an award of damages of not less than one hundred dollars (\$100) which may be collected by any person in a civil action, including an action in small claims court. (Section 11.75.040.A.) The minimum damages amount shall increase to two hundred dollars (\$200) for the second violation within one year; and to five hundred dollars (\$500) for the third and subsequent violations within one year.

The landlord or homeowners’ association shall provide notice of the remedy above to all affected occupants by posting and maintaining one or more prominent signs in conspicuous locations in each multi-unit common area to ensure that the signs are readily visible to all users of the area.

Prior to bringing an action for a violation of these provisions, the complaining party must first make a good faith attempt to resolve the situation informally, including by providing written notice of the Ordinance and a written request to cease smoking in the multi-unit common area at least thirty (30) days before filing suit.

#### **4. Exceptions and limitations.**

The Ordinance may not be used as grounds to terminate a tenancy. (Section 11.75.040.D(1).)

Further, the prohibition and remedy for smoking in designated “Non-smoking” units shall not apply to temporary and special needs housing facilities for people with disabling conditions, including addiction to substances. (Section 11.75.040.D(4).)

#### **CEQA**

The Staff has reviewed the proposed Ordinance and recommends that the City Council finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance will have a significant adverse effect on the environment because the Ordinance only regulates smoking within certain areas including multi-unit residences, hotels, public areas, private plazas, outdoor business areas, and private plazas. The Staff further recommends that the City Council find that the proposed Ordinance is exempt from the application of CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. This finding is premised on the fact that the proposed Ordinance adopts smoking regulations for within certain areas including multi-unit residences, hotels, public areas, private plazas, and outdoor business areas and does not include proposed construction or proposed alteration to the physical environment. Furthermore, the Ordinance will have no adverse environmental effects because it will reduce the public’s exposure to the harmful effects of second-hand smoke. The adoption of this Ordinance is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations because the Ordinance is covered by the general rule common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Council directs staff to prepare and file a Notice of Exemption with the County Clerk, pursuant to CEQA Guidelines Section 15062, within five days of the date of this action.

#### **FINANCIAL IMPACT**

City staff time will be spent preparing an information sheet for owners of multi-unit residential properties to provide to occupants of such properties containing the requirements of the Ordinance and other information specified in the Ordinance. City Staff time will be spent answering questions about the ordinance and enforcing the Ordinance.

#### **ALTERNATIVES**

Introduce the proposed Ordinance as presented.

Provide comments to Staff and request changes to the proposed Ordinance.




Submitted by:



Rod B. Butler  
City Manager

Reviewed by:




Joe Perez  
Community Development  
Director

Reviewed by:



Keith Clarke  
Building Department Director

Reviewed by:



Peter M. Thorson  
City Attorney

1. Proposed Ordinance No. 2021-04

**ORDINANCE NO. 2021-04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE BY ADDING CHAPTER 11.75 TO REGULATE SMOKING IN CERTAIN AREAS INCLUDING MULTI-UNIT RESIDENCES, HOTELS, PUBLIC AREAS, PRIVATE PLAZAS, AND OUTDOOR BUSINESS AREAS AND FINDING THAT THE ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)**

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

**Section 1.     Recitals.** The City Council hereby finds, determines and declares as follows:

A. Since 1964, approximately 2.5 million nonsmokers have died from health problems caused by exposure to secondhand smoke. Secondhand smoke is responsible for an estimated 41,300 heart disease-related and lung cancer-related deaths among adult nonsmokers each year in the United States.<sup>1</sup> Secondhand smoke kills more than 400 infants every year.<sup>2</sup> Secondhand smoke exposure adversely affects fetal growth with an increased risk of low birth weight and of Sudden Infant Death Syndrome in infants of mothers who smoke.<sup>3</sup> Just 30 minutes of exposure to secondhand smoke is sufficient to damage blood vessels in a healthy nonsmoker.<sup>4</sup>

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<sup>1</sup> Centers for Disease Control and Prevention. Secondhand Smoke (SHS) Facts. Available at: [https://www.cdc.gov/tobacco/data\\_statistics/fact\\_sheets/secondhand\\_smoke/general\\_facts/](https://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/general_facts/)

<sup>2</sup> Centers for Disease Control and Prevention (CDC). Secondhand Smoke: An Unequal Danger. CDC Vital Signs. 2015. Available at: [www.cdc.gov/vitalsigns/pdf/2015-02-vitalsigns.pdf](http://www.cdc.gov/vitalsigns/pdf/2015-02-vitalsigns.pdf).

<sup>3</sup> J. Wagner et al., *Environmental Tobacco Smoke Leakage from Smoking Rooms*, Journal of Occupational and Environmental Hygiene, 1:110-118 (2004).

<sup>4</sup> Christian Heiss, MD, Nicolas Amabile, MD., Andrew C. Lee, MD, et al. *Brief Secondhand Smoke Exposure Depresses Endothelial Progenitor Cells Activity and Endothelial Function: Sustained Vascular Injury and Blunted Nitric Acid Production*, J Am Coll Cardiol (2008).

B. Secondhand aerosol emitted from electronic smoking devices has been identified as a health hazard<sup>5 6 7 8</sup> as evidenced by research finding at least ten chemicals known to the State of California to cause cancer, birth defects, or other reproductive harm, such as formaldehyde, acetaldehyde, lead, nickel, and toluene to be present in electronic smoking devices.<sup>9 10 11</sup>

C. It is the intent of the City Council of the City of Jurupa Valley to provide for the public's health, safety, and welfare by discouraging the inherently dangerous activity of smoking around non-consenting individuals, protecting children from exposure to smoking where they live and play, and protecting the public from nonconsensual exposure to secondhand smoke in and around their homes.

**Section 2. Addition of Chapter 11.75.** Chapter 11.75, Smoking Regulations, of the Jurupa Valley Municipal Code is hereby added to read as follows:

**“Chapter 11.75. - Smoking Regulations.**

**Sections:**

- |                  |   |
|------------------|---|
| <b>11.75.010</b> | <b>Purpose.</b>                                       |
| <b>11.75.020</b> | <b>Definitions.</b>                                   |
| <b>11.75.030</b> | <b>Prohibitions.</b>                                  |
| <b>11.75.040</b> | <b>Smoking regulations for multi-unit residences.</b> |
| <b>11.75.050</b> | <b>Penalties and enforcement.</b>                     |

**Sec. 11.75.010. - Purpose.**

It is the purpose of this chapter to protect the public health, safety and welfare of the residents of the city by regulating the inherently dangerous behavior of smoking around non-tobacco users; by protecting children from exposure to smoking where they live and

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<sup>5</sup> State of California Office of Environmental Health Hazard Assessment. The Proposition 65 List. January 2017. Available at: <https://oehha.ca.gov/proposition-65/proposition-65-list>.

<sup>6</sup> California Department of Public Health California Tobacco Control Program. *State Health Officer's Report on E-Cigarettes: A Community Health Threat*. Sacramento, CA. (2015). Available at: <https://www.cdph.ca.gov/Programs/CCDC/DCDC/CTCB/CDPH%20Document%20Library/Policy/ElectronicSmokingDevices/StateHealthEcigReport.pdf>.

<sup>7</sup> Grana R, Benowitz N, Glantz S. *Background Paper on E-cigarettes (Electronic Nicotine Delivery Systems)*. Center for Tobacco Control Research and Education. 2013. Available at: <http://escholarship.org/uc/item/13p2b72n>.

<sup>9</sup> German Cancer Research Center. “Electronic Cigarettes – An Overview”. Red Series Tobacco Prevention and Tobacco Control. Heidelberg. 2013. Available at: <https://www.dkfz.de/en/presse/download/RS-Vol19-E-Cigarettes-EN.pdf>

<sup>10</sup> Goniewicz ML, Knysak J, Gawron M, et al. *Levels of selected carcinogens and toxicants in vapour from electronic cigarettes*. Tob Control. 2013;1:1 8. doi:10.1136/tobaccocontrol-2012-050859.

<sup>11</sup> Schripp T, Markewitz D, Uhde E, Salthammer T. *Does e-cigarette consumption cause passive vaping?* Indoor Air. 2013; 23(1):25-31. doi:10.1111/j.1600-0668.2012.00792.x.

play; and by protecting the public from nonconsensual exposure to secondhand smoke in and around their homes.

**Sec. 11.75.020. - Definitions.**

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Cannabis* shall have the meaning set forth in Health and Safety Code Section 11018.

*Cannabis product* shall have the meaning set forth in Health and Safety Code Section 11018.1.

*Common area* means every interior or exterior area of a multi-unit residence or common interest development that residents of more than one unit of the multi-unit residence or owners of more than one unit of the common interest development are entitled to enter or use, including, for example, halls, paths, lobbies, courtyards, elevators, stairs, community rooms, recreation areas or rooms, playgrounds, gym facilities, swimming pools, spas, jacuzzis, parking garages, parking lots, restrooms, laundry rooms, cooking areas, and eating areas. Common area shall also mean "common area" as defined in California Civil Code section 4095, or any successor legislation.

*Common interest development* means:

- (1) A community apartment project as defined in California Civil Code Section 4105, or any successor legislation,
- (2) A condominium project as defined in California Civil Code Section 4125, or any successor legislation,
- (3) A planned development as defined in California Civil Code Section 4175, or any successor legislation, and
- (4) A stock cooperative as defined in California Civil Code Section 4190, or any successor legislation.

*Effective date of this Chapter* means the effective date of Ordinance No. 2021-04.

*Electronic cigarette* means an electronic and/or battery-operated device, the use of which may resemble smoking, that can be used to deliver an inhaled dose of nicotine, cannabis product or other substances and includes any such device, whether manufactured, distributed, marketed, or sold as an electronic cigarette, an e-cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or description and includes vaping. "Electronic cigarette" does not include any inhaler prescribed by a licensed doctor.

*Enclosed* means closed in by a roof and walls with appropriate openings for ingress and egress.

*Existing lease* means any lease or rental agreement that allows a person to occupy a unit that was entered into before the effective date of this Chapter.

*Homeowners association* means an organization or entity established for the purpose of managing and/or maintaining a common interest development. A homeowners' association shall also mean "association" as defined in California Civil Code Section 4080, or any successor legislation.

*Hotel* has the same definition as that set forth in Section 9.10.650 of this Code, A building designed for or occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite; jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint, are specifically not included..

*Landlord* means any person who owns property let for residential use.

*Mixed hotel/common interest development project* means a project that is comprised of both a hotel and a common interest development. The project can be in any configuration such as, but not limited to, the hotel and common interest development being located in separate buildings, or the hotel and common interest development being located on separate floors of the same building.

*Multi-unit residence* means a residential property containing two (2) or more units on the same lot, where one or more of the units is offered for rent, including apartments, common interest developments, duplexes or townhomes and their patios and balconies. The following types of housing are specifically excluded from this definition:

- (1) A single-family home;
- (2) A detached or attached accessory dwelling unit on a single-family zoned property;
- (3) A hotel; and
- (4) A mixed hotel/common interest development project.

*New lease* means any lease or rental agreement that allows a person to occupy a unit that was entered into, amended, or renewed on or after the effective date of this Chapter. This includes any month-to-month lease that is renewed after this date.

*Nonenclosed* means a predominantly outdoor area that does not meet the definition of "enclosed", including, but not limited to, open air dining areas.

*Open air dining area* means any nonenclosed area located on private or public property made available to or customarily used by the general public that is designed, established or regularly used for consuming food and/or beverages or where food and/or beverages are served whether or not for compensation. This includes, but is not limited to, restaurants, hotels, bar standing and seating areas, patios, and coffee shops. An open air dining area does not include open air dining areas that are immediately adjacent to and accessory to a private smokers' lounge, as that term is defined in Labor Code Section 6404.5 or its successor statute.

*Outdoor public gathering* means an unenclosed area where members of the general public are attending, viewing or participating in a group activity, such as a special event, parade, fair or temporary outdoor event allowed pursuant to Section 9.250.050 of this Code.

*Owner* means the owner of a "separate interest" as that term is defined in California Civil Code Section 4185, or any successor legislation.

*Public and private plaza* means any unenclosed place, other than a publicly owned sidewalk, that is paved and permanently set aside for pedestrian use, including, for example, a courtyard, plaza or promenade.

*Smoke or smoking* means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, pipe, hookah, or any other lighted or heated tobacco, tobacco product, or plant product intended for inhalation, including cannabis or cannabis products, whether natural or synthetic, in any manner or in any form. "Smoke" or "Smoking" also includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form, or the use of any oral smoking device for the purpose of circumventing the prohibition of smoking in this Chapter.

*Unit* means any personal dwelling space in a multi-unit residence or common interest development. A unit shall include any associated exclusive-use area, such as, for example, a private balcony, porch, deck, or patio. A unit shall also have the same meaning as "separate interest" as that term is defined in California Civil Code Section 4185, or any successor legislation.

#### **Sec. 11.75.030. - Prohibitions.**

A. *Smoking in specific locations.* It is unlawful to smoke in the following places:

- (1) Any elevator;
- (2) Any City-owned or controlled park, community center, administrative building, or facility;
- (3) Any outdoor service area;
- (4) Inside any public building (as that term is defined in Government Code Section 7596);

- (5) Any open air dining area;
- (6) Within twenty (20) feet of the entrance, exit or open window of any building open to the public;
- (7) Any public and private plazas except in areas of private plazas that are specifically set aside for smoking and designated by posted signage, provided that such areas are not within twenty (20) feet of building entrances or exits or designated pathways;
- (8) At all outdoor public gatherings, except in areas specifically set aside for smoking and designated by posted signage;
- (9) In the public right-of-way (including all public sidewalks and alleyways) in the City, except smoking will be allowed if, and only if, the smoker is actively traveling on the public right-of-way;
- (10) Any farmers' market;
- (11) Any hotel for which an occupancy permit is issued on or after the effective date of this Chapter ;
- (12) Any "vaping lounge" or other business that sells electronic smoking devices; except that electronic smoking devices may be used at any such businesses that were locally licensed as such lounges in Jurupa Valley as of the effective date of this Chapter, provided there is appropriate ventilation so as not to interfere with neighboring occupants and provided no minors are allowed in the businesses; and
- (13) Multi-unit residences, as provided in Section 11.75.040 of this Code.

B. *Disposal of smoking waste.* No person shall dispose of any cigarette, cigar or tobacco, or any part of a cigarette or cigar, in any place where smoking is prohibited under this chapter, except in a designated waste disposal container.

C. *Liability of businesses.* No business owner, operator or manager shall knowingly or intentionally allow smoking in an open air dining area that is under his, her or its control. This law does not require the physical ejection of any person from the business or the taking of steps to prevent smoking under circumstances that would involve a significant risk of physical harm.

D. *Posting of signs.* Every business that owns or controls an open air dining area covered under subsection A(5) of this section shall post one or more prominent signs in conspicuous locations to apprise users of the prohibition of smoking in that open air dining area. Multiple signs must be provided as needed for larger areas to ensure that signs are readily visible to all users of the area.

**Sec. 11.75.040. - Smoking regulations for multi-unit residences.**

A. *Remedy.* Any person who smokes in a multi-unit common area, or in a residential unit designated “Non-smoking” as described in subsection (C) of this section, is subject to an award of damages of not less than one hundred dollars (\$100) which may be collected by any person in a civil action, including an action in small claims court. The minimum damages amount shall increase to two hundred dollars (\$200) for the second violation within one year; and to five hundred dollars (\$500) for the third and subsequent violations within one year.

B. *Notice required.* The landlord or homeowners’ association of every multi-unit residential property shall provide notice of the remedy in subsection (A) of this section to all affected occupants by posting and maintaining one or more prominent signs in conspicuous locations in each multi-unit common area to ensure that the signs are readily visible to all users of the area.

C. *Designation of residential units’ smoking status.*

(1) All units in multi-unit residential properties, including apartments, common interest developments and condominiums, shall be designated as either “Smoking” or “Non-smoking” pursuant to this subsection. The required procedure for this designation is as follows:

(a) Within sixty (60) days after the effective date of this Chapter , the owner (defined as the landlord in the case of apartments and the homeowners’ association in the case of condominiums) shall provide the occupant of each unit at the property with written notice asking the occupant to designate the unit as “Smoking” or “Non-smoking.”

(b) Within ninety (90) days of the effective date of this Chapter , the occupant of each such unit shall deliver to the owner the designation of the unit.

(c) Within one hundred twenty (120) days of the effective date of this Chapter , the owner shall notify all units in writing of the designations for all units. Any occupant wishing to change or correct his or her unit’s status may do so in writing to the owner within one hundred fifty (150) days of the effective date of this Chapter .

(d) Within one hundred eighty (180) days of the effective date of this Chapter, the owner shall deliver the final designation list for all units at the property: (i) to each unit; and (ii) to all non-occupying owners of condominium units. At the same time, the owner shall give each occupant an information sheet prepared by City staff containing: the requirements of the law (including the fact that a tenant cannot be evicted for violating this chapter); contact information for further questions; and information about smoking cessation resources.

(e) For each undesignated unit, the owner shall request the occupant to designate the unit as either “Smoking” or “Non-smoking,” each year following the initial designation.



(2) If an occupant fails to designate his or her unit's smoking status under the procedure described above, the unit shall be deemed undesignated for the remainder of that occupancy. Any unit designated "Smoking" or "Undesignated" can be changed to "Non-smoking" by the occupant at any time, through written notice to the owner.

(3) Every unit that becomes vacant after the effective date of this Chapter shall thereafter be designated "Non-smoking" regardless of its prior designation.

(4) Every unit in a new multi-unit residential property for which an occupancy permit is issued on or after the effective date of this Chapter shall be designated "Nonsmoking."

(5) The owner shall maintain a current list of all units' smoking designations and shall update that list in the event of a unit changing status as described above.

(6) The owner shall provide a copy of the current list of all units' smoking designations and the information sheet described in subsection C(1)(d) of this section: (i) to all new or prospective occupants of the property; and (ii) to any person upon request.

(7) Each condominium unit designated "Non-smoking" under this section shall be so recorded on the title to the unit by the owner of the unit.

*D. Limitations and exceptions.*

(1) Nothing in this section may be used as grounds to terminate a tenancy. Nothing in this section shall render smoking in multi-unit common areas or in a designated "Non-smoking" unit a violation of law pursuant to any rental housing agreement.

(2) No action may be brought pursuant to this section unless the complaining party has first made a good faith attempt to resolve the situation informally, including written notice of this section and a written request to cease smoking in the multi-unit common area at least thirty (30) days before filing suit.

(3) Smoking is prohibited in all multi-unit residence common areas except that the property owner, manager, or homeowners' association may designate a portion of a multi-unit common area where smoking is allowed. Any such designated area must:

(a) Be located at least twenty (20) feet from any indoor area;

(b) Not include and must be at least twenty (20) feet from play or recreation areas including, but not limited to, areas improved or designated for swimming or other sports;

(c) Be no more than twenty-five (25) percent of the total outdoor area of the premises of the property;

(d) Have a clearly marked perimeter;

(e) Be identified by conspicuous signs; and

(f) Not overlap with any area in which smoking is otherwise prohibited by this chapter or other law.

(4) The prohibition and remedy for smoking in designated “Non-smoking” units shall not apply to temporary and special needs housing facilities for people with disabling conditions, including addiction to substances.

(5) For multi-unit properties in which smoking is already prohibited in all units, each unit shall be deemed designated “Non-smoking” under this section without the designation procedures described above.

E. *Nonexclusive remedies and penalties.* Nothing in this section shall preclude any person from pursuing any other remedies, penalties or procedures provided by law. Nothing in this section limits the ability of property owners to restrict smoking in residential units as otherwise allowed by law.

#### **Sec. 11.75.050. - Penalties and enforcement.**

A. It is unlawful for any person who owns, manages, operates or otherwise controls the use of any premises subject to the regulation under this chapter to fail to comply with its provisions.

B. No person shall intimidate, harass, or otherwise retaliate against any person who seeks to attain compliance with this chapter. Moreover, no person shall intentionally or recklessly expose another person to secondhand smoke in response to that person's effort to achieve compliance with this chapter.

C. Causing, permitting, aiding, abetting, or concealing a violation of any provision of this chapter is prohibited.

D. A violation of this chapter is declared to be a public nuisance.

E. *Administrative citations.* Any person who violates this chapter shall be guilty of violating the Jurupa Valley Municipal Code and may be issued an administrative citation and be subject to the applicable punishments pursuant to Chapter 1.20 of Title 1 of the Jurupa Valley Municipal Code.

F. *Non-exclusivity.* Nothing in this chapter shall limit or preclude the enforcement of any other applicable laws or remedies available for violations of this chapter, including but not limited to, the enforcement provisions of Title 1 of the Jurupa Valley Municipal Code.

G. Punishment under this Code shall not preclude punishment pursuant to any provision of law pertaining to smoking or littering. Nothing in this chapter precludes any person from seeking any other remedies, penalties or procedures provided by law. The remedies

provided in this Code are cumulative and in addition to any other remedies available at law or in equity.

H. No provision of this chapter shall authorize a criminal prosecution prohibited by Health and Safety Code Sections 11362.71, et seq., or 11362.1, et seq. ”

**Section 3. Exemption from CEQA.** The City Council hereby finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance will have a significant adverse effect on the environment because the Ordinance only regulates smoking within certain areas including multi-unit residences, hotels, public areas, private plazas, and outdoor business areas. The City Council finds that the proposed Ordinance is exempt from the application of CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. This finding is premised on the fact that the proposed Ordinance adopts smoking regulations for within certain areas including multi-unit residences, hotels, public areas, private plazas, and outdoor business areas, and does not include proposed construction or proposed alteration to the physical environment. Furthermore, the Ordinance will have no adverse environmental effects because it will reduce the public’s exposure to the harmful effects of second-hand smoke. The adoption of this Ordinance is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations because the Ordinance is covered by the general rule common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Council directs staff to prepare and file a Notice of Exemption with the County Clerk, pursuant to CEQA Guidelines Section 15062, within five days of the date of this action.

**Section 4. Severability.** If any sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

**Section 5. Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 6. Effective Date.** This Ordinance shall take effect on the date provided in Government Code Section 36937.

Draft: 1-11-21

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 4<sup>th</sup> day of February 2021.

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Lorena Barajas  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

**CERTIFICATION**

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2021-04 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 21<sup>st</sup> day of January 2021 and thereafter at a regular meeting held on the 4<sup>th</sup> day of February 2021, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 4<sup>th</sup> day of February 2021.

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Victoria Wasko, CMC  
City Clerk

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** JANUARY 21, 2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER

**BY:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** AGENDA ITEM NO. 17.C

**MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT; LOCATED AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009); (APPLICANT: SHIELD TECH, LLC)**

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### **RECOMMENDATION**

- 1) That the City Council adopt Resolution No. 2021-03, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DENYING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 17004 TO PERMIT CONSTRUCTION OF A GAS STATION WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 3.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003, -004, -005, -006, -008, -009) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA**

### **BACKGROUND**

At the December 17, 2020 City Council meeting, the City Council opened the public hearing, heard testimony, and closed the public hearing. The City Council then deliberated on the proposed project and voted to deny the request for an Extension of Time (EOT) of Conditional Use Permit No. 17004. City Council directed that a resolution for denial be presented at the next City Council meeting on January 21, 2021.

The request for a time extension was denied for the following reasons:

- The sale of alcoholic beverages from the convenience store was not eliminated from the project; and
- There was no assurance that the drive-thru restaurant would be built concurrently with, or prior to the issuance of a Certificate of Occupancy for the gas station and convenience store.

For detailed background, please refer to the December 17, 2020 City Council staff report provided as an attachment to this report.

### **APPLICANT'S REQUEST FOR RECONSIDERATION**

The Applicant is requesting that the City Council reconsider its decision to deny the Extension of Time (EOT) and has agreed to eliminate alcohol sales from the CUP entitlement.

Furthermore, the applicant has indicated that they will submit a letter addressing the construction time frame for the proposed restaurant. This letter will be forwarded to the City Council once it is received from the applicant.

### **FINANCIAL IMPACT**

Time to process this application will be covered by a developer application deposit. No additional costs to the City are anticipated.

### **ALTERNATIVES**

1. That the City Council adopt Resolution No. 2020-78 denying an Extension of Time for Conditional Use Permit No. 17004 to permit construction of a gas station with the concurrent sale of beer and wine for off-premises consumption, a convenience store, including the sale of motor vehicle fuel, and a drive-thru restaurant pad on approximately 3.52 acres of real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS : 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) zone; or
2. That the City Council direct staff to prepare a resolution approving an Extension of Time for Conditional Use Permit No. 17004 to permit the construction of the project in a single-phase and without the sale of alcoholic beverages on approximately 3.52 acres of real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) zone, and determining that no further CEQA review is required; or
3. Provide alternative direction to staff.

Prepared by:



Joe Perez  
Community Development Director

Submitted by:



Rod B. Butler  
City Manager

Reviewed by:



Connie Cardenas  
Administrative Services Director

Reviewed by:



Peter M. Thorson  
City Attorney

#### ATTACHMENTS

1. City Council Resolution No. 2021-03 (Denial)
2. December 17, 2020 City Council Staff Report (without Attachments)
3. Email from Applicant's Attorney (January 13, 2021)



**RESOLUTION NO. 2021-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DENYING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 17004 TO PERMIT CONSTRUCTION OF A GAS STATION WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 3.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003, -004, -005, -006, -008, -009) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA**

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

**Section 1.**     **Project.** Shield Tech, LLC (the “Applicant”) has applied for an Extension of Time for Conditional Use Permit No. 17004 (Master Application No. 20131 or MA No. 20131) to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy with 12 fueling positions, a 4,500 square-foot two-story convenience store with a 2,100 square foot office space on the second floor, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR) (the “Project”). The Applicant proposes to develop the Project on the subject site in two phases. Phase 1 will include the construction of the Chevron gas station consisting of a 2,900 square-foot fueling canopy with 12 fueling positions, a 4,500 square-foot two-story convenience store with a 2,100 square foot office space on the second floor, and a 2,500 square-foot pad for a future drive-thru restaurant on proposed Parcel 1. Phase 2 will include the construction of the future drive-thru restaurant on proposed Parcel 2.

**Section 2.**     **Extension of Time.**

(a)     The Applicant is seeking approval of a one year Extension of Time for Conditional Use Permit No. 17004 to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy, a 4,500 square-foot convenience store, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) Zone.

(b) The Planning Commission originally approved Conditional Use Permit No. 17004 on September 12, 2018, with an expiration date of September 12, 2020. Additionally, the Planning Commission approved an applications for Tentative Parcel Map No. 37483 and the issuance of a Determination of Public Convenience or Necessity (PCN No. 18001) submitted concurrently with Conditional Use Permit No. 17004 (collectively, Master Application No. 17245).

(c) The Applicant files an application for a one year extension of time for Conditional Use Permit No. 17004 on July 27, 2020, prior to the September 12, 2020 expiration date.

(d) Section 9.240.280.(5) of the Jurupa Valley Municipal Code provides that if a Conditional Use Permit is required to be used within less than three (3) years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. The term “use” means the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

(e) Further, Section 9.240.280.(5) of the Jurupa Valley Municipal Code provides that a request for extension of time shall be made to the City Council, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in County Ordinance No. 671. Within thirty (30) days following the filing of a request for an extension, the Planning Director shall review the applications, make a recommendation thereon, and forward the matter to the City Clerk, who shall place the matter on the regular agenda of the City Council.

(f) Further, Section 9.240.280.(5) of the Jurupa Valley Municipal Code provides that an extension of time may be granted by the City Council upon a determination that valid reason exists for the permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three (3) years, calculated from the effective date of the issuance of the permit. The effective date of a permit shall be determined pursuant to either Section 9.240.250 or 9.240.260 of the Jurupa Valley Municipal Code.

**Section 3. Procedural Findings.** The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 20131 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On September 17, 2020, the City Council of the City of Jurupa Valley held a public hearing on MA No. 20131, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council, at the request of the Applicant, continued the public hearing to the City Council’s regular meeting date of October 15, 2020.

(c) On October 15, 2020, the City Council held a continued public hearing on MA No. 16224. Due to the lack of a quorum of the City Council, the public hearing was continued to October 29, 2020.

(d) On October 29, 2020, the City Council held a continued public hearing on the MA No. 16244, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council, at the request of the Applicant, continued the public hearing to November 19, 2020.

(e) On November 19, 2020, the City Council held a continued public hearing on the MA No. 16244, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council, at the request of the Applicant, continued the public hearing to December 17, 2020.

(f) On December 17, 2020, the City Council held a continued public hearing on the MA No. 16244, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. All of the information from Staff and the Applicant presented to the City Council at the September 17, 2020 public hearing were presented to the Council again at the December 17, 2020 public hearing along with additional information presented by Staff and the Applicant. No persons other than Applicant testified at any of the public hearings. Following the receipt of public testimony the City Council closed the public hearing.

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

**Section 4. California Environmental Quality Act Findings.** The City Council of the City of Jurupa Valley, based on its own independent judgment, does hereby find, determine, and declare that the Project is exempt from the requirements of the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code, § 21000 *et seq.*) and the State Guidelines (the “CEQA Guidelines”) (14 Cal. Code Regs. § 15000 *et seq.*) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

**Section 5. Findings for Denial of Extension of Time for Conditional Use Permit No. 17004.** The City Council of the City of Jurupa Valley does hereby find, determine, and declare that:

(a) The Applicant has failed to establish any valid reasons for the Applicant not using the permit within the approved two (2) year term of Conditional Use Permit No. 17004. No valid reasons exist for the Applicant not using the permit within the approved two (2) year term of Conditional Use Permit No. 17004.

(b) The Applicant has had ample opportunities to perform required testing, obtain plan checks, and to pay development impact fees for the Project and complete all prerequisites in order obtain building permits for Project in order to begin construction of the Project within the approved two-year term of Conditional Use Permit No. 17004.

(c) Despite the opportunity to initiate construction of the Project within the original two-years of Conditional Use Permit No. 17004, Applicant has made a business decision to delay construction of the restaurant building for an unlimited period of time, with no deadline

for completion, despite the fact that the restaurant component is an integral part of the Project and a substantial fact upon which the findings for approval of the Project were based.

(d) The convenience store component of the Project is located in Census Tract 405.02, in which an overconcentration of off-sales liquor licenses exists. California alcoholic beverages licensing regulations allow for a maximum of three (3) off-sale liquor licenses in Census Tract 405.02. A total of five (5) off-sales liquor licenses exist within Census Tract 405.02 and the proposed convenience store would make six (6) off-sales liquor licenses within the Census Tract. The findings of public convenience and necessity contained in the original approval of Conditional Use Permit No. 17004 can no longer be supported given additional development within the Census Tract and the failure of the Applicant to proceed with construction of the restaurant component of the Project.

(e) The finding in the original approval of Conditional Use Permit No. 17004 that the proposed Project will enhance the economic viability of the area in which it is proposed to be located can no longer be supported given the failure of the Applicant to proceed with the restaurant component of the Project. The restaurant component of the Project enhances the economic viability of the area by drawing customers, providing important services for the public, expanding the range of consumer retail opportunities in the area in which the Project is located, and acting as a catalyst for economic and retail development in the area. The Project is no longer consistent with the Economic Sustainability Element of the City's General Plan. Currently, the area in which the Project is located is adequately served by gas stations, with more than forty gas stations in the City, and convenience stores but is not adequately served by restaurants.

(f) The findings set forth in the original approval are no longer valid.

(g) The impacts identified in this section cannot be mitigated by additional conditions of approval.

**Section 6. Denial of Master Application No. 20131.** Based on the foregoing findings, the City Council of the City of Jurupa Valley hereby denies a one year Extension of Time for Conditional Use Permit No. 17004 (Master Application No. 20131 or MA No. 20131) to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy, a 4,500 square-foot convenience store, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR). Conditional Use Permit No. 17004 expired on September 12, 2020.

**Section 7.**    **Certification.**    The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 21<sup>st</sup> day of January, 2021.

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Lorena Barajas  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

## CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2021-03 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 21st day of January 2021, by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 21st day of January, 2021.

\_\_\_\_\_  
Victoria Wasko, CMC, City Clerk  
City of Jurupa Valley

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** DECEMBER 17, 2020

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER

**BY:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** AGENDA ITEM NO. 15.A

CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT LOCATED AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009); (APPLICANT: SHIELD TECH, LLC)

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### **RECOMMENDATION**

- 1) That the City Council consider the information presented by the applicant in the attached 13-page supplemental submittal and adopt Resolution No. 2020-78 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 17004 TO PERMIT CONSTRUCTION OF A GAS STATION WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 3.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS : 169-031-003, -004, -005, -006, -008, -009) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND DETERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED

Or,

1. Give direction to staff to prepare a revised resolution reflecting the Council's intent to modify the conditions of approval for the granting of the extension of time and continue the public hearing to a date certain.

Or

2. Give direction to staff to prepare a revised resolution reflecting the Council's intent to deny the extension of time and continue the public hearing to a date certain.

## **BACKGROUND**

At the September 17, 2020 City Council meeting, the Council opened the public hearing, heard testimony and closed the public hearing. The Council then deliberated on the proposed project and requested that the Applicant address the following items:

- Consider eliminating the sale of alcohol from the convenience store
- Consider implementing a phasing schedule for the development of the restaurant

The City Council then voted to continue this item to their October 15, 2020 Council meeting. Due to a lack of quorum however, the October 15, 2020 City Council meeting was cancelled and rescheduled for October 29, 2020. On October 29, 2020 Council opened the public hearing and, upon request by the Applicant, continued the public hearing for this item to their November 19, 2020 City Council meeting.

On November 19, 2020, the applicant requested another continuance of the public hearing to December 17, 2020 in order to allow additional time to address the Council's comments.

## **SUMMARY OF THE ISSUES**

On September 12, 2018, the Planning Commission approved a Conditional Use Permit (CUP) for a gas station and convenience store with beer and wine sales for off-site consumption; and for a 2,500 square foot pad for future drive-thru restaurant at the northwest corner of Ben Nevis Boulevard and Pedley Road. The entitlement for a CUP allows a two year period for the applicant to commence construction in order to establish the use and development plan approval. This applicant was not able to move forward with their project within the two year window, and applied for an extension of time.

The application was set before the City Council because the code requires Council approval of extensions for Conditional Use Permits. The Council considered the extension on September 17, 2020 and there was a general consensus that the Council did not support granting the extension unless alcohol sales are eliminated and a requirement is included that the restaurant be constructed concurrently with the gas station.

We have met with the applicant several times since September 17, 2020 in an effort to resolve these issues. The applicant has given serious consideration to suggestions for new conditions of approval that would address the Council's concerns. However, the applicant believes that these elements are critical to the economics of their development



plan and imposing them as regulations would be fatal to the project.

The staff report that was submitted for the September 17, 2020 public hearing is attached for ease of reference to the details of the applicant's entitlement request and project description.

In order to offer clarity in this regard, the applicant has prepared a summary report or document that lays out for the Council the reasons they are unable to make the project work. The attached document provides details about the feasibility of doing the project without the alcohol sales and with a requirement for concurrent construction of the restaurant.

## **SUPPLEMENTAL INFORMATION SUBMITTED BY THE APPLICANT**

The key factors in the applicant's summary report are:

- The economic value of the site is capturing trade from the motoring public that is traveling on the 60 freeway because there are not enough homes or density in the area to support businesses that serve local trade.
- The gas station can readily capture freeway trade due to the fact that it is located at a freeway interchange.
- Oil companies will not construct a new facility unless it is competitive with other gas stations in the area, thus it must include a convenience store with some limited beer and wine sales.
- A restaurant requires visibility or must be adjacent to another business that attracts traffic. The sound wall and the topography to the east prevent visibility. The Planning Commission has granted a variance to allow a 75-foot high sign, however, this is not sufficient to attract a restaurant investor.
- If the gas station and convenience store with limited alcohol sales become a reality, restaurant investors will view it as a substitute for visibility because it will be adjacent to a gas station, exposing it to a high volume of potential customers.

In previous comments at the continued public hearings, the applicant has also pointed out that restaurant investors are currently very cautious in funding new facilities due to the Coronavirus restrictions and the uncertainty that exists in the marketplace right now.

## **CONCLUSION**

We agree that the principle of assuring completeness of commercial shopping centers is critical to the City's economic development and is a sound approach to city planning. However, the instances in which medium size shopping centers were proposed and approved with only a gas station constructed are much larger in scale than the Ben Nevis project. Further, they also differed in their location, as they are in central business areas whereas the Ben Nevis project is at a freeway exit.

This applicant has agreed not to leave the undeveloped restaurant site as a vacant lot. Instead, the condition requires all improvements for the entire site except for the

restaurant building. When completed, the site will appear complete, with all landscaping, street improvements, parking and circulation fully developed. The vacant pad will also be planted with ground cover and maintained.

Staff has supported this project without a requirement for concurrent development of the restaurant since it was first submitted because the site itself is not large enough to support much more than a gas station. The inclusion of a potential restaurant has been viewed as a possible "extra" that would exceed expectations. It is consistent with the General Plan and zoning, satisfies the City's architectural design criteria, and would contribute significantly to our tax base. Staff concludes that this project should be viewed as an exception to the general principle of concurrent development and encourage the Council to consider granting the extension of time.

## **FINANCIAL IMPACT**

Time to process this application will be covered by a developer application deposit. No additional costs to the City are anticipated.

## **ALTERNATIVES**

1. *Recommended Action*: That the City Council adopt Resolution No. 2020-78, a Resolution of the City Council of the City of Jurupa Valley, California, approving an Extension of Time for Conditional Use Permit No. 17004 to permit construction of a gas station with the concurrent sale of beer and wine for off-premises consumption, a convenience store, including the sale of motor vehicle fuel, and a drive-thru restaurant pad on approximately 3.52 acres of real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS : 169- 031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P- S) zone, and determining that no further CEQA review is required.

Or

Give direction to staff to prepare a revised resolution reflecting the Council's intent to modify the conditions of approval for the granting of the extension of time and continue the public hearing to a date certain.

Or

Give direction to staff to prepare a revised resolution reflecting the Council's intent to deny the extension of time and continue the public hearing to a date certain.

2. Provide alternative direction to staff.
3. Deny MA20131 (EOT for CUP17004)

Prepared by:



Joe Perez  
Community Development Director

Submitted by:



Rod B. Butler  
City Manager

Reviewed by:



Connie Cardenas  
Administrative Services Director

Reviewed by:



Peter M. Thorson  
City Attorney

## ATTACHMENTS

1. City Council Resolution No. 2020-78
2. Planning Commission Resolution No. 2018-09-12-01 (with Mitigated Negative Declaration and Conditions of Approval)
3. Excerpt of the September 12, 2018 Planning Commission Meeting
4. September 12, 2018 Planning Commission Staff Report (without Attachments)
5. Letter from Applicant - Extension of Time (8-26-20)
6. Previous Environmental Review Determination (8-28-20)
7. Architectural Set of Plans (last revision date: 8/15/18)
8. Colored Elevations (not dated)
9. Tentative Parcel Map (last revision date: 8/17/18)
10. Applicant's Supplemental Submittal - Summary Report (Memo)

## ATTACHMENT NO. 3

### ShieldTech, LLC - Time Extension

Brent McManigal <Brent.McManigal@GreshamSavage.com>

Wed 1/13/2021 5:04 PM

To: Joe Perez <jperez@jurupavalley.org>; Rocio Lopez <rlopez@jurupavalley.org>; PeterThorson <PThorson@nwglaw.com>; Shield Tech LLC <shieldtechllc@gmail.com>; Amir Dehbozorgi <a.dehbo@cdm-inc.net>

Mr Perez,

Thank you and your staff for meeting with my client, ShieldTech, LLC, and me regarding the pending time-extension for their Project - MA 20131. As discussed, ShieldTech, at the request of the City Council, has agreed to drop alcohol sales from the convenience store. We also understand the City Council's request related to the fast food restaurant. I will be submitting a letter on that request.

Please let me know if you have any questions.

Thank you,

Brent

Sent from my iPhone

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Brent McManigal  
Shareholder

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[brent.mcmanigal@greshamsavage.com](mailto:brent.mcmanigal@greshamsavage.com)

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** JANUARY 21, 2021  
**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
**FROM:** ROD BUTLER, CITY MANAGER  
**BY:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** AGENDA ITEM NO. 17.D

**INITIATION OF AN AMENDMENT TO THE ZONING CODE, ZONING MAP AND GENERAL PLAN AND LAND USE MAP TO IDENTIFY APPROPRIATE LOCATIONS FOR TRUCK INTENSIVE INDUSTRIAL USES AND PROVIDE REASONABLE DEVELOPMENT STANDARDS TO PROTECT NEIGHBORING RESIDENTIAL NEIGHBORHOODS FROM THE IMPACTS OF EXCESSIVE TRUCK TRAFFIC**

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### **RECOMMENDATION**

That the City Council:

- 1) Initiate a zoning code amendment with corresponding changes in the General Plan and Land Use map, and the official zoning map to establish appropriate locations and development standards for truck intensive industrial uses;
- 2) Refer the issue to the Planning Commission to study, conduct hearings and make recommendations to the City Council; and
- 3) Adopt an urgency ordinance establishing a moratorium on truck intensive uses.

### **BACKGROUND**

During the past five years, the City has received numerous land use entitlement applications for industrial type businesses that generate a significant amount of truck traffic. Most of these proposed projects have been related to the transportation industry and have involved the movement of large quantities of goods from one location to another. Examples of these types of uses are:

- a. Trucking and transport
- b. Truck or semi-trailer storage yard
- c. Heavy equipment sales and rental

- d. Auto auctions, including all types of vehicles
- e. Salvage yards
- f. Contractor storage yards
- g. Warehouse and distribution centers

The City Council has expressed a growing concern that the current zoning and General Plan does not adequately address the impacts of truck traffic upon air quality, congestion, and street infrastructure that disproportionately degrade residential neighborhoods. In the past year, a number of industrial projects were appealed by a City Council member and, upon appeal, were denied. This agenda item is in response to concerns expressed by the Council in regard to truck intensive uses. To address these concerns, it is recommended that the City reconsider where such uses are to be permitted as indicated on the zoning map and the General Plan Land Use Map, rather than evaluating each proposed project individually on its own merit.

## **DESCRIPTION OF THE ISSUES**

In considering the optimum approach to the problem, there are several key elements that must be addressed.

- 1) The Zoning Code and Zoning Map. The zoning code includes four industrial zones: Industrial Park (I-P), Manufacturing-Service Commercial (M-SC), Manufacturing-Medium (M-M), Manufacturing-Heavy (M-H), Mineral Resources (M-R), and Mineral Resources and Related Manufacturing (M-R-A). It is customary that each succeeding zone allows less restrictive uses than the previous one in the list. Thus, in most municipalities, the M-SC (Manufacturing – Service Commercial), would be the most restrictive and only allow repair shops, small fabrication businesses and certain retail and service uses. The M-M (Manufacturing-Medium) would be expected to allow all uses in the M-SC plus additional heavier uses such as heavy manufacturing, etc. The M-H (Manufacturing-Heavy) would be expected to allow all uses in the other two zones plus extremely heavy industrial uses such as refineries, meat packing, battery manufacture, etc. The I-P (Industrial Park) zone would be expected to only allow office and business park uses, such as the developments in Ontario between the airport and I-10.

In Jurupa Valley, all four M zones allow almost the same list of permitted businesses and uses. This situation has created confusion on the part of applicants and City policy makers to assume M-SC (Manufacturing - Service Commercial) zoning should be compatible with neighboring residential areas. Further, it makes a representation to property owners that they have a right to establish heavy, truck intensive uses wherever M zoning exists.

- 2) The General Plan Land Use Map. The Land Use Map identifies permissible land uses by broad categories, and it is the zoning map and zoning code that determine the specifics for a property. The Land Use Map is largely unchanged since it was adopted from the County Land Use Plan in 2011. Changes have been made in response to applications for land use entitlements and the 2017 General Plan instituted some changes. However, the scale of the problem has been too great to address all land use issues in the City, thus there are numerous areas in the



City with industrial land use designations integrated around and into residential neighborhoods.

- 3) Industrial Development Standards. The standards that apply to an industrial project are basic requirements for parking, building height, setbacks, etc. The issues associated with truck traffic and other negative impacts are routinely addressed as conditions of approval on a case by case basis.

The inherent result of these three elements is frustration and confusion for both applicants and City decision makers. An applicant selects a property for a project assuming that the provision for their business in General Plan and zoning give them a right to proceed when the minimal development standards are met on their plan. During the discretionary entitlement process, the applicant becomes aware that there will be requirements imposed that were not apparent in the zoning. And when discretionary projects are denied for projects shown as permitted uses in the zoning, it sends a mixed message to industrial developers.

## **ANALYSIS**

Resolving this issue in a fair and equitable manner will be a significant undertaking.

For distribution warehouse uses, the solution has already been implemented. Such uses are only allowed in the Mira Loma and Agua Mansa Warehouse and Distribution Overlays in the General Plan. Any proposals outside those two areas require City Council approval of a General Plan Amendment, giving the Council complete discretion. Further, developers have clear direction for such uses.

For all the other truck intensive industrial uses there is no clear direction in the code or General Plan that reflects recent Council decisions or policy. The steps needed to work through the issues and develop recommended changes in the zoning code, zoning map and Land Use Map are:

- 1) Revise permitted uses in some or all industrial zones
- 2) Identify areas in the City where truck intensive uses may be allowed and identify existing industrial zoning that should no longer allow such uses.
- 3) Adopt new zone(s) to be applied where truck intensive uses are appropriate
- 4) Rezone properties as appropriate for either allowing or not allowing truck intensive industrial, including any necessary concurrent amendments to the General Plan.

This process will require about one year to complete. Time to research and draft the code amendment and Planning Commission review and recommendations will require approximately six months. After the Council reviews and accepts the proposed solution, the public hearings to change the code, the General Plan and to rezone land will require an additional six months.

## **URGENCY ORDINANCE**

In the event the Council wishes to proceed, while also preventing additional entitlements for truck intensive uses during the one-year period of the study, the City Council may, upon an affirmative vote of four or more members, adopt an urgency ordinance that would put a hold on new applications until the process is finished. Examples of truck intensive uses are as follows:

- a. Trucking and transport
- b. Truck or semi-trailer storage yard
- c. Heavy equipment sales and rental
- d. Auto auctions, including all types of vehicles
- e. Salvage yards
- f. Contractor storage yards
- g. Warehouse and distribution centers

The adoption of an urgency ordinance will enact a temporary moratorium on new or expanded truck intensive uses to allow sufficient time for City to analyze the impacts of these uses and establish appropriate regulatory controls and zone / General Plan changes. The temporary moratorium will not apply to the following:

- 1) Distribution warehouses and similar uses regulated by the Mira Loma Warehouse and Distribution Center Overlay and the Agua Mansa Warehouse and Distribution Center Overlay amendments to the overlay areas, or any other similar overlays that may be approved by the City Council during the temporary moratorium;
- 2) Manufacturing, processing, fabrication or assembly; and
- 3) Public agency operations, including private services under contract to a public agency.

The City Attorney has provided a draft urgency ordinance for the Council's consideration. If the urgency ordinance is adopted, no application for any entitlement for the establishment of a truck intensive use shall be accepted or approved during the term of the temporary moratorium. Note that certain truck intensive uses are not included in the draft urgency ordinance, such as warehouses within the established Warehouse and Distribution Center Overlays or amendments thereto and public agencies (Fire, Trash Haulers, etc.) because they are adequately regulated under current zoning and General Plan.

The urgency ordinance has an initial duration of 45 days. The City Council may extend the moratorium for two additional periods: (1) first extension is for a period of 10 months and 15 days; (2) second extension is for one year. With both extensions, it will provide a maximum of 2 years to allow the City to amend the code to address the concerns for truck intensive uses.

If the City Council adopts the urgency ordinance at the January 21, 2021 meeting and the City Council wishes to move forward with the first extension, the first extension can be scheduled for a public hearing at the February 18, 2021. The second extension would be scheduled in January 2022.

## **CONCLUSION**

It is recommended that the City Council initiate the amendments to the zoning ordinance, zoning map and the General Plan and Land Use Map and refer the study of truck intensive industrial uses to the Planning Commission for study and recommendations. It is also



recommended that the City Council adopt the attached urgency ordinance establishing a moratorium on truck intensive uses.

## FINANCIAL IMPACT

Staff time will be covered by the Community Development Department budget for Advance Planning projects.

## ALTERNATIVES

1. The recommended action:
  - a. Initiate a zoning code amendment with corresponding changes in the General Plan and Land Use map, and the official zoning map to establish appropriate locations and development standards for truck intensive industrial uses; and
  - b. Refer the issue to the Planning Commission to study, conduct hearings and make recommendations to the City Council; and
  - c. Consider adopting an urgency ordinance establishing a moratorium on truck intensive uses.
2. Decline to initiate the zoning code, zoning map and General Plan Amendments.
3. Defer action and request additional information.

Prepared by:



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Joe Perez  
Community Development Director

Submitted by:



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Rod B. Butler  
City Manager

Reviewed by:



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Connie Cardenas  
Administrative Services Director

Reviewed by:



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Peter M. Thorson  
City Attorney

## ATTACHMENT

1. Draft City Council Ordinance: Imposing a Temporary Moratorium

ORDINANCE NO. \_\_\_\_\_

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA IMPOSING A TEMPORARY MORATORIUM PURSUANT TO GOVERNMENT CODE SECTION 65858 ON THE EXPANSION OR ESTABLISHMENT OF TRUCK INTENSIVE USES IN THE INDUSTRIAL PARK (I-P), MANUFACTURING - SERVICE COMMERCIAL (M-SC), MANUFACTURING - MEDIUM (M-M), MANUFACTURING - HEAVY (M-H), MINERAL RESOURCES (M-R), AND MINERAL RESOURCES AND RELATED MANUFACTURING (M-R-A) ZONES**

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

**SECTION 1. Legislative Findings.** The City Council of the City of Jurupa Valley does find, determine and declare that:

A. California state law allows a City to adopt an interim ordinance that imposes a temporary moratorium on the approval of land use entitlements that may be in conflict with a contemplated general plan, specific plan or zoning proposal that the legislative body or planning commission intends to study within a reasonable time. Pursuant to California Government Code Section 65858, this interim urgency zoning ordinance must be adopted by not less than a four-fifths vote of the City Council and will be in effect for forty-five (45) days from the date of its adoption. The City Council may consider an extension of this interim Ordinance pursuant to the legal requirements provided in Government Code Section 65858.

B. The City Council is concerned that under the City's current zoning standards and current general plan policies, certain truck intensive uses that are allowed might cause a disproportionate public health, safety and welfare impact to the City of Jurupa Valley community and to its residents without compensating benefits to the community.

C. The City Council finds that studies need to be conducted to determine the proper location, regulations, and other land use regulatory controls that need to be in place in order to ensure that truck intensive uses do not burden the City and its residents and that the procedures for allowing such uses need to be studied to enable the City to address and mitigate potential burdens on the communities affected.

D. As some of these truck intensive uses are allowed in certain zones in the City with only a minimal Site Development Permit approved by the Community Development Director, the vacant land in the City could be substantially developed with truck intensive uses before the City Council has the opportunity to adequately study the appropriate mix of land uses and development standards for these uses so as to benefit the City unless this temporary moratorium is in place.

E. The City has been forced to address some of these issues on a limited basis without the benefit of a comprehensive policy to address the complex and interrelated impacts of these developments. For example:

(1) Complaints received by the Planning Department that owners of big rig truck cabs are parking in our residential neighborhoods creating noise and fumes, sometimes in the pre-dawn hours;

(2) The Center for Community Action and Environmental Justice (CCA EJ) has long labored in the community to curb the mobile sources of significant air quality and public health problems spawned by these uses, especially where they are in close proximity to residential neighborhoods;

(3) Concerns voiced by CCA EJ and other groups and individuals that truck intensive uses adversely impact residents by – among other things – increasing exposure to traffic-related air pollution, which has been linked to a variety of short- and long-term health effects including asthma, reduced lung function, and cardiovascular effects in adults. These uses present a particular risk to children in the community by substantially increasing their exposure to particulate matter, carbon monoxide, oxides of nitrogen, benzene and other truck-related air pollutants, which are linked to impaired lung development;

(4) The Planning Commission and City Council have recently denied applications for truck uses based on their incompatibility with nearby residential uses and traffic impacts; and

(5) Prime commercial sites are being used for truck parking lots. These uses have the benefit of an alternative to truck parking in the residential neighborhoods but inhibit productive commercial use of the land.

F. The City Council finds that in order to best protect the immediate threat to the public health, safety, and welfare, it is necessary for the City to immediately study and analyze the implications of allowing truck intensive uses in the City.

G. To accomplish this, the City Council intends to impose, on an urgency basis, a temporary moratorium on new or expanded truck intensive uses in the Industrial Park (I-P), Manufacturing - Service Commercial (M-SC), Manufacturing - Medium (M-M), Manufacturing - Heavy (M-H), Mineral Resources (M-R), and Mineral Resources and Related Manufacturing (M-R-A) Zones. “Truck intensive uses” shall be defined as the following uses: (1) trucking and transport; (2) truck or semi-trailer storage yard; (3) heavy equipment sales, rental, and storage; (4) auto auctions, including all vehicle types; (5) salvage yards; and (6) contractor storage yards; and (7) any other use reasonably determined by the Community Development Director to be similar to these types of uses.

H. This temporary moratorium will allow City staff, the City Council, property owners, and the people of the City of Jurupa Valley sufficient time to analyze the burdens truck intensive uses have on the City so that the appropriate land use regulatory controls and zone changes can be adopted.

I. The City Council finds that it is necessary that this interim Ordinance take effect immediately as there is a current and immediate threat to the public health, safety and welfare.

Without this urgency Ordinance, new or expanded truck intensive uses may be established in the City that may be in conflict with regulations ultimately adopted. Without this urgency Ordinance, truck intensive uses may be established or expanded such that: (1) all of the remaining available land in the City that could be devoted to truck intensive uses before adequate studies and approval of General Plan designations or policies, zoning measures or development standards are approved by the City Council to provide an appropriate mix of land uses, thereby impacting the public welfare; (2) create or exacerbate poor air quality conditions impacting the public health and preventing General Plan designations and policies, zoning measures or development standards that might be developed to mitigate such impacts; (3) create or exacerbate land use conflicts and health risks from truck intensive uses being established or expanded in close proximity to residential uses, thereby impacting the public health and welfare and preventing General Plan designations and policies, zoning measures or development standards that might be developed to mitigate such impacts; (4) create or exacerbate traffic safety conditions in the Jurupa Valley community through increased truck traffic related to new or expanded truck intensive uses, thereby impacting public safety and preventing General Plan designations and policies, zoning measures or development standards that might be developed to mitigate such impacts; and (5) create or exacerbate such impacts without City Council review of such projects.

J. For the reasons specified Section 1 of this interim Ordinance and all the evidence in the record, the City Council finds that there is a current and immediate threat to the public health, safety and welfare caused by the establishment or expansion of truck intensive uses in the City, and that the approval of any entitlement to allow such type of use would constitute a current and immediate threat to the public health, safety, and welfare of the residents of the City.

**SECTION 2. Adoption as an Urgency Interim Zoning Ordinance.** This interim Ordinance is adopted as an urgency zoning ordinance pursuant to the provisions of Government Code Section 65858(a), and shall be effective immediately upon its adoption. Based upon the findings set forth in Section 1 of this interim Ordinance, the City Council finds and determines that the adoption of this interim Ordinance as an urgency ordinance is necessary for the immediate preservation of public health, safety and welfare pursuant to the requirements of Government Code Sections 65858(a) and 36937(b).

**SECTION 3. Temporary Moratorium Established.** The City of Jurupa Valley hereby establishes a temporary moratorium on the approval and issuance of any type of entitlement necessary to allow truck intensive uses in the Industrial Park (I-P), Manufacturing - Service Commercial (M-SC), Manufacturing - Medium (M-M), Manufacturing - Heavy (M-H), Mineral Resources (M-R), and Mineral Resources and Related Manufacturing (M-R-A) Zones. "Truck intensive uses" shall be defined as the following uses: (1) trucking and transport; (2) truck or semi-trailer storage yard; (3) heavy equipment sales, rental, and storage; (4) auto auctions, including all vehicle types; (5) salvage yards; (6) contractor storage yards; and (7) any other use reasonably determined by the Community Development to be similar to these types of truck intensive uses. This temporary moratorium shall not apply to the following uses: (1) distribution warehouses and similar uses regulated by the Mira Loma Warehouse and Distribution Center Overlay and the Agua Mansa Warehouse and Distribution Center Overlay or amendments thereto or any other similar overlays that may be approved by the City Council during the temporary moratorium; (2)

manufacturing, processing, fabrication or assembly; and (3) public agency operations, including private services under contract to a public agency.

**SECTION 4. Temporary Moratorium Defined.** Notwithstanding any other ordinance or provision of the Jurupa Valley Municipal Code, no application for an entitlement for the establishment of a truck intensive use as defined in Section 3 above, shall be accepted or approved during the term of this temporary moratorium, specified in Section 5 of this interim Ordinance.

**SECTION 5. Temporary Moratorium Term.** This interim Ordinance shall take effect immediately upon adoption, and this interim Ordinance shall expire, and the temporary moratorium established hereby shall terminate, forty-five (45) days after the date of its adoption, unless extended by the City Council at a regularly noticed public hearing pursuant to California Government Code Section 65858. The City Council shall retain the authority to terminate or to limit the scope of the temporary moratorium at any time.

**SECTION 6. CEQA Finding.** The City Council hereby finds, in the exercise of its independent judgment and analysis, that this interim Ordinance is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that this urgency Ordinance has no likelihood of causing a significant negative effect on the environment and accordingly both the City Council's action of adopting this interim Ordinance and the effects derivative from that adoption are exempt from the application of CEQA pursuant to State CEQA Guideline Section 15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)). This temporary moratorium will impose restrictions on allowing truck intensive uses in certain zones. Thus, by limiting certain uses in the City, this interim Ordinance will limit environmental impacts. The Community Development Director shall prepare and file a Notice of Exemption for this interim Ordinance.

**SECTION 7. Planning Studies.** City staff shall promptly commence the studies they may deem necessary and appropriate to make a recommendation to this City Council regarding the structuring of the General Plan, zoning and other necessary regulatory controls over truck intensive uses within the City of Jurupa Valley. Pursuant to Government Code Section 65858(d), City staff shall prepare and submit for City Council adoption, at least ten (10) days prior to the expiration of this interim Ordinance, or any extension hereof, a written report describing the measures taken to alleviate the conditions which led to the adoption of this interim Ordinance.

**SECTION 8. Extension of Time.** The Community Development Director and the City Clerk's office shall undertake all actions legally necessary to extend this interim Ordinance in the event the studies desired by this City Council will not be concluded on or before the forty-fifth (45<sup>th</sup>) day subsequent to the adoption of this interim Ordinance.

**SECTION 9. Effect of Ordinance.** This interim Ordinance is intended to supersede any ordinance or resolution of the City of Jurupa Valley in conflict with the terms of this Ordinance; provided, however, that nothing contained in this interim Ordinance is intended to nor shall be construed to impair the prosecution or other enforcement action for violations of such ordinances.

**SECTION 10. Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this interim Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not

affect the validity of the remaining portions of this interim Ordinance. The City Council hereby declares that it would have adopted this interim Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

**SECTION 11.**      **Effective Date.**    This interim Ordinance shall take effect immediately upon its passage. It shall be of no further force or effect forty-five (45) days from the date of its adoption unless extended pursuant to the legal requirements contained in Government Code Section 65858.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 21<sup>st</sup> day of January, 2021.

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Lorena Barajas  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE ) ss.

CITY OF JURUPA VALLEY )

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. \_\_\_\_ was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 21<sup>st</sup> day of January, 2021, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

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VICTORIA WASKO, CMC  
CITY CLERK

# City of Jurupa Valley

## STAFF REPORT

**DATE:** JANUARY 21, 2021

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD B. BUTLER, CITY MANAGER  
**BY:** CONNIE CARDENAS, ADMINISTRATIVE SERVICES DIRECTOR

**SUBJECT:** AGENDA ITEM NO. 17.E

**APPROVAL OF FIVE (5) NEW CLASSICATIONS AND AMENDED SALARY SCHEDULE FOR 2020-2021**

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### RECOMMENDATION

- 1) That the City Council approve the creation of five (5) new classifications listed below including Job Descriptions and Salary Ranges;

<u>Recommended Position Title/Job Series</u>	<u>Recommended Salary Range</u>
• Principal Management Analyst	R164 - \$101,016 - \$122,786/yr
• Sr. Management Analyst	R154 - \$ 78,914 - \$95,920/yr
• Management Analyst	R146 - \$ 64,768 - \$78,726/yr
• Senior Permit Technician	R141 - \$57,246 - \$69,582/yr
• Permit Technician	R139 - \$54,487 - \$66,229/yr

- 2) That the City Council approve the amended Salary Schedule for 2020-21 which includes the above five (5) new classifications, eleven (11) classifications approved by City Council in the July 1, 2020 budget adoption and one (1) salary range amendment for the Building Official classification.

### BACKGROUND

Each year the City embarks on a strategic budget process and recommends appropriate staffing to support the needs of the community while making fiscally sound decisions to ensure a balance budget.



Upon evaluating future staffing needs of the City, staff is requesting five (5) new classifications. Although it is the intent to only hire two (2) FTE's, the City Council's approval of the job series allows the City to post the entire job tiers and hire based on the qualifications and experience of the selected candidate.

Currently, all the job functions for the listed classifications are performed through contracted services. In order to initiate the transition, it is essential to have the new classifications approved by the City Council along with new job descriptions and salary ranges. A salary survey was conducted utilizing the same methodology and adopted standards as conducted for the initial phase of employee's positions. Salary ranges for the five (5) new positions were established based on those salary surveys.

Furthermore, the City Manager will continue to review additional job functions being performed by contracted employees. Based upon the recommendation from the staff, a transition plan will be developed for City Council's consideration to approve additional selected positions to transition from contracted employees to in-house employees optimizing the use of the City's financial resources.

## **FINANCIAL IMPACT**

Upon approval of new classifications and salary ranges, staff will initiate the transition from contract employees to in-house employees. Any transition within the current fiscal year will take place within the approved budget and no additional funds will be required. The proposed transition from contract employees will result in cost savings to the City, however, anticipated cost savings will depend upon the number of employees and timing of the proposed transition for the current fiscal year. The financial impact for FY 2021-22 will be determined and incorporated into the FY 2021-22 Preliminary and Final Budget Proposals during the budget process. The new employees will be placed within the approved salary range based upon their qualifications and experience as determined by the City Manager.

## **ALTERNATIVES**

Reject or amend the proposed new job classifications and series.

Prepared by:



Connie Cardenas  
Administrative Services Director

Submitted by:



Rod B. Butler  
City Manager

**Attachments:**

1. Management Analyst/Senior and Principal (Series) Job Description
2. Permit Technician/Senior Permit Technician (Series) Job Description
3. Proposed Jurupa Valley 2020-2021 Amended Salary Schedule



## **CITY OF JURUPA VALLEY**

### **POSITION DESCRIPTION**

#### **Management Analyst**

**\$5,397 - \$6,561/monthly**

**\$64,768 - \$78,726/yearly**

#### **Senior Management Analyst**

**\$6,576 - \$7,993/monthly**

**\$78,914 - \$95,920/yearly**

#### **Principal Management Analyst**

**\$8,418 - \$10,232/monthly**

**\$101,016 - \$122,786/yearly**

### **DEFINITION:**

Under administrative direction, performs a full range of complex, responsible, and varied professional, analytical, financial, systems, statistical, programmatic, management, policy and/or other administrative analysis duties in providing highly responsible staff support within the organization; develops, presents and implements plans, programs and recommendations for the City Council, City Manager, City departments, advisory committees and commissions, as well as agencies independent of the City; and provides staff support to upper level management.

### **SUPERVISION RECEIVED AND EXERCISED:**

Receives general direction from City Manager, Assistant City Manager (ACM) and/or Department Directors. May exercise general supervision over administrative, technical, and clerical staff.

### **DISTINGUISHING CHARACTERISTICS:**

Management Analyst - This is the entry journey-level class within the Management Analyst series. This class is typically used as an entry level professional class in which an incumbent develops and evolves into full journey level work. Incumbents may initially have limited related work experience. This class is distinguished from the Senior Management Analyst by the performance of the more routine tasks, while the senior level performs more complex duties. An incumbent in this class is expected to carry out general administrative assignments and works closely with management personnel on all matters which involve policy decisions, interpretation, and complex organizational matters. Initiative is required in conducting thorough research, and in making appropriate and sound recommendations to upper management.

Senior Management Analyst - This is the advanced journey-level class in the professional Management Analyst series. Positions at this level are generally assigned responsibility for the management and administration of significant programs, projects, functions, and/or service areas. Incumbents at this level also independently perform the most difficult and responsible analytical, financial, systems, statistical, programmatic, management, and other administrative analyses duties in providing highly responsible staff support to a City departments, office, and/or program area. Assignments are typically received in broad, outline form, and incumbents are expected to act independently in developing applicable resources and information.



Principal Management Analyst – Advanced-level analyst class in which incumbents conduct difficult, sensitive, and complex administrative, managerial, and technical work under general supervision, where assignments are subject to infrequent review while work is in progress and upon completion. The incumbent serves in a variety of administrative, managerial, analytical and liaison capacities, as required by the changing needs of the City and as directed by the City Manager, ACM and/or other Department Directors. Successful performance of the work requires knowledge of public policy, human resources policy, municipal functions and activities, including the role of an elected City Council, and the ability to develop, oversee and implement projects and programs in a variety of areas.

This position is distinguished from lower-level analyst positions by its assignment of greater or more complex and sensitive projects and negotiations and liaison position assignments. This position may require managerial and administrative oversight of other analysts, interns, administrative personnel, and City staff as assigned by the City Manager, ACM and/or other Department Directors.

#### **SUPERVISION RECEIVED AND EXERCISED:**

Receives general direction from City Manager, ACM, and/or Department Directors. May exercise general supervision over administrative, technical, and clerical staff.

#### **ESSENTIAL DUTIES AND RESPONSIBILITIES:**

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this class:

- Plans, directs, and manages programs on behalf of City Departments. Provides policy, program, and procedural direction to assigned teams and areas of responsibility; reviews financial reports and budgets to provide fiscal direction; manages and directs the activities of contractors; prepares and manages program budgets in support of City and Departmental goals; performs research and collects data to formulate analyst reports.
- Assists in developing goals, objectives, policies, procedures, work standards, and administrative control systems for City Departments.
- Performs a variety of professional-level organizational, planning, management, operational, financial, and legislative analysis, public information, and community outreach duties in support of projects, programs, and activities.
- Develops, implements, and manages various programs and projects including scope of work, description, and implementation plan in support of departmental operations; monitors program performance by researching and analyzing operational, fiscal, and technical data and impact to determine feasibility, resolve problems, and increase efficiency; consults with City staff, management, and outside agencies; recommends and implements modifications to systems and procedures.
- Conducts assessments of new, existing programs and special projects.
- Prepares and develops, monitors, and administers various departmental and program budgets; prepares preliminary budget estimates; performs financial forecasting and

planning; recommends revenue and expenditure adjustments; prepares budget reports for review by management.

- Establishes and maintains internal control procedures and ensures that accounting standards are met.
- Assists in the development and reporting of grants and alternate funding sources; ensures compliance with federal, state, and City accounting and reporting requirements and applicable laws, regulations, and professional accounting practices.
- Prepares, reviews, and approves solicitation documents (e.g., Requests for Proposals, Requests for Quotes, Scopes of Work, and Construction Specifications), manages bid process, and administers contracts and agreements; interprets, applies, and advises staff regarding City procurement processes and policies.
- Authors management, operational, staff, legal, regulatory, and financial reports; presents reports to the City Council and other boards, committees, and commissions.
- Serves as a liaison and represents the department and City to the public, media, and various regulatory agencies, community groups, and other agencies; analyzes, interprets, and explains departmental and programmatic policies and procedures to various stakeholders.
- Conducts a variety of analytical and operational studies by selecting, adapting, and applying appropriate analytical, research, and statistical techniques; evaluates alternatives, makes preliminary and final recommendations, and assists with the implementation of procedural, administrative, and/or operational changes after approval; prepares comprehensive technical records and reports, identifies alternatives, and makes and justifies recommendations.
- Participates in research, development, conversion, installation, and maintenance projects for department-specific applications and systems.
- Attends and participates in professional group meetings; stays abreast of new trends, technologies, and innovations in area(s) of assignment; researches emerging products and enhancements and their applicability to City needs.
- Monitors changes in federal, state, and local regulations, analyzes impact, and recommends and implements policy and procedural changes after approval.
- Participates on a variety of boards, committees, and commissions and represents the City to a variety of community and stakeholder groups.
- Receives, investigates, and responds to difficult and sensitive problems and inquiries in a professional manner; identifies and reports findings and takes necessary corrective action.
- Under direction of the City Manager, ACM, and/or Directors, plan, organize, assign, review, and evaluate the work of assigned administrative support staff; train staff in work procedures; evaluate employee performance, counsel employees, and effectively recommend initial disciplinary action; and assist in selection and promotion.



- May oversee department fiscal administration activities including accounts receivable and payable, payroll, purchasing, and contract administration; prepares, reviews, and approves invoices, check requisitions, and purchase orders; prepares expenditure summary reports and other financial reports as requested.
- Performs other duties as assigned.

## **QUALIFICATIONS:**

### **Education, Training and Experience:**

Any combination of training and experience that would provide the required knowledge, skills and abilities is qualifying.

A typical way to obtain the required qualifications would be equivalent to graduation from an accredited four-year college or university with major coursework in public administration, business administration, management, or a related field. A Master's degree in Public or Business Administration is preferred.

Management Analyst - Incumbents typically have two (2) years or more of broad experience related to local government management, budgeting, project and program management, and human resources.

Senior Management Analyst - Incumbents typically have four (4) years or more of broad experience related to local government management, budgeting, project and program management, and human resources.

Principal Management Analyst - Incumbents typically have six (6) years or more of broad experience related to local government management, budgeting, project and program management, and human resources.

### **Licenses, Certificates, Special Responsibilities:**

Possession of a valid California Driver's License and a safe driving record at appointment is required.

### **Knowledge of:**

- Theories, principles, and practices of public and business administration as applied to assigned operations, programs, and projects.
- Administrative principles and practices, including goal setting, program development, implementation, and evaluation, project management, budget development and administration, and contract administration.
- Organizational and management practices as applied to the analysis, evaluation, development, and implementation of programs, policies, and procedures.
- Principles and techniques of conducting analytical studies, evaluating alternatives, making sound recommendations, and preparing and presenting effective and technical reports.
- Public relations techniques.
- Recent and on-going developments, current literature, and sources of information related to assigned programs, projects, and services.

- Basic principles and practices of employee supervision, including work planning, assignment, review and evaluation, and the training of staff in work procedures.
- Applicable federal, state, and local laws, regulatory codes, ordinances, and procedures relevant to assigned area of responsibility.
- Record keeping principles and procedures.
- Modern office practices, methods, and computer equipment and applications related to the work.
- Techniques for effectively representing the City in contacts with governmental agencies, community groups, and various business, professional, educational, regulatory, and legislative organizations.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.

#### **Ability to:**

- Assist in the development of goals, objectives, policies, procedures, and work standards for the department.
- Develop, implement, and manage assigned programs, projects, and activities in an independent and cooperative manner.
- Coordinate and oversee departmental administrative, budgeting, and fiscal reporting activities.
- Plan and conduct effective management, administrative, and operational studies. Analyze, interpret, summarize, prepare and present administrative and technical information and data in an effective manner.
- Evaluate improvements in operations, procedures, policies and provide methods, alternatives, and sound recommendations, Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
- Plan, organize, schedule, assign, train, review, and evaluate the work of staff.
- Interpret, apply, explain, and ensure compliance with applicable federal, state, and local policies, procedures, laws, and regulations.
- Effectively represent the City in meetings with the media, governmental agencies, community groups, and various businesses, professional, and regulatory organizations, and in meetings with individuals.
- Establish and maintain accurate databases, records, and files.
- Organize and prioritize a variety of projects and multiple tasks in an effective and timely manner; organize own work, set priorities, and meet critical time deadlines.
- Effectively use computer systems, software, and modern business equipment to perform a variety of work tasks.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

#### **PHYSICAL AND MENTAL DEMANDS:**

The physical and mental demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Physical demands while performing the duties of this job, the employee is typically required to speak, hear, touch and see. This is primarily a sedentary office classification although standing in work areas and walking between work areas may be required. Employee is



frequently required to communicate with others, use a telephone and work on a personal computer. Close vision for reading and working on a visual display terminal screen and the ability to focus on small objects is required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard, typewriter or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push and pull drawers open and closed to retrieve and file information. Positions in this classification occasionally lift and carry reports and records that typically weigh less than 25 pounds.

While performing the duties of this job, the incumbent is regularly required to use written and oral communication skills; read and interpret complex data, information and documents; analyze and solve complex problems; use math/mathematical reasoning; perform highly detailed work under changing intensive deadlines, on multiple concurrent tasks; work with constant interruptions, and interact with the Mayor, Mayor Pro Tem, City Council members, City Manager, Assistant City Manager, department directors, managers, elected and appointed officials of other government agencies, employees, business and community leaders, the media, residents, the public, and others encountered in the course of work.

**WORK ENVIRONMENT:**

Employees work in an office environment with moderate noise levels, controlled temperature conditions and no direct exposure to hazardous physical substances. Employees may be required to travel to other locations and attend meetings. Employees interact with staff and/or public and private representatives in interpreting and enforcing policies and procedures, and in the conduct of the duties of the position. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

**TOOLS AND EQUIPMENT:**

Personal computer, including email, word processing, spreadsheet, electronic calendar, power point and records management software programs; telephone, fax, copier, postage machine and other modern office equipment as necessary.

**FLSA Status:** Exempt

**Effective/Revision Date: January 22, 2021**

This is an "At Will" position as defined in Section 2.35.030 of the City of Jurupa Valley Municipal Code. Employment can be terminated with or without cause or notice at any time by either City or employee.





## **CITY OF JURUPA VALLEY**

### **POSITION DESCRIPTION**

#### **Permit Technician**

\$4,541- \$5,519/monthly  
\$54,487 - \$66,229/yearly

#### **Senior Permit Technician**

\$4,770 - \$5,799/monthly  
\$57,246-\$69,582/yearly

### **DEFINITION:**

Under general supervision, performs technical work involving the processing of building, engineering, and planning permits; reviews applications and plans for completeness and compliance; prepares cost estimates and maintains complex records; and performs other related work as necessary.

### **DISTINGUISHING CHARACTERISTICS:**

Permit Technician - The Permit Technician class performs journey level permit processing and assistance.

Senior Permit Technician - This position is distinguished from lower-level technician positions by its assignment of greater or more complex and sensitive permits and resolving assignments.

### **ESSENTIAL DUTIES AND RESPONSIBILITIES:**

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this class:

1. Serves as the first point of contact for customers to provide assistance with information regarding permit procedures and policies over the counter and by telephone.
2. Receives and processes permit applications and forms; calculates and collects fees, and issues permits in accordance with established procedures.
3. Processes refund requests for department related fees.
4. Explains plan review corrections to architects, engineers and contractors and provides information in response to code-related inquiries.
5. Coordinates permit activities with building inspectors, other City departments, and outside agencies.
6. Responds to inquiries and/or permit discrepancies.
7. Performs data-entry and maintains records utilizing electronic recording keeping systems.
8. Route plans to other departments according to prescribe procedures.

9. Monitors released meters and records data.
10. Performs other duties as assigned.

**SENIOR PERMIT TECHNICIAN IN ADDITION TO THE ABOVE ESSENTIAL FUNCTIONS MAY ALSO INCLUDE:**

- Provides lead direction, work coordination, and training to Permit Technicians.
- Acts as technical lead by handling the more complex technical permit issues with developers and the public.
- Coordinates permit activities with departmental staff, other City departments, and outside agencies.
- Liaisons with Information Technology staff regarding technical issues related to the automated permitting system.
- Review plans and specifications in compliance with applicable codes and standards.
- Prepare Certificate of Occupancy as required.
- Manage and track special State Mandated Programs and produces the required compliance reports typically on a monthly basis.

**WHEN ASSIGNED TO BUILDING, FUNCTIONS MAY ALSO INCLUDE:**

- Provides routine information relating to issuance of building, plumbing, electrical, and mechanical permits.
- Reviews minor construction plans such as patio covers, swimming pools, and other small improvement projects.
- Checks engineering computations and specific materials for accuracy and conformance with application regulations.
- Receives requests for and schedules inspections.

**WHEN ASSIGNED TO ENGINEERING, FUNCTIONS MAY ALSO INCLUDE:**

- Provide administrative assistance to the Project Engineers/Managers with land development and Public Works projects.
- Provides routine information regarding sewer and water mains, storm drains, easements, tract and parcel maps, survey map records and other documents to developers, realtors, and the general public.
- Issues oversize load and traffic control permits after review for compliance of all applicable criteria.
- Processes requests for occupancy.

**WHEN ASSIGNED TO PLANNING, FUNCTIONS MAY ALSO INCLUDE:**

- Provides routine information regarding planning, zoning, fees, and general plan information.



- Reviews and processes business license applications for zoning and land use compliance.
- Prepares standard written correspondence in response to routine public inquiries.
- Reviews minor development plans such as patio covers, swimming pools, and other small improvement projects.

## **QUALIFICATIONS:**

### **Education, Training and Experience:**

A typical way of obtaining the knowledge, skills and abilities outlined above is graduation from high school or G.E.D. equivalent and:

Permit Technician – Two (2) years of journey level administrative or technical experience in office, field or technical support work (i.e., building process, construction and permitting) or related field. Experience with automated permitting systems in a public agency is desired.

Senior Permit Technician – In addition to the above minimum qualifications as a Permit Technician, the position requires one year of experience as a lead or senior Permit Technician or in a related field. College level coursework in engineering, architecture, urban planning or related field is desired.

### **Licenses, Certificates, Special Responsibilities:**

Possession of a valid California Driver's License and a safe driving record at appointment is required.

### **Knowledge of:**

- Record keeping principles and procedures.
- Basic mathematical computations.
- Modern office practices, methods, and computer equipment and applications related to the work.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Techniques for effectively representing the City in contacts with governmental agencies, community groups, and various business, professional, educational, regulatory, and legislative organizations.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.

### **Ability to:**

- Interpret and apply applicable federal, state, and local laws, codes, and regulations governing permit.

- Organize, coordinate and prioritize multiple projects.
- Read and understand blue prints and minor construction plans.
- English effectively to communicate in person, over the telephone, and in writing.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.
- Exercise tact and diplomacy in dealing with sensitive and complex issues and situations.
- Operate computer using relevant word processing, spreadsheet, database, and graphic software; entering and retrieving data with speed and accuracy.

#### **PHYSICAL AND MENTAL DEMANDS:**

The physical and mental demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Physical demands while performing the duties of this job, the employee is regularly required to stand and sit; talk or hear, both in person and by telephone; use hands to finger, handle and feel computers and standard business equipment; and reach with hands and arms. Employee is frequently required to stand and walk. Specific vision abilities required by this job include close vision and the ability to adjust focus. Mental Demands While performing the duties of this class, the incumbent is regularly required to use written and oral communication skills; read and interpret complex data, information and documents; analyze and solve complex problems; use math/mathematical reasoning; perform highly detailed work under changing, intensive deadlines, on multiple concurrent tasks; work with constant interruptions, and interact with City management, staff, developers, contractors, homeowners, members of the public, representatives of private agencies and others encountered in the course of work.

#### **WORK ENVIRONMENT:**

Employees will work at a public counter in an office environment and the noise level may be moderately loud on occasions, controlled temperature conditions and no direct exposure to hazardous physical substances. Employees interact with staff and/or public and private representatives in interpreting and enforcing policies and procedures, and in the conduct of the duties of the position. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

#### **TOOLS AND EQUIPMENT:**

Use of personal computer (Microsoft or similar software programs) for email, word processing, spreadsheet, electronic calendar, power point and records management

software programs; telephone, fax, copier, postage machine and other modern office equipment as necessary.

**FLSA Status:** Non-Exempt

**Effective/Revision Date:** January 22, 2021

This is an "At Will" position as defined in Section 2.35.030 of the City of Jurupa Valley Municipal Code. Employment can be terminated with or without cause or notice at any time by either City or employee.



## EXHIBIT A

Revised 1/21/2021

**CITY OF JURUPA VALLEY**  
**CLASSIFICATION AND COMPENSATION SCHEDULE**  
**FISCAL YEAR 2020-2021**

\*\* = part time no benefits

H = Hourly

E = Exempt

POSITION	#FTE	FLSA	Salary Yr Minimum	Salary Yr Maximum	COUNCIL APPROVED POSITION ON
Accountant I	2	H	\$ 46,984	\$ 69,417	8/6/2015
Accountant II	0	H	\$ 50,597	\$ 74,754	6/6/2019
Accounting Clerk	1	H	\$ 34,083	\$ 50,356	8/6/2015
Accounting Technician I	1	H	\$ 36,704	\$ 54,228	8/6/2015
Accounting Technician II	0	H	\$ 39,526	\$ 58,398	6/6/2019
Administrative Assistant I	0	H	\$ 39,526	\$ 58,398	8/6/2015
Administrative Assistant II	1	H	\$ 42,565	\$ 62,888	5/2/2019
**Assistant Building Official - Part Time no benefits	1	E	\$ 101,016	\$ 122,786	7/1/2020
Assistant City Manager	1	E	\$ 153,708	\$ 186,833	7/1/2020
Assistant to the City Manager	1	E	\$ 86,658	\$ 125,167	8/6/2015
Building/Code Manager	1	E	\$ 98,552	\$ 119,791	7/1/2020
Building Inspection Supervisor	1	E	\$ 78,914	\$ 95,920	7/1/2020
Chief Building Official	1	E	\$ 100,668	\$ 164,164	1/8/2021
City Clerk	1	E	\$ 76,596	\$ 110,635	8/6/2015
City Manager	1	E		\$ 198,000	12/4/2020
Code Enforcement Officer I	2	H	\$ 50,597	\$ 74,754	7/1/2020
Code Enforcement Officer II	2	H	\$ 55,849	\$ 82,515	7/1/2020
Code Enforcement Supervisor	1	E	\$ 78,914	\$ 95,920	7/1/2020
**Deputy City Clerk - Part Time no benefits	1	O	\$ 56,950	\$ 82,263	8/6/2015
Deputy Director of Administrative Services	0	E	\$ 93,320	\$ 134,789	8/6/2015
Director of Administrative Services	1	E	\$ 113,702	\$ 164,226	8/6/2015
Director of Community Development	1	E	\$ 120,076	\$ 177,408	7/1/2020
Director of Public Works/City Engineer	1	E	\$ 120,076	\$ 177,408	2/21/2019
Economic Development Manager	1	E	\$ 101,016	\$ 122,786	2/21/2019
Maintenance Worker I	0	H	\$ 34,935	\$ 51,615	6/1/2017
Maintenance Worker II	2	H	\$ 38,562	\$ 56,974	5/2/2019
Maintenance Worker III	1	H	\$ 42,565	\$ 62,888	5/2/2019
Management Aide	1	H	\$ 53,158	\$ 64,614	7/1/2020
Management Analyst	0	E	\$ 64,768	\$ 78,726	*1/18/2021
Office Assistant I	0	H	\$ 30,878	\$ 45,620	1/8/2018
Office Assistant II	0	H	\$ 33,252	\$ 49,128	5/2/2019
Permit Technician	0	H	\$ 54,487	\$ 66,229	1/18/2021
Principal Accountant	1	E	\$ 85,500	\$ 108,525	7/1/2020
Principal Management Analyst	1	E	\$ 101,016	\$ 122,786	*1/18/2021
Public Works Operations Manager	1	E	\$ 75,056	\$ 106,896	7/1/2016
Receptionist	1	H	\$ 27,974	\$ 41,330	7/1/2020
Senior Accounting Technician	1	H	\$ 42,565	\$ 62,888	6/6/2019
Senior Administrative Assistant	1	H	\$ 45,838	\$ 67,724	6/1/2017
Senior Human Resources Analyst	1	E	\$ 60,295	\$ 87,384	9/21/2018
Senior Management Analyst	0	E	\$ 78,914	\$ 95,920	*1/18/21
Senior Office Assistant	0	H	\$ 35,809	\$ 52,906	5/2/2019
Senior Permit Technician	1	H	\$ 57,246	\$ 69,582	*1/18/2021
<b>TOTAL EMPLOYEES</b>	<b>35</b>				
Full time	33				
**Part time	2				

Council			n/a	7200
Council			n/a	7200
Council			n/a	7200
Mayor			n/a	7200
Council			n/a	7200
<b>TOTAL COUNCIL</b>	<b>5</b>			


TOTAL STAFF including City Council 40

BENEFIT ELIGIBLE 33