



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, February 4, 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 call at the start of the meeting by dialing (951)332-6994. If speaking on a Public Hearing item, please dial in when the Public Hearing is being heard at (951)332-6994 to be added to the queue for public comment. Calls will be answered in the order received. Please note there may be up to a one (1) minute delay as a result of the live stream on the City's website.

Another option for public comments is to email your public comments to the City Clerk at: 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 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, Michael Flad, 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 three matters 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.

E. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to two matters of pending litigation: *Elder v. City of Jurupa Valley* (Riverside County Superior Court No. RIC

2003464) and *Taft v. City of Jurupa Valley et. al.* (Riverside County Superior Court No. RIC 1902360; 4th District Court of Appeal No. E076173).

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 UNITED SIKH MISSION

B. RECOGNITION TO FOR THE PEOPLE, NON-PROFIT

C. 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

A. MAYOR LORENA BARAJAS

- 1. UPDATE ON THE INTERAGENCY COORDINATING COUNCIL MEETING HELD JANUARY 22, 2021**
- 2. UPDATE ON THE WESTERN RIVERSIDE COUNTY - REGIONAL CONSERVATION AUTHORITY MEETING OF FEBRUARY 1, 2021**

B. MAYOR PRO TEM CHRIS BARAJAS

- 1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS - EXECUTIVE COMMITTEE MEETING OF FEBRUARY 1, 2021**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION – WESTERN RIVERSIDE COUNTY PROGRAMS AND PROJECTS COMMITTEE MEETING OF JANUARY 25, 2021**

12. CITY MANAGER’S UPDATE

13. APPROVAL OF MINUTES

A. JANUARY 21, 2021 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 \$1,669,063.03

Requested Action: That the City Council ratify the check registers dated January 14, and 21, 2021 as well as the payroll register dated January 8 and 22, 2021.

C. ORDINANCE NO. 2021-02

Requested Action: That the City Council conduct a second reading and adopt 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

D. ORDINANCE NO. 2021-03

Requested Action: That the City Council conduct a second reading and adopt 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

E. ORDINANCE NO. 2021-04

Requested Action: That the City Council conduct a second reading and adopt 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)

F. INITIATION OF A CODE AMENDMENT TO THE CITY’S MUNICIPAL CODE TO REPLACE THE TERM “PLANNING DIRECTOR” WITH THE TERM “COMMUNITY DEVELOPMENT DIRECTOR”

Requested Action: That the City Council initiate a code amendment to the Municipal Code whereby the term “Planning Director” would be replaced by the term “Community Development Director.”

G. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 31503 LOCATED ON LORING RANCH ROAD BETWEEN CAPARY ROAD AND THE FLOOD CONTROL CHANNEL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

1. Requested Action: That the City Council adopt Resolution No. 2021-04, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY- MAINTAINED STREET SYSTEM (TRACT 31503 LOCATED ON LORING RANCH ROAD BETWEEN CAPARY ROAD AND THE FLOOD CONTROL CHANNEL) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

H. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 31503-1 LOCATED ON LORING RANCH ROAD BETWEEN CAPARY ROAD AND THE FLOOD CONTROL CHANNEL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

1. Requested Action: That the City Council adopt Resolution No. 2021-05, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY- MAINTAINED STREET SYSTEM (TRACT 31503-1 LOCATED ON LORING RANCH ROAD

BETWEEN CAPARY ROAD AND THE FLOOD CONTROL CHANNEL) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

I. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE AND CAMINO REAL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

1. Requested Action: That the City Council adopt Resolution No. 2021-06, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT 33675 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE AND CAMINO REAL) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

J. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675-1 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE AND CAMINO REAL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

1. Requested Action: That the City Council adopt Resolution No. 2021-07, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY- MAINTAINED STREET SYSTEM

(TRACT 33675-1 LOCATED ON JURUPA ROAD AT GALENA STREET) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

K. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675-2 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE STREET AND CAMINO REAL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

1. Requested Action: That the City Council adopt Resolution No. 2021-08, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT 33675-2 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE STREET AND CAMINO REAL) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

L. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 36751 LOCATED ON ARMSTRONG ROAD BETWEEN 29TH STREET AND 34TH STREET) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

1. Requested Action: That the City Council adopt Resolution No. 2021-09, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY- MAINTAINED STREET SYSTEM (TRACT 36751 LOCATED ON ARMSTRONG ROAD BETWEEN 29TH STREET AND 34TH STREET) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

M. ACCEPTANCE OF GRANT DEED (DED20-003) TO THE CITY OF JURUPA VALLEY FOR PORTION OF LOT 7 OF TRACT NO. 36702, LOCATED ON SETTLERS COURT, FOR WATER QUALITY BASIN, DRAINAGE, AND TRAIL PURPOSES

1. Requested Action: That the City Council adopt Resolution No. 2021-10, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, AUTHORIZING ACCEPTANCE OF GRANT DEED (DED20-003) FOR LOT 7 OF TR 36702 PURSUANT TO GOVERNMENT CODE SECTION 7050 FOR WATER QUALITY BASIN, DRAINAGE, AND TRAIL PURPOSES

2. That the City Council authorize the Mayor to sign the Certificate of Acceptance of the grant deed.

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

16. PUBLIC HEARINGS

A. 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; AND MAKING A FINDING OF SIGNIFICANT BENEFITS FOR THE FINANCING OF CERTAIN IMPROVEMENTS BY A COMMUNITY FACILITIES DISTRICT TO BE FORMED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

1. Recommendation: That the City Council conduct a public hearing (the “Hearing”) regarding the financing of public improvements to be owned by the City of Jurupa Valley (the “City”) or the Jurupa Area Recreation and Park District (the “Park District”) in connection with the Sequanota Heights development through the formation of a community facilities district and the issuance of bonds by the California Municipal Finance Authority (the “CMFA”); and
2. That the City Council adopt Resolution No. 2021-11, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT IN CONNECTION WITH THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM AND MAKING A FINDING OF SIGNIFICANT BENEFITS FOR THE FINANCING OF CERTAIN IMPROVEMENTS BY A COMMUNITY FACILITIES DISTRICT TO BE FORMED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

17. COUNCIL BUSINESS

A. CONSIDERATION OF ANIMAL FIELD AND SHELTER SERVICES AGREEMENT BETWEEN THE CITY AND THE COUNTY OF RIVERSIDE

1. Requested Action: That the City Council approve the agreement between the City of Jurupa Valley and the County of Riverside for Animal Field and Shelter Services; and
2. That the City Council authorize the Mayor to execute the Agreement on behalf of the City in substantially the form submitted to the City Council.

B. MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION, CONVENIENCE STORE (WITHOUT ALCOHOL SALES), 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. 2021-12, 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, 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

18. CITY ATTORNEY’S REPORT

19. COUNCIL MEMBER REPORTS AND COMMENTS

20. ADJOURNMENT

Adjourn to the Regular Meeting of February 18, 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.

Agendas and Minutes are posted on the City’s website at www.jurupavalley.org.

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
January 21, 2021**

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

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

Mayor Lorena Barajas called the closed session meeting to order at 6:02 p.m.

2. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

There were no public comments regarding the 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 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 met 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

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

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

Mayor Lorena Barajas called the regular meeting to order at 7:15 p.m.

- 5. INVOCATION** was given by Pastor Jeremy Williams, Grace Fellowship Church.

- 6. PLEDGE OF ALLEGIANCE** was led by Victoria Wasko.

7. APPROVAL OF AGENDA

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to approve the Agenda.

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

8. PRESENTATIONS

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

Mayor Lorena Barajas commended outgoing Planning Commission Members Mariana Lopez, Corey Moore, and Guillermo Silva for their hard work and dedication. She thanked them for their service and awarded recognition plaques as a small token of appreciation.

B. PRESENTATION FROM RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES

Officer Dane Erickson introduced the City's new Pet of the Month, "Milo", a 2 year-old Maltese mix. Anyone interested in giving Milo a new home can contact the City's Animal Control Services Department at: <https://www.rcdas.org> Mr. Erickson introduced Officer Chris Peck who will be assigned to the City of Jurupa Valley.

9. PUBLIC APPEARANCE/COMMENTS

Reynaldo Gutierrez and Nino Guevara discussed an ongoing code violation, stating that they are receiving fines that are "unjust" and the City's Code Enforcement staff are unwilling to work with them. They requested a meeting with the Council since the Code Enforcement Department has been "disrespectful" and they would like a resolution to their issues.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Brian Berkson stated that it was nice to be back after dealing with some of his medical issues. He encouraged residents to visit www.coveredca.com if they have questions or need assistance with health insurance.

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

Mayor Pro Tem Chris Barajas reported on the Joint Meeting of the Board of Directors and Technical Advisory Committee for Western Community Energy held January 13, 2021.

Council Member Brian Berkson reported on the Metrolink / Southern California Regional Rail Authority meeting of January 8, 2021.

Council Member Brian Berkson reported on the Riverside County Transportation Commission meeting of January 13, 2021.

Council Member Brian Berkson reported on the Riverside Transit Agency Committee – Board and Finance Committee meeting of January 13, 2021. Council Member Berkson asked that tonight's meeting be adjourned in memory of Joseph Juarez, a Metrolink employee who tragically died from the Covid-19 virus. He encouraged everyone to take this virus seriously and continue to wear a facemask as it keeps everyone safe.

12. CITY MANAGER'S UPDATE

Mike Flad, Assistant City Manager, announced that City Manager Rod Butler had a family emergency and will be absent from tonight's meeting. He announced that beginning on January 28, 2021, there will be a no cost mobile testing site for the coronavirus at the Jurupa Community Center located at 4810 Pedley Road every Wednesday from 8:00 am to 3:00 pm. Residents may

schedule a free self-collected COVID-19 test by visiting the following website:
<https://curative.com>

13. APPROVAL OF MINUTES

A. DECEMBER 17, 2020 REGULAR MEETING

A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to approve the Minutes of the December 17, 2020 regular meeting.

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

14. 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. 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)**

Council Member Brian Berkson requested that the agreement be corrected to reflect Lorena Barajas as Mayor.

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

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to approve the Consent Calendar.

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

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

Staff report presented by Tim Jonasson, Senior Manager, Development Services.

Scott Thorpe, Revenue and Cost Specialists, LLC, provided additional information and responded to Council's questions.

Connie Cardenas, Administrative Services Director, provided additional information and responded to Council's questions.

Mayor Lorena Barajas opened the public hearing.

There being no further comments, the public hearing was closed.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Guillermo Silva, to 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

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 Chris Barajas, to 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

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

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

Staff Report presented by Tim Jonasson, Senior Manager, Development Services.

Mayor Lorena Barajas opened the public hearing.

A motion was made by Council Member Brian Berkson, seconded by Mayor Pro Tem Chris Barajas, to continue the public hearing to the February 4, 2021 meeting.

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

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

Staff Report presented by Joe Perez, Community Development Director.

Mayor Lorena Barajas opened the public hearing.

There being no further comments, the public hearing was closed.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Guillermo Silva, to 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

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

17. COUNCIL BUSINESS

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

Staff Report presented by Victoria Wasko, City Clerk.

Mayor Lorena Barajas invited the following applicants to introduce themselves to the Council and share why they wish to serve on the City’s Planning Commission: Jacqueline Barrios, Yvette Brunetto, Tyler Byrne, Armando Carmona, Hakan Jackson, Araceli Palafox, and Laura Shultz. (Isabel Zumaya was not present).

Mayor Lorena Barajas expressed appreciation to Mariana Lopez for her past service on the Planning Commission as she made an important impact in her community and her work was very much valued. She thanked all of the applicants, stating that this was a difficult choice with so many qualified applicants. She announced that she will be

selecting Armando Carmona as he is a current fixture in the community and he has immersed himself in the City's culture.

A motion was made by Mayor Lorena Barajas, seconded by Council Member Brian Berkson, to appoint Armando Carmona to the Planning Commission for a term expiring in December 2022.

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

A motion was made by Council Member Guillermo Silva, seconded by Mayor Pro Tem Chris Barajas, to appoint Laura Shultz to the Planning Commission for a term expiring in December 2024.

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

A motion was made by Council Member Leslie Altamirano, seconded by Council Member Brian Berkson, to appoint Hakan Jackson to the Planning Commission for a term expiring in December 2024.

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

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Mayor Lorena Barajas, to reconfirm the appointment of Penny Newman to the Planning Commission.

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 Chris Barajas, to reconfirm the appointment of Arleen Pruitt to the Planning Commission.

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

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)

Staff Report presented by City Attorney Peter Thorson. Mr. Thorson summarized the provisions of the ordinance. He clarified the ordinance's impact on existing and future hotels, stating that new hotels may not permit smoking in the rooms but existing hotels are not covered by the ordinance. He also noted a change to the ordinance at the request of Mayor Barajas and Mayor Pro Tem Barajas that would exclude restrictions on smoking inside of duplexes, condominiums, and townhomes which was addressed in the supplemental staff report. If the City Council wishes to move in this direction he recommended language that is spelled out in the supplemental staff report that would address this issue. Another item of prior discussion was the application to parks and libraries. He recommended a revision in the language to provide that smoking would be prohibited in city owned or city controlled parks, community centers, or other facilities. He outlined the aspects of enforcement which include the issuance of administrative citations by sheriff's deputies or code enforcement officers if they were in the position to see the violation. There is also an enforcement mechanism that would give the right to someone who lives in the residential unit that is designated as non-smoking to bring an action in small claims court.

Council Member Brian Berkson stated that he had previously asked for an update as to the number of residential units that this ordinance would affect and he has yet to receive this information. He expressed his view that this ordinance has a small likelihood of being enforceable. He questioned how some of the residential units are being defined.

Further discussion followed.

Mike Flad, Assistant City Manager provided additional information on the volunteer compliance and it would apply to the enforceability issue.

Ellen Porter voiced reservations about preventing smoking in condominiums and/or duplexes that are owned by residents. This is especially true of any that are or will be located on or near golf courses. She stated that prohibiting smoking in multiple family housing is punitive to those who do not live in single family homes. Also, if they live on or near a golf course or certain other recreational facilities, they will frequently be exposed to smoke from the customers. It would only be an over meddlesome law to tell these people they cannot smoke in their own homes, while continuing to allow them to be exposed to secondhand-smoke from the golfers below their patios. She suggested that a better idea is to restrict smoking in apartments sharing common walls with more than one other unit, and not to individually owned units.

Jessica Ducsay Drug, Free Community Project Coordinator Department of Public Health Sciences, California Baptist University, voiced support of the proposed ordinance as reducing exposure to secondhand smoke through such a policy would be of great benefit to the City's most vulnerable populations who frequently reside in multi-unit housing. While she believes this policy could be stricter in not allowing smoking units prior to vacancy, the City of Jurupa Valley has the opportunity to be forefront as the first city in the County to enact a smoke free multi-unit housing policy, and set a precedent of health and well-being for the community.

Betty Folsom spoke in support of the proposed ordinance. As a long-time resident of Jurupa Valley and American Cancer Society Cancer Action Network volunteer, she understands the importance and value of smoke-free policies. She thanked the Council for considering the health and safety of the City's residents to protect them from the dangers of secondhand smoke. She stated that smoke-free areas contribute to a healthier community as smoke-free spaces help former smokers stay quit and discourage youth from ever starting. She added that limiting tobacco smoking is a right step forward for public health and will protect residents from the dangers of secondhand smoke.

Robert Garcia, Trustee, Jurupa Unified School District Board of Education, spoke in support of the ordinance, stating that by regulating smoking in public spaces, the Council will provide a healthy environment for students, both with respect to their health and their long-term choices. He noted that research that shows the negative effects of secondhand smoke and the increased likelihood that students will choose to smoke when exposed to other smokers.

Mayor Pro Tem Chris Barajas explained why he starting working on this ordinance last year. He provided an overview of the meetings and discussions he has had with residents and property managers on how the Council can bring forward an ordinance in the pursuit of a healthier Jurupa Valley. He referred to Ellen Porter's comments, stating that the supplemental staff report will address this issue by excluding condominiums, townhouses, and duplexes as they are single-story homes. He explained that this will be a phased-in approach with an educational component. The phased-in approach will allow current residents the ability to smoke. Once a tenant vacates, that unit would become a non-smoking unit.

Mayor Lorena Barajas discussed why the Council is considering this ordinance. She stated that the Council is trying to protect residents against the dangers of secondhand smoke exposure, which can lead to serious health problems including lung cancer, heart disease and stroke. She read aloud statistics showing that secondhand smoke is responsible for thousands of deaths each year and can make asthma worse in adults and children. She noted her support of the ordinance as it will save lives.

Further discussion followed.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Mayor Lorena Barajas, to 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)

City Attorney Peter Thorson clarified that the ordinance introduced was the ordinance in the Supplemental Staff Report with a date of 1/16/21.

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

- 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)**

Staff Report presented by Joe Perez, Community Development Director. Mr. Perez summarized the timeline of the approval process and the Council's directives. Mr. Perez described the terms of a letter from the applicant's representative, which include the applicant's agreement to eliminate the sale of wine and beer from the community store and add some aesthetic elements to the vacant lot adjacent to the site. He indicated that two letters of support were sent directly to the City Council.

Natalie Rocha requested that the Council deny the extension for the conditional use permit to allow construction of a gas station with sale of alcohol for off-site consumption. She asked that Council address the high alcohol outlet density in the community as it is an environmental risk factor and may have a detrimental effect on the City's youth. She noted that there are seven gas stations within a 2 mile radius of the corner of Pedley Road and Ben Nevis Boulevard. She stated that the community needs more family-friendly dining or recreational facilities, not more gas stations or locations to increase access to alcohol.

Teresa Fernandez, Director, Community Health & Policy, Reach Out, asked the Council to deny the extension for the conditional use permit. She indicated that one of the factors that increase the likelihood of underage drinking and the problems associated with it is outlet density. She cited a study by the National Institutes of Health, in 2010 that found alcohol outlet density may play a significant role in how underage drinking starts during

early teenage years, especially when teens have limited mobility. She asked the Council to stop the construction of yet another outlet that would increase underage drinking.

Amir D. spoke on behalf of the request for an Extension of Time (EOT), noting that the applicant is his mother and she has invested her life savings into the project. He applauded her for coming so far with this project as she is not a typical developer. He outlined the challenges she has faced during the entitlement process and the amount of financial investment she has made. He reported that she is also adding site improvements and paying fees for both water and sewer laterals for the proposed restaurant. He requested that the Council consider the EOT and allow his mother to move forward with the project as she has agreed not to pursue the alcohol sales.

Brent McManigal, Gresham Savage Nolan & Tilden, representing the applicant, gave a brief PowerPoint presentation. He spoke in support of the project, stating that the applicant has made a significant financial investment in the project and will make several offsite improvements including a parking lot that will promote economic development. He asked the Council to approve the time extension with two conditions: 1) there will be no alcohol sales; and 2) the applicant shall improve the restaurant parcel, street frontage landscaping, and parking lot improvements, with the future restaurant pad landscaped and maintained.

Further discussion followed.

Mayor Lorena Barajas asked whether the Council could impose or condition that the applicant meet certain requirements if the EOT is approved. Specifically, that the vacant pad would be maintained to prevent graffiti, overgrown weeds, etc.

Joe Perez, Community Development Director responded that if that would be the direction of the Council, City staff would bring back a resolution of approval with added conditions such as prohibiting the sale of alcohol and requiring the vacant parcel to include parking and other infrastructure improvements and requiring that the vacant parcel would be maintained by the developer to ensure it is free of any nuisance issues.

Further discussion followed.

A motion was made by Council Member Brian Berkson, seconded by Mayor Lorena Barajas to direct staff to bring back a resolution approving the Extension of Time for Conditional Use Permit No. 17004, subject to the following conditions: 1) that on-site improvements will be made to the restaurant pad; 2) the pylon sign has to be brought into compliance with the Jurupa Valley Municipal Code; 3) there will be an exclusion of the sale of beer and wine; and 4) the applicant shall maintain the property so that it is free of any nuisance issues.

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

Amir D. stated that he would like to encourage the Council to visit the site to see why the 75 ft. sign was requested as anything lower than that would not provide sufficient visibility for the business.

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

Staff Report presented by Joe Perez, Community Development Director. Mr. Perez reported that there have been several land use entitlement applications that are truck intensive. These uses have an impact on traffic congestion, air quality, and infrastructure. Oftentimes these uses have a direct negative impact on residential communities. The proposed moratorium will allow staff to conduct an analysis to get clarification on what areas make sense for these types of uses and what areas do not. He noted for the record that the City received several emails that will be read by the City Clerk along with a letter from Robert Evans Executive Director of the National Association of Industrial Parks (NAIP) and Jonathan Shardlow, of Gresham Savage Nolan & Tilden. All of the letters have been provided to the Council and will be made part of the public record.

Futher discussion followed.

Diana Leja commented that she supports establishing a temporary moratorium on all requests for new truck use establishments, as well as requests to expand existing uses in this category. She stated that it is the obligation of the City's elected Council members, as well as the Planning Commissioners to use careful consideration when making decisions that may negatively impact the City's neighborhoods, infrastructure, and possibly hinder future and more desirable development for years to come. The proposed moratorium would allow time to review and make determinations on how these requests for truck use establishments can fit into the city and deliver to the City's residents the best plan for continued business growth.

Robert Garcia, Trustee, Jurupa Unified School District Board of Education, voiced support of the proposed moratorium to study truck intensive uses. He stated that most of these businesses are located in the City's most socio-economically challenged neighborhoods where residents are exposed to diesel exhaust. This results in respiratory diseases such as lung diseases, asthma, premature death and chronic heart disease. He asked the Council to also consider the increased traffic especially near the schools.

Belen Gutierrez, Jessica Saucedo, Jorge Saucedo, Vanessa Saucedo, and Joanna Arroyo expressed their support for imposing a moratorium on the expansion of truck intensive uses in Jurupa Valley, noting the increase in warehouses across the region, which has resulted in a high number of trucks moving through the community, causing traffic and releasing dangerous emissions. They encouraged the Council to approve this moratorium

to study the impacts and move towards a green and just economy which is crucial to protect the lives and health of community members and the future of the City's success and wellbeing.

Dania De Ramon voiced support of the moratorium to study truck intensive uses. She stated that over the past few years, there has been a massive increase in warehousing across the region which has resulted in an extraordinarily high number of trucks moving through the community. She asked the Council to approve this moratorium especially now during the COVID-19 pandemic that has disproportionately impacted Black and Latino communities and those with pre-existing health conditions.

Hank Trueba, Director, Rubidoux Community Services District, asked the Council to set a temporary moratorium pursuant to Government Code Section 65858, regarding the establishment of truck intensive use in the Industrial Park. This temporary moratorium will allow City staff to come up with a solution that would be in the best interest of the community. This also will give them more time to explore the best options.

Kim Jarrell Johnson stated that the constant pressure in the city to turn valuable land into truck related uses that bring few jobs, no sales tax, and little to no increase in property tax has to be addressed and she is glad the Council is proposing to do so. She stated that sacrificing the future as a city so property owners and trucking operations can make their money is not right, noting that if they had their way, there would probably be a truck stop at every off ramp on the 60 freeway. She noted that the City's current ordinance gives the mistaken impression that the City allows and welcomes these uses and there needs to be amendments to the zoning ordinance that makes it clear where, and how these uses will be allowed. She supports the moratorium as it will allow the City to make the changes that are right for Jurupa Valley.

Penny Newman voiced support of initiating 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 produce reasonable development standards to protect neighboring residential neighborhoods from the impacts of excessive truck traffic. She stated that this seems to be a reasonable measure that would allow the City time to explore the impacts of truck traffic upon local neighborhoods and it is the best way to meet the needs of the community while still protecting the health and wellbeing of the City's residents.

Further discussion followed.

A motion was made by Mayor Pro Tem Chris Barajas, seconded by Council Member Leslie Altamirano, to 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; refer the issue to the Planning Commission to study; and adopt Urgency Ordinance No. 2021-05, entitled:

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

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

Noes: None

Absent: None

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

Staff Report presented by Connie Cardenas, Administrative Services Director.

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Chris Barajas, to approve the creation of five (5) new classifications including Job Descriptions and Salary Ranges; and 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.

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

Noes: None

Absent: None

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

19. COUNCIL MEMBER REPORTS AND COMMENTS

There were no additional Council comments.

20. ADJOURNED IN MEMORY

There being no further business before the City Council, Mayor Lorena Barajas adjourned the meeting in memory of Joseph Juarez and the countless others who have been impacted by the COVID-19 pandemic.

The next meeting of the Jurupa Valley City Council will be held February 4, 2021 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

Victoria Wasko, CMC
City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 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

RECOMMENDATION

That the City Council ratify the check registers dated January 14, and 21, 2021 as well as the payroll register dated January 08 and 22, 2021.

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. The check register dated January 14, 2021 included a \$9,520.89 payment to Chase Card Services. The Statement, with purchase details, is attached herewith.

OTHER INFORMATION

None.

FINANCIAL IMPACT

Check registers:

| | |
|----------|---------------|
| 01/14/21 | \$ 661,951.11 |
| 01/21/21 | \$ 774,717.19 |

Payroll registers:

01/08/21 \$ 124,129.83

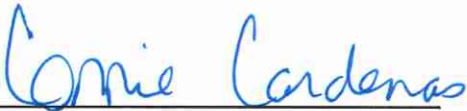
01/22/21 \$ 108,264.90

TOTAL \$ 1,669,063.03

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 January 14, and 21, 2021.
2. Payroll registers dated January 8 and 22, 2021.

Final Check List
City of Jurupa Valley

Bank : chase CHASE BANK

| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---------|-----------|--------|--|------------|-----------------------------|-------------|-------------|
| 14485 | 1/14/2021 | 02573 | ALTA LANGUAGE SERVICES, IIS501139 | 10/31/2020 | LISTENING & SPEAKING TES | 55.00 | 55.00 |
| | Voucher: | | | | | | |
| 14486 | 1/14/2021 | 00406 | AT&T MOBILITY 287277933929X | 12/22/2020 | DEC 2020 CELL SVCS | 1,001.19 | 1,001.19 |
| | Voucher: | | | | | | |
| 14487 | 1/14/2021 | 01782 | AVANCE PUBLIC OUTREACH :111020 | 1/10/2021 | MA20075/MA20161 9/10/20 PL | 648.00 | 648.00 |
| | Voucher: | | | | | | |
| 14488 | 1/14/2021 | 00097 | AWESOME AWARDS 27354 | 12/17/2020 | NAME PLATES FOR COUNCIL | 38.57 | 38.57 |
| | Voucher: | | | | | | |
| 14489 | 1/14/2021 | 02657 | CALIFORNIA ENERGY CONSUB20-000705 | 1/14/2021 | B20-000705 BLDG REIMB 108 | 107.70 | 107.70 |
| | Voucher: | | | | | | |
| 14490 | 1/14/2021 | 01366 | CALIFORNIA NEWSPAPERS P0011426241 | 11/26/2020 | NOTICE OF NEW ORDINANCE | 354.40 | |
| | Voucher: | | 0011426895 | 11/30/2020 | NOTICE OF PLAN. COMM. UN | 328.00 | 682.40 |
| 14491 | 1/14/2021 | 00044 | CHASE CARD SERVICES 122120 | 12/21/2020 | DEC 2020 | 5,247.26 | |
| | Voucher: | | 122120-A | 12/21/2020 | COVID-19 DEC 2020 | 4,273.63 | 9,520.89 |
| 14492 | 1/14/2021 | 02082 | CIVICPLUS, INC. 205052 | 12/10/2020 | WEBSITE SVCS 12/2020-12/20 | 5,135.88 | 5,135.88 |
| | Voucher: | | | | | | |
| 14493 | 1/14/2021 | 00099 | COUNTY OF RIVERSIDE, TLM.TL0000015619 | 12/23/2020 | NOV 2020 SLF COSTS | 38,639.55 | 38,639.55 |
| | Voucher: | | | | | | |
| 14494 | 1/14/2021 | 00015 | EDISON - SOUTHERN CALIFORNIA 2-38-272-9663 | 1/5/2021 | TRAFFIC SIGNAL ELECTRIC | 6,525.78 | |
| | Voucher: | | 2-38-499-8514 | 1/5/2021 | STREET LIGHT ELECTRIC | 5,392.42 | |
| | | | 2-39-045-7315 | 1/5/2021 | CFD 2014-001 LIGHT ELECTRIC | 616.18 | |
| | | | 2-36-296-0767 | 1/5/2021 | STREET LIGHT ELECTRIC | 109.92 | |
| | | | 2-40-010-3776 | 1/5/2021 | CFD PED/IRR ELECTRICAL C | 106.50 | |
| | | | 2-42-976-7098 | 1/5/2021 | CFD STREET LIGHT ELECTRIC | 103.02 | |
| | | | 2-38-467-0402 | 1/5/2021 | CFD 2013-001 STREET LIGHT | 96.43 | |
| | | | 2-40-702-6715 | 1/5/2021 | STREET LIGHT ELECTRIC | 81.14 | |
| | | | 2-40-778-4933 | 1/5/2021 | CFD14-001 STREET LIGHT EL | 81.14 | |
| | | | 2-40-777-8042 | 1/5/2021 | STREET LIGHT ELECTRIC | 67.66 | |
| | | | 2-42-765-1906 | 1/5/2021 | CFD STREET LIGHT ELECTRIC | 59.11 | |
| | | | 2-38-901-7450 | 1/5/2021 | STREET LIGHT ELECTRIC | 27.08 | |
| | | | 2-39-006-1497 | 1/5/2021 | STREET LIGHT ELECTRIC | 13.48 | |
| | | | 2-38-508-0585 | 1/5/2021 | PUMP STATION ELECTRIC | 13.26 | 13,293.12 |
| 14495 | 1/14/2021 | 00033 | HR GREEN 139686 | 11/20/2020 | OCT 2020 PROFESSIONAL SV | 517,114.88 | 517,114.88 |
| | Voucher: | | | | | | |

| Bank : chase CHASE BANK | | (Continued) | | | | | |
|-------------------------|-----------|-------------|--------------------------------------|--------------|--------------------------------------|-------------|-------------|
| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total |
| 14496 | 1/14/2021 | 02647 | INSIGHT DIRECT USA, INC. | 1100795872 | 12/17/2020 MICROSOFT OFFICE 2019 LIC | 1,461.25 | 1,461.25 |
| | Voucher: | | | | | | |
| 14497 | 1/14/2021 | 00679 | JURUPA AREA PARK AND REC6 | | 1/7/2021 DEC 2020 MNGMT SVCS EDD | 11,467.23 | |
| | Voucher: | | 5 | 1/4/2021 | NOV 2020 MNGMT SVCS EDC | 9,212.57 | 20,679.80 |
| 14498 | 1/14/2021 | 00199 | JURUPA COMMUNITY SERVIC2021-00001009 | 1/5/2021 | JAN 2021 GRAFFITI ABATEME | 8,333.32 | 8,333.32 |
| | Voucher: | | | | | | |
| 14499 | 1/14/2021 | 00887 | MEDINA PLUMBING & ROOTE 393 | | 12/30/2020 PLUMBING- CITY HALL REPAI | 263.50 | 263.50 |
| | Voucher: | | | | | | |
| 14500 | 1/14/2021 | 00775 | MUNICIPAL CODE CORPORAT00352806 | | 12/21/2020 3X SUPPLEMENT 9 TO CODE | 1,835.30 | 1,835.30 |
| | Voucher: | | | | | | |
| 14501 | 1/14/2021 | 01517 | OFFICE DEPOT, INC | 144882680001 | 12/17/2020 OFFICE SUPPLIES | 552.90 | |
| | Voucher: | | | 433828622001 | 10/28/2020 OFFICE SUPPLIES | 363.83 | |
| | | | | 45427315001 | 12/30/2020 OFFICE SUPPLIES | 333.97 | |
| | | | | 144962235001 | 12/16/2020 COVID OFFICE SUPPLIES | 150.80 | |
| | | | | 143551718001 | 12/15/2020 OFFICE SUPPLIES | 64.64 | |
| | | | | 144883498001 | 12/17/2020 OFFICE SUPPLIES | 30.16 | |
| | | | | 143617592001 | 12/23/2020 CREDIT RELATED TO INV#13 | -133.58 | 1,362.72 |
| 14502 | 1/14/2021 | 00003 | PETTY CASH | 011121 | 1/11/2021 REPLENISH PETTY CASH | 84.91 | |
| | Voucher: | | | 121420 | 12/14/2020 REPLENISH PETTY CASH | 65.00 | |
| | | | | 121720 | 12/12/2020 REPLENISH PETTY CASH | 4.72 | 154.63 |
| 14503 | 1/14/2021 | 01358 | REACH OUT | 95331 | 1/11/2021 FY2020-21 GRANT FUNDING | 30,000.00 | 30,000.00 |
| | Voucher: | | | | | | |
| 14504 | 1/14/2021 | 02554 | STANDARD INSURANCE COM010121 | | 1/1/2021 JAN 2021 EMPLOYEE BENEFI | 491.30 | 491.30 |
| | Voucher: | | | | | | |
| 14505 | 1/14/2021 | 00321 | STERNER, MARK | MA20091 | 1/14/2021 MA20091 PLAN REIMB 5425 V | 649.88 | 649.88 |
| | Voucher: | | | | | | |
| 14506 | 1/14/2021 | 00100 | THE GAS COMPANY | 010521 | 1/5/2021 DEC 2020 GAS SVCS | 285.11 | |
| | Voucher: | | | 010621 | 1/6/2021 DEC 2020 GAS SVCS -JV BOX | 123.62 | 408.73 |
| 14507 | 1/14/2021 | 02603 | TIA AND SARASWATI PARTNELEAP-2020#12 | | 12/21/2020 2ND & FINAL PYMT GRANT N | 3,500.00 | 3,500.00 |
| | Voucher: | | | | | | |
| 14508 | 1/14/2021 | 00976 | VALLE, VICTOR | B20-001693 | 1/14/2021 B20-001693 BLDG REIMB 528 | 73.50 | 73.50 |
| | Voucher: | | | | | | |
| 14509 | 1/14/2021 | 02596 | WEST COAST EVENT MARKELEAP-2020#6 | | 12/21/2020 2ND & FINAL PYMT GRANT N | 3,500.00 | 3,500.00 |
| | Voucher: | | | | | | |

Bank : chase CHASE BANK

(Continued)

| <u>Check #</u> | <u>Date</u> | <u>Vendor</u> | <u>Invoice</u> | <u>Inv Date</u> | <u>Description</u> | <u>Amount Paid</u> | <u>Check Total</u> |
|----------------|-------------|---------------|--------------------------|-----------------|--------------------------------------|--------------------|--------------------|
| 14510 | 1/14/2021 | 01470 | WILMINGTON TRUST, NATION | 20201026-54198 | 10/26/2020 118604-000 CMFA JURUPA VA | 3,000.00 | 3,000.00 |
| Voucher: | | | | | | | |

Sub total for CHASE BANK: 661,951.11

apChkLst
01/14/2021 4:28:26PM

Final Check List
City of Jurupa Valley

Page: 4

26 checks in this report.

Grand Total All Checks: 661,951.11

Bank : chase CHASE BANK

| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---------|-----------|----------|---------------------------------------|-----------|---------------------------------|-------------|-------------|
| 14511 | 1/21/2021 | 02632 | AMERITAS LIFE INSURANCE (D-013121 | 1/1/2021 | JAN 2021 DENTAL | 1,447.38 | |
| | | Voucher: | V-013121 | 1/1/2021 | JAN 2021 VISION | 421.61 | 1,868.99 |
| 14512 | 1/21/2021 | 01367 | APSCREEN | 11935 | 10/7/2020 EMPLOYMENT BACKGROUNI | 120.00 | 120.00 |
| | | Voucher: | | | | | |
| 14513 | 1/21/2021 | 01547 | CALIFORNIA CHAMBER OF C(11492916 | 1/16/2021 | 2021 PAMPHLETS & LABOR L | 140.01 | 140.01 |
| | | Voucher: | | | | | |
| 14514 | 1/21/2021 | 02393 | CHARTER COMMUNICATIONS1028733011021 | 1/10/2021 | JAN 2021 BUSINESS TV | 76.74 | 76.74 |
| | | Voucher: | | | | | |
| 14515 | 1/21/2021 | 00015 | EDISON - SOUTHERN CALIFO2-42-456-0373 | 1/8/2021 | TRAFFIC SIGNAL ELECTRIC | 72.40 | |
| | | Voucher: | 2-42-815-6905 | 1/8/2021 | TRAFFIC SIGNAL CHARGES | 68.40 | |
| | | | 2-35-433-9533 | 1/8/2021 | STREET LIGHT ELECTRIC | 60.26 | |
| | | | 2-38-507-9736 | 1/8/2021 | PUMP STATION ELECTRIC | 59.23 | |
| | | | 2-38-507-9140 | 1/8/2021 | PUMP STATION ELECTRIC | 42.22 | |
| | | | 2-38-507-9033 | 1/8/2021 | PUMP STATION ELECTRIC | 33.50 | |
| | | | 2-39-935-7235 | 1/8/2021 | SIGNAL LIGHT ELECTRIC CH, | 21.34 | |
| | | | 2-38-508-0296 | 1/8/2021 | PUMP STATION ELECTRIC | 17.69 | |
| | | | 2-38-508-0510 | 1/8/2021 | STREET LIGHT ELECTRIC | 16.32 | |
| | | | 2-38-508-0064 | 1/8/2021 | PUMP STATION ELECTRIC | 15.32 | |
| | | | 2-38-507-8951 | 1/8/2021 | PUMP STATION ELECTRIC | 14.76 | |
| | | | 2-38-508-0403 | 1/8/2021 | PUMP STATION ELECTRIC | 14.25 | |
| | | | 2-38-507-8829 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.83 | |
| | | | 2-38-983-2460 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.83 | |
| | | | 2-38-508-0486 | 1/8/2021 | PUMP STATION ELECTRIC | 13.68 | |
| | | | 2-38-507-8886 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.66 | |
| | | | 2-38-508-0692 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.65 | |
| | | | 2-38-507-8662 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.54 | |
| | | | 2-38-507-9793 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.54 | |
| | | | 2-38-507-8696 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.51 | |
| | | | 2-38-507-8720 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.51 | 558.44 |

| Bank : chase CHASE BANK | | (Continued) | | | | | | |
|-------------------------|-----------|-------------|---------------------------|---------------|---------------------------|-----------------------------|-------------|----------|
| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total | |
| 14516 | 1/21/2021 | 00015 | EDISON - SOUTHERN CALIFOR | 2-39-045-9410 | 1/8/2021 | CFD 2013-001 LIGHT ELECTRIC | 1,600.66 | |
| | Voucher: | | 2-38-499-7185 | 1/8/2021 | STREET LIGHT ELECTRIC | 945.52 | | |
| | | | 2-38-467-0477 | 1/8/2021 | CDF 14-002 STREET LIGHT E | 562.84 | | |
| | | | 2-33-840-4775 | 1/8/2021 | STREET LIGHT ELECTRIC | 512.59 | | |
| | | | 2-33-840-6655 | 1/8/2021 | STREET LIGHT ELECTRIC | 286.48 | | |
| | | | 2-38-500-0898 | 1/8/2021 | STREET LIGHT ELECTRIC | 210.07 | | |
| | | | 2-38-499-9512 | 1/8/2021 | STREET LIGHT ELECTRIC | 118.96 | | |
| | | | 2-38-500-2613 | 1/8/2021 | STREET LIGHT ELECTRIC | 111.18 | | |
| | | | 2-38-500-1482 | 1/8/2021 | STREET LIGHT ELECTRIC | 99.83 | | |
| | | | 2-42-815-6756 | 1/8/2021 | CFD TRAFFIC SIGNAL ELECT | 85.86 | | |
| | | | 2-38-499-9868 | 1/8/2021 | STREET LIGHT ELECTRIC | 76.50 | | |
| | | | 2-40-721-2992 | 1/8/2021 | STREET LIGHT ELECTRIC | 53.76 | | |
| | | | 2-42-671-7104 | 1/8/2021 | CFD STREET LIGHT ELECTRI | 53.76 | | |
| | | | 2-38-500-0625 | 1/8/2021 | STREET LIGHT ELECTRIC | 38.29 | | |
| | | | 2-38-500-1276 | 1/8/2021 | STREET LIGHT ELECTRIC | 38.29 | | |
| | | | 2-38-500-2357 | 1/8/2021 | STREET LIGHT ELECTRIC | 38.29 | | |
| | | | 2-38-500-2506 | 1/8/2021 | STREET LIGHT ELECTRIC | 38.29 | | |
| | | | 2-38-500-2852 | 1/8/2021 | STREET LIGHT ELECTRIC | 26.92 | | |
| | | | 2-42-016-9609 | 1/8/2021 | CFD IRR ELECTRICAL CHARC | 22.70 | | |
| | | | 2-38-499-7938 | 1/8/2021 | STREET LIGHT ELECTRIC | 19.14 | | |
| | | | 2-38-500-1078 | 1/8/2021 | STREET LIGHT ELECTRIC | 19.14 | | |
| | | | 2-38-500-3082 | 1/8/2021 | STREET LIGHT ELECTRIC | 19.14 | | |
| | | | 2-40-448-6672 | 1/8/2021 | STREET LIGHT ELECTRIC | 19.14 | | |
| | | | 2-40-914-7931 | 1/8/2021 | LLMD ELECTRIC CHARGES | 16.03 | | |
| | | | 2-40-914-8079 | 1/8/2021 | LLMD ELECTRIC CHARGES | 15.65 | | |
| | | | 2-40-534-6651 | 1/8/2021 | STREET LIGHT ELECTRIC | 14.03 | | |
| | | | 2-40-617-0027 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.83 | | |
| | | | 2-38-499-8381 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.41 | | 5,070.30 |

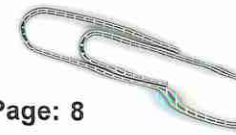
| Bank : chase CHASE BANK | | (Continued) | | | | | | |
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| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total | |
| 14517 | 1/21/2021 | 00015 | EDISON - SOUTHERN CALIFORNI | 02-42-223-8170 | 1/8/2021 | STREET LIGHT ELECTRIC (H/ | 69.85 | |
| | Voucher: | | 2-39-859-7088 | 1/8/2021 | SIGNAL LIGHT ELECTRIC CH. | 58.73 | | |
| | | | 2-41-364-1192 | 1/8/2021 | STREET LIGHT ELECTRIC | 58.73 | | |
| | | | 2-41-364-0756 | 1/8/2021 | STREET LIGHT ELECTRIC | 39.82 | | |
| | | | 2-35-433-9657 | 1/8/2021 | PUMP STATION ELECTRIC | 21.03 | | |
| | | | 2-35-433-9731 | 1/8/2021 | PUMP STATION ELECTRIC | 19.63 | | |
| | | | 2-38-506-3094 | 1/8/2021 | STREET LIGHT ELECTRIC | 18.11 | | |
| | | | 2-38-707-4222 | 1/8/2021 | STREET LIGHT ELECTRIC | 17.93 | | |
| | | | 2-43-042-4069 | 1/8/2021 | CFD IRR ELECTRICAL CHARC | 13.80 | | |
| | | | 2-38-507-8548 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.58 | | |
| | | | 2-38-506-3359 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.34 | | |
| | | | 2-38-507-8365 | 1/8/2021 | STREET LIGHT ELECTRIC | 13.29 | | |
| | | | 2-42-223-8261 | 1/8/2021 | STREET LIGHT ELECTRIC (H/ | 13.12 | | |
| | | | 2-38-507-8308 | 1/8/2021 | PUMP STATION ELECTRIC | 12.88 | | |
| | | | 2-38-507-8217 | 1/8/2021 | PUMP STATION ELECTRIC | 12.87 | | |
| | | | 2-38-507-8514 | 1/8/2021 | STREET LIGHT ELECTRIC | 12.87 | | |
| | | | 2-38-507-8571 | 1/8/2021 | STREET LIGHT ELECTRIC | 12.87 | | |
| | | | 2-42-245-7010 | 1/8/2021 | SHOPS @ BELLEGRAVE CFD | 12.87 | | |
| | | | 2-38-507-8613 | 1/8/2021 | STREET LIGHT ELECTRIC | 12.76 | | |
| | | | 2-38-507-8324 | 1/8/2021 | PUMP STATION ELECTRIC | 12.74 | | |
| | | | 2-38-507-8258 | 1/8/2021 | PUMP STATION ELECTRIC | 12.73 | | 473.55 |
| 14518 | 1/21/2021 | 00015 | EDISON - SOUTHERN CALIFORNI | 02-41-364-0913 | 1/8/2021 | LLMD ELECTRIC CHARGES | 129.96 | |
| | Voucher: | | 2-39-606-9478 | 1/8/2021 | SIGNAL LIGHT ELECTRIC CH. | 84.87 | | |
| | | | 2-41-364-0566 | 1/8/2021 | LLMD ELECTRIC CHARGES | 68.33 | | 283.16 |
| 14519 | 1/21/2021 | 02180 | EMPIRE GROUP OF COMPANIES | 59203 | 1/12/2021 | CITY STATIONARY #10 WIND | 597.97 | |
| | Voucher: | | 59191 | 1/6/2021 | BUSINESS CARDS - COUNCIL | 187.05 | | 785.02 |
| 14520 | 1/21/2021 | 02658 | ENVIRONMENTAL ASSESSMENT | B20-001455 | 1/21/2021 | B20-001455 BLDG REIMB 106 | 142.00 | 142.00 |
| | Voucher: | | | | | | | |
| 14521 | 1/21/2021 | 01278 | FAIR HOUSING CNCL OF RIVER | R#6 | 1/5/2021 | DEC 2020 LANDLORD/TENAN | 2,031.20 | |
| | Voucher: | | RR#4FY20-2 | 11/5/2020 | OCT 2020 LANDLORD/TENAN | 1,972.47 | | |
| | | | RR#5FY20 | 12/3/2020 | NOV 2020 LANDLORD/TENAN | 1,923.60 | | 5,927.27 |
| 14522 | 1/21/2021 | 00033 | HR GREEN | 140182 | 12/21/2020 | NOV 2020 PROFESSIONAL SV | 555,472.28 | 555,472.28 |
| | Voucher: | | | | | | | |
| 14523 | 1/21/2021 | 00051 | JOE A. GONSALVES & SON | 158761 | 1/15/2021 | FEB 2021 LEGISLATIVE SVCS | 3,000.00 | 3,000.00 |
| | Voucher: | | | | | | | |

| Bank : chase CHASE BANK | | (Continued) | | | | | | |
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| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total | |
| 14524 | 1/21/2021 | 00199 | JURUPA COMMUNITY SERVICE | 23828-003 | 1/6/2021 | JCSD WATER CHARGES | 564.32 | |
| | Voucher: | | 23829-003 | 1/6/2021 | JCSD WATER CHARGES | 416.72 | | |
| | | | 23875-003 | 1/6/2021 | JCSD WATER CHARGES | 281.42 | | |
| | | | 40163-003 | 1/6/2021 | IRR WATER CHARGES | 237.24 | | |
| | | | 25472-003 | 1/6/2021 | JCSD WATER CHARGES | 200.86 | | |
| | | | 21933-002 | 1/6/2021 | JCSD WATER CHARGES | 183.94 | | |
| | | | 23342-003 | 1/6/2021 | JCSD WATER CHARGES | 177.79 | | |
| | | | 23343-002 | 1/6/2021 | JCSD WATER CHARGES | 159.34 | | |
| | | | 28035-003 | 1/6/2021 | 9801 FAIRFOR (IRR) | 155.24 | | 2,376.87 |
| 14525 | 1/21/2021 | 02649 | KEENAN & ASSOCIATES | 020121 | 1/8/2021 | FEB 2021 MEDICAL INSURAN | 19,265.21 | 19,265.21 |
| | Voucher: | | | | | | | |
| 14526 | 1/21/2021 | 02656 | LANDMARK HEALTHPLAN, OF | 120120 | 1/20/2021 | NOV-DEC 2020 CHIROPRACT | 342.58 | 342.58 |
| | Voucher: | | | | | | | |
| 14527 | 1/21/2021 | 02080 | LOPEZ, MARIANA | 120920 | 1/20/2021 | DEC 2020 PLANNING COMM I | 50.00 | 50.00 |
| | Voucher: | | | | | | | |
| 14528 | 1/21/2021 | 00244 | LOWE'S HIW, INC | 010221 | 1/2/2021 | DEC 2020 CITY HALL SUPPLI | 120.07 | 120.07 |
| | Voucher: | | | | | | | |
| 14529 | 1/21/2021 | 01369 | MCE CORPORATION | 2012005 | 1/1/2021 | DEC 2020 MAINT SVCS | 55,316.38 | 55,316.38 |
| | Voucher: | | | | | | | |
| 14530 | 1/21/2021 | 00848 | MOBILE MODULAR STORAGE | 300377384 | 1/2/2021 | JAN 2021 STORAGE CTR#732 | 104.85 | 104.85 |
| | Voucher: | | | | | | | |
| 14531 | 1/21/2021 | 02081 | NEWMAN, PENNY | 120920 | 1/20/2021 | DEC 2020 PLANNING COMM I | 50.00 | 50.00 |
| | Voucher: | | | | | | | |
| 14532 | 1/21/2021 | 01992 | PRUITT, ARLEEN F. | 120920 | 1/20/2021 | DEC 2020 PLANNING COMM I | 50.00 | 50.00 |
| | Voucher: | | | | | | | |
| 14533 | 1/21/2021 | 02634 | RAMBOLL US CONSULTING IN | 1690066320 | 12/28/2020 | NOV 2020 CS20002 AMCP RE | 5,022.50 | 5,022.50 |
| | Voucher: | | | | | | | |

| Bank : chase CHASE BANK | | | (Continued) | | | | | |
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| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total | |
| 14534 | 1/21/2021 | 01261 | RUBIDOUX COMMUNITY SVC: | 15058100-00 | 1/10/2021 | RCSD LLMD WATER CHARGE | 2,438.25 | |
| | | | | 15058200-00 | 1/10/2021 | RCSD LLMD WATER CHARGE | 2,231.47 | |
| | | | | 15058000-00 | 1/10/2021 | RCSD LLMD WATER CHARGE | 1,588.14 | |
| | | | | 15000000-00 | 1/10/2021 | RCSD LLMD WATER CHARGE | 997.95 | |
| | | | | 15036200-02 | 1/10/2021 | RCSD JV BOXING CLUB WAT | 191.56 | |
| | | | | 15013000-01 | 1/10/2021 | RCSD LLMD WATER CHARGE | 168.19 | |
| | | | | 15012980-01 | 1/10/2021 | RCSD LLMD WATER CHARGE | 132.41 | |
| | | | | 15026710-00 | 1/10/2021 | RCSD LLMD WATER CHARGE | 129.53 | |
| | | | | 15062100-00 | 1/10/2021 | RCSD LLMD WATER CHARGE | 82.95 | |
| | | | | 15036210-01 | 1/10/2021 | RCSD JV BOXING CLUB IRRIG | 44.18 | |
| | | | | 15058400-00 | 1/10/2021 | RCSD LLMD WATER CHARGE | 28.54 | |
| | | | | | | | | |
| 14535 | 1/21/2021 | 01986 | SILVA, GUILLERMO | 120920 | 1/20/2021 | DEC 2020 PLANNING COMM I | 50.00 | 8,033.17 |
| | | | | | | | | 50.00 |

| Bank : chase CHASE BANK | | (Continued) | | | | | |
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| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total |
| 14536 | 1/21/2021 | 01253 Voucher: | SOFTSCAPES CORPORATION | 1971 | 12/29/2020 NOV 2020 ZONE 4 LANDSCAF | 13,621.57 | |
| | | | | 1962 | 12/29/2020 OCT 2020 ZONE 4 LANDSCAF | 6,793.47 | |
| | | | | 1981 | 12/29/2020 NOV 2020 SERRANO RANCH | 4,960.61 | |
| | | | | 1969 | 12/29/2020 OCT 2020 SERRANO RANCH | 4,671.16 | |
| | | | | 1979 | 12/29/2020 NOV 2020 TURN LEAF LANDS | 4,542.15 | |
| | | | | 1968 | 12/29/2020 OCT 2020 TURN LEAF LANDS | 4,205.33 | |
| | | | | 1992 | 1/11/2021 DEC 2020 MISSION ESTATES | 3,908.75 | |
| | | | | 1977 | 12/29/2020 NOV 2020 HARVEST 2 LANDS | 3,647.22 | |
| | | | | 1990 | 1/11/2021 DEC 2020 VAN BUREN LANDS | 3,564.78 | |
| | | | | 1966 | 12/29/2020 OCT 2020 HARVEST 2 LANDS | 3,548.22 | |
| | | | | 1978 | 12/29/2020 NOV 2020 HARVEST 3 LANDS | 3,265.33 | |
| | | | | 1986 | 1/11/2021 DEC 2020 ZONE 14 LANDSCA | 3,087.84 | |
| | | | | 1967 | 12/29/2020 OCT 2020 HARVEST 3 LANDS | 3,054.18 | |
| | | | | 1982 | 12/29/2020 NOV 2020 BARRINGTON PLA | 2,458.44 | |
| | | | | 1970 | 12/29/2020 OCT 2020 BARRINGTON PLA | 2,378.39 | |
| | | | | 1991 | 1/11/2021 DEC 2020 THE QUARRY LANI | 2,247.84 | |
| | | | | 1974 | 12/29/2020 NOV 2020 SAGE POINT LAND | 1,972.37 | |
| | | | | 1976 | 12/29/2020 NOV 2020 SKY PARK LANDSC | 1,931.76 | |
| | | | | 1965 | 12/29/2020 OCT 2020 SKY PARK LANDSC | 1,808.26 | |
| | | | | 1963 | 12/29/2020 OCT 2020 SAGE POINT LAND | 1,630.02 | |
| | | | | 1973 | 12/29/2020 NOV 2020 RANCHO DEL SOL | 1,412.80 | |
| | | | | 1988 | 1/11/2021 DEC 2020 ZONE 21 LANDSCA | 1,333.90 | |
| | | | | 1985 | 1/11/2021 DEC 2020 ZONE 9 LANDSCAF | 1,022.21 | |
| | | | | 1964 | 12/29/2020 OCT 2020 INLAND ICE LANDS | 915.49 | |
| | | | | 1975 | 12/29/2020 NOV 2020 INLAND ICE LANDS | 883.25 | |
| | | | | 1972 | 12/29/2020 NOV 2020 ETIWANDA LANDS | 510.10 | |
| | | | | 1987 | 1/11/2021 DEC 2020 ZONE 17 LANDSCA | 440.66 | |
| | | | | 1989 | 1/11/2021 DEC 2020 ZONE 34 LANDSCA | 400.11 | |
| | | | | 1984 | 1/11/2021 DEC 2020 ZONE 7 LANDSCAF | 366.06 | |
| | | | | 1983 | 1/11/2021 DEC 2020 ZONE 6 LANDSCAF | 352.01 | |
| | | | | 1980 | 12/29/2020 NOV 2020 SHOP@BELGRAVE | 258.25 | 85,192.53 |
| 14537 | 1/21/2021 | 02349 Voucher: | STERICYCLE, INC. | 8181065227 | 12/15/2020 DEC 2020 RECYCLE | 98.10 | |
| | | | | 8181253429 | 1/15/2021 JAN 2021 RECYCLE | 98.10 | 196.20 |

| Bank : chase CHASE BANK | | (Continued) | | | | | | |
|---------------------------|-----------|-------------|----------------------------------|------------|-----------------------------|----------------------------|-------------|-----------|
| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total | |
| 14538 | 1/21/2021 | 01733 | UNIFIRST CORPORATION | 3251612178 | 12/7/2020 | DEC 2020 UNIFORM CLEANIN | 60.79 | |
| | Voucher: | | | 3251614634 | 12/14/2020 | DEC 2020 UNIFORM CLEANIN | 60.79 | |
| | | | | 3251617061 | 12/31/2020 | DEC 2020 UNIFORM CLEANIN | 60.79 | |
| | | | | 3251609758 | 11/30/2020 | NOV 2020 UNIFORM CLEANIN | 60.79 | |
| | | | | 3251600087 | 11/2/2020 | NOV 2020 UNIFORM CLEANIN | 56.88 | 300.04 |
| 14539 | 1/21/2021 | 01991 | VACANT PROPERTY SECURITVPS141355 | 12/18/2020 | 12/17/20-6/14/21 SECURITY R | 1,246.73 | 1,246.73 | |
| | Voucher: | | | | | | | |
| 14540 | 1/21/2021 | 01873 | WARREN-ANDERSON FORD IC62842 | 1/6/2021 | CITY VEHICLE MULTI POINT I | 293.00 | 293.00 | |
| | Voucher: | | | | | | | |
| 14541 | 1/21/2021 | 01088 | WEST COAST ARBORISTS, IN168203 | 12/31/2020 | DEC 2020-21 TREE MAINT. | 12,073.00 | | |
| | Voucher: | | | 168200 | 12/31/2020 | DEC 2020 CFD 2014-0003 CAI | 4,504.50 | |
| | | | | 168202 | 12/31/2020 | DEC 2020 CFD 2015-002 SKYI | 2,656.50 | |
| | | | | 168199 | 12/18/2020 | DEC 2020 VAN BUREN BLVD, | 1,054.00 | 20,288.00 |
| 14542 | 1/21/2021 | 02057 | WEST VALLEY WATER DISTRI011221 | 1/12/2021 | DEC 2020 1090 HALL IE COLC | 52.95 | 52.95 | |
| | Voucher: | | | | | | | |
| 14543 | 1/21/2021 | 00042 | XCS DOCUMENT MGMT SOLL053931 | 1/14/2021 | NOV 2020- JAN 2021 COPY C | 1,064.23 | | |
| | Voucher: | | | 053932 | 1/14/2021 | NOV 2020- JAN 2021 COPY C | 773.88 | |
| | | | | 053930 | 1/14/2021 | NOV 2020- JAN 2021 COPY C | 610.24 | 2,448.35 |
| Sub total for CHASE BANK: | | | | | | | 774,717.19 | |



33 checks in this report.

Grand Total All Checks: 774,717.19



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January 2021

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| 27 | 28 | 29 | 30 | 31 | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 1 | 2 | 3 | 4 | 5 | 6 |

New Balance

\$9,520.89

Minimum Payment Due

\$1,904.00

Payment Due Date

01/15/21

Late Payment Warning: If we do not receive your minimum payment by the due date, you may have to pay a late fee, and existing and new balances may become subject to the Default APR.

Minimum Payment Warning: Enroll in Auto-Pay and avoid missing a payment. To enroll, go to www.chase.com

ACCOUNT SUMMARY

Account Number: [REDACTED]

| | |
|--------------------|-------------------|
| Previous Balance | \$6,543.28 |
| Payment, Credits | -\$6,543.28 |
| Purchases | +\$9,520.89 |
| Cash Advances | \$0.00 |
| Balance Transfers | \$0.00 |
| Fees Charged | \$0.00 |
| Interest Charged | \$0.00 |
| New Balance | \$9,520.89 |

| | |
|--------------------------------------|---------------------|
| Opening/Closing Date | 11/22/20 - 12/21/20 |
| Credit Limit | \$25,000 |
| Available Credit | \$15,479 |
| Cash Access Line | \$1,250 |
| Available for Cash | \$1,250 |
| Past Due Amount | \$0.00 |
| Balance over the Credit Limit | \$0.00 |

RECEIVED

DEC 28 2020

CITY OF JURUPA VALLEY



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ACCOUNT ACTIVITY

| Date of Transaction | Merchant Name or Transaction Description | \$ Amount |
|--|---|-----------|
| 11/22 | FEDEX 533942787 MEMPHIS TN <i>Postage</i> | 43.89 |
| 11/24 | AMZ*PinMart Customerservi IL <i>Recognition Pins</i> | 49.67 |
| 11/25 | SWEETWATER SOUND 800-222-4700 IN <i>Microphone Bundle</i> | 128.23 |
| 11/24 | APPLE.COM/BILL 866-712-7753 CA <i>Monthly Membership</i> | 9.99 |
| 11/26 | Amazon Prime*QU7XT7TP3 Amzn.com/bill WA <i>Monthly Membership</i> | 14.00 |
| 11/29 | APPLE.COM/BILL 866-712-7753 CA <i>Monthly Membership</i> | 2.99 |
| 12/01 | ZOOM.US 888-799-9666 WWW.ZOOM.US CA <i>Monthly Membership</i> | 199.90 |
| 12/01 | AMZN Mktp US*IO1XI9843 Amzn.com/bill WA <i>Recognition Pins</i> | 34.89 |
| 12/01 | LIEBERTCASS 310-981-2000 CA <i>HR Template</i> | 149.00 |
| 12/02 | SQ *BIG RONNIES BARBECUE gosq.com CA <i>Luncheon</i> | 950.00 |
| 12/08 | USPS CHANGE OF ADDRESS 800-238-3150 TN <i>Mail Forwarding</i> | 1.05 |
| 12/08 | USPS CHANGE OF ADDRESS 800-238-3150 TN <i>Mail Forwarding</i> | 1.05 |
| 12/14 | DOLLAR TREE RIVERSIDE CA <i>Luncheon</i> | 44.87 |
| 12/16 | MICROSOFT YEARLY PLAN RICHFIELD MN <i>Yearly Membership</i> | 99.99 |
| 12/16 | COSTCO WHSE#1317 EASTVALE CA <i>Luncheon</i> | 230.04 |
| 12/17 | FEDEX 537134438 800-4633339 TN <i>Postage</i> | 38.68 |
| 12/17 | BEST BUY 00007757 MIRA LOMA CA <i>Office Supplies</i> | 67.86 |
| 12/17 | PIZZA JAZZ LLC RIVERSIDE CA <i>Luncheon</i> | 386.00 |
| TERRI ROLLINGS TRANSACTIONS THIS CYCLE (CARD 4916) \$2452.10 | | |
| 12/01 | HIT TROPHY INC 419-445-5356 OH <i>Plaques</i> | 176.16 |
| 12/01 | HIT TROPHY INC 419-445-5356 OH <i>Plaques</i> | 254.49 |
| 12/02 | OFFICE DEPOT #5125 800-463-3768 CA <i>Office Supplies</i> | 14.56 |
| 12/02 | OFFICE DEPOT #5125 800-463-3768 CA <i>Office Supplies</i> | 35.55 |
| 12/10 | ASSESSOR/CLERK/RECORDER S JEFFERSONVILL IN <i>Record Copies</i> | 3.10 |
| 12/10 | ASSESSOR CLERK RECORDER R RIVERSIDE CA <i>Record Copies</i> | 136.00 |
| 12/17 | Amazon.com*MJ3OR9CG3 Amzn.com/bill WA <i>Office Supplies</i> | 164.82 |
| 12/17 | OFFICE DEPOT #5125 800-463-3768 CA <i>Office Supplies</i> | 73.14 |
| VICTORIA WASKO TRANSACTIONS THIS CYCLE (CARD 4932) \$857.82 | | |
| 12/08 | Payment Thank You - Web | -6,543.28 |
| 11/23 | SOUTH BAY FOUNDRY INC 909-3831823 CA <i>Man hole cover replacement</i> | 167.01 |
| 11/30 | COVIDCLINIC.ORG COVIDCLINIC.O CA <i>Covid Staff Testing</i> | 300.00 |
| 12/01 | COVIDCLINIC.ORG COVIDCLINIC.O CA <i>Covid Staff Testing</i> | 1,050.00 |
| 12/01 | COVID CLINIC LIFELINE.COVI CA <i>Covid Staff Testing</i> | 150.00 |
| 12/02 | COVIDCLINIC.ORG COVIDCLINIC.O CA <i>Covid Staff Testing</i> | 1,500.00 |
| 12/02 | MSFT * E0700CXX4I MSBILL.INFO WA <i>License</i> | 188.44 |
| 12/02 | COVID CLINIC LIFELINE.COVI CA <i>Covid Staff Testing</i> | 150.00 |
| 12/02 | COVID CLINIC LIFELINE.COVI CA <i>Covid Staff Testing</i> | 150.00 |
| 12/02 | COVIDCLINIC.ORG COVIDCLINIC.O CA <i>Covid Staff Testing</i> | 150.00 |
| 12/11 | COVID CLINIC LIFELINE.COVI CA <i>Covid Staff Testing</i> | 150.00 |
| 12/10 | COVID CLINIC LIFELINE.COVI CA <i>Covid Staff Testing</i> | 150.00 |
| 12/15 | AMZN Mktp US*K02TC9TE3 Amzn.com/bill WA <i>Office Supplies</i> | 53.02 |
| 12/15 | THE TOLL ROADS OF OC 949-727-4800 CA <i>Sheriff's Ride along Training</i> | 8.65 |
| 12/15 | CALSENSE 760-4380525 CA <i>5 year Renewal Cellular Modern</i> | 750.00 |
| 12/17 | BESTBUYCOM806397513535 888-BESTBUY MN <i>Office Supplies</i> | 32.31 |
| 12/17 | BESTBUYCOM806397513535 888-BESTBUY MN <i>Office Supplies</i> | 21.54 |
| 12/19 | SPOTLESS EXPRESS CAR WASH 951-934-3959 CA <i>Monthly Carwash Memb</i> | 270.00 |
| CONSUELO L CARDENAS TRANSACTIONS THIS CYCLE (CARD 5666) \$1302.31- INCLUDING PAYMENTS RECEIVED | | |
| 12/17 | CACEO 916-4922223 CA <i>CCEO Application Fee</i> | 200.00 |
| 12/17 | CACEO 916-4922223 CA <i>Professional Membership Dues</i> | 95.00 |
| 12/17 | CACEO 916-4922223 CA <i>Professional Membership Dues</i> | 95.00 |
| 12/17 | CACEO 916-4922223 CA <i>Professional Membership Dues</i> | 95.00 |
| 12/17 | CACEO 916-4922223 CA <i>Professional Membership Dues</i> | 95.00 |
| 12/17 | CACEO 916-4922223 CA <i>CCEO Application Fee</i> | 200.00 |
| 12/17 | CACEO 916-4922223 CA <i>Professional Membership Dues</i> | 95.00 |
| 12/17 | CACEO 916-4922223 CA <i>Professional Membership Dues</i> | 95.00 |
| KEITH CLARKE TRANSACTIONS THIS CYCLE (CARD 5035) \$970.00 | | |

CASH REQUIREMENTS

CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 01/13/21: \$124,129.83

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) | 124,129.83 |
| | CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT | 124,129.83 |
| | TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES | 38,533.87 |
| | CASH REQUIRED FOR CHECK DATE 01/13/21 | 162,663.70 |

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> | | BANK DRAFT AMOUNTS & OTHER TOTALS |
|--------------------|----------------------|-----------------------|----------------|---------------------------|------------------|--|
| 01/12/21 | JPMORGAN CHASE BANK, | xxxxx8176 | Direct Deposit | Net Pay Allocations | 90,289.05 | 90,289.05 |
| | | | | EFT FOR 01/12/21 | | 90,289.05 |
| 01/13/21 | JPMORGAN CHASE BANK, | xxxxx8176 | Taxpay® | Employee Withholdings | | |
| | | | | Medicare | 1,853.19 | |
| | | | | Fed Income Tax | 15,944.29 | |
| | | | | CA Income Tax | 7,570.78 | |
| | | | | CA Disability | 1,533.62 | |
| | | | | Total Withholdings | 26,901.88 | |
| | | | | Employer Liabilities | | |
| | | | | Medicare | 1,853.19 | |
| | | | | CA Unemploy | 4,961.66 | |
| | | | | CA Emp Train | 124.05 | |
| | | | | Total Liabilities | 6,938.90 | 33,840.78 |
| | | | | EFT FOR 01/13/21 | | 33,840.78 |
| | | | | TOTAL EFT | | 124,129.83 |

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> |
|--------------------|---|-----------------------|----------------|----------------------|----------|--------------|
| 01/13/21 | Refer to your records for account Information | | Payroll | Employee Deductions | | |
| | | | | 401A Contributions | 851.04 | |
| | | | | 401a EE Pretax | 5,651.01 | |
| | | | | 457b EE Catch Up | 400.00 | |
| | | | | 457b EE Pretax | 1,950.00 | |
| | | | | EE Post-Tax Other In | 1,762.00 | |
| | | | | EE Pretax FSA | 80.77 | |
| | | | | EE Pretax Other Ins | 843.47 | |

CASH REQUIREMENTS

CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 01/27/21: \$108,264.90

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) | 108,264.90 |
| CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT | 108,264.90 |
| TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES | 16,786.21 |
| CASH REQUIRED FOR CHECK DATE 01/27/21 | 125,051.11 |

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> | | BANK DRAFT AMOUNTS & OTHER TOTALS |
|--------------------|----------------------|-----------------------|----------------|---------------------------|------------------|--|
| 01/26/21 | JPMORGAN CHASE BANK, | xxxxx8176 | Direct Deposit | Net Pay Allocations | 81,999.30 | 81,999.30 |
| | | | | EFT FOR 01/26/21 | | 81,999.30 |
| 01/27/21 | JPMORGAN CHASE BANK, | xxxxx8176 | Taxpay® | Employee Withholdings | | |
| | | | | Medicare | 1,632.07 | |
| | | | | Fed Income Tax | 12,785.09 | |
| | | | | CA Income Tax | 5,994.10 | |
| | | | | CA Disability | 1,350.69 | |
| | | | | Total Withholdings | 21,761.95 | |
| | | | | Employer Liabilities | | |
| | | | | Medicare | 1,632.07 | |
| | | | | CA Unemploy | 2,801.55 | |
| | | | | CA Emp Train | 70.03 | |
| | | | | Total Liabilities | 4,503.65 | 26,265.60 |
| | | | | EFT FOR 01/27/21 | | 26,265.60 |
| | | | | TOTAL EFT | | 108,264.90 |

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> |
|--------------------|---|-----------------------|----------------|-------------------------|-----------------|--------------|
| 01/27/21 | Refer to your records for account Information | | Payroll | Employee Deductions | | |
| | | | | 401A Contributions | 851.04 | |
| | | | | 401a EE Pretax | 5,594.29 | |
| | | | | 457b EE Catch Up | 400.00 | |
| | | | | 457b EE Pretax | 1,950.00 | |
| | | | | EE Pretax FSA | 80.77 | |
| | | | | Med FSA EE Pretax | 65.38 | |
| | | | | Total Deductions | 8,941.48 | |

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:

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 21st day of January 2021 and thereafter at a regular meeting held on the 4th 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 4th day of February 2021.

Victoria Wasko, CMC
City Clerk

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 ~~dwell~~ing 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 ~~dwell~~ing 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 4th 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 21st day of January 2021 and thereafter at a regular meeting held on the 4th 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 4th day of February 2021.

Victoria Wasko, CMC
City Clerk

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.¹ Secondhand smoke kills more than 400 infants every year.² 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.³ Just 30 minutes of exposure to secondhand smoke is sufficient to damage blood vessels in a healthy nonsmoker.⁴

¹ 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/

² 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.

³ J. Wagner et al., *Environmental Tobacco Smoke Leakage from Smoking Rooms*, Journal of Occupational and Environmental Hygiene, 1:110-118 (2004).

⁴ 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^{5 6 7 8} 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.^{9 10 11}

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:

- | | |
|------------------|---|
| 11.75.010 | Purpose. |
| 11.75.020 | Definitions. |
| 11.75.030 | Prohibitions. |
| 11.75.040 | Smoking regulations for multi-unit residences. |
| 11.75.050 | Penalties and enforcement. |

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

⁵ 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>.

⁶ 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/DCDIC/CTCB/CDPH%20Document%20Library/Policy/ElectronicSmokingDevices/StateHealthEcigReport.pdf>.

⁷ 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>.

⁹ 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>

¹⁰ 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.

¹¹ 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.

For the purposes of this Chapter, the following words, terms, and phrases 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 that residents of more than one unit of the multi-unit residence 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 three (3) or more units on the same lot, where one or more of the units is offered for rent, 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;
- (4) A mixed hotel/common interest development project;
- (5) A community apartment project as defined in California Civil Code Section 4105, or any successor legislation;
- (6) A condominium project as defined in California Civil Code Section 4125, or any successor legislation;
- (7) A stock cooperative as defined in California Civil Code Section 4190, or any successor legislation; and
- (8) A townhouse unit.

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.

Townhouse Unit means a unit, whether rented or owned, in which each unit extends from the foundation to roof with no units above or below the townhouse unit.

Unit means any personal dwelling space in a multi-unit residence. 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: 1-16-21

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:

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 21st day of January 2021 and thereafter at a regular meeting held on the 4th 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 4th day of February 2021.

Victoria Wasko, CMC
City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
SUBJECT: AGENDA ITEM NO. 14.F

INITIATION OF A CODE AMENDMENT TO THE CITY'S MUNICIPAL CODE TO REPLACE THE TERM "PLANNING DIRECTOR" WITH THE TERM "COMMUNITY DEVELOPMENT DIRECTOR"

RECOMMENDATION

That the City Council initiate a code amendment to the Municipal Code whereby the term "Planning Director" would be replaced by the term "Community Development Director."

BACKGROUND

Throughout the City's Municipal Code, "Planning Director" is referred to for particular duties and authority. Last year, a full-time Community Development Director was hired to oversee the Planning Division. To provide consistency with the City's current employment title and its Municipal Code provisions, a code amendment is processed.

INITIATION PROCESS

The following considerations apply to the initiation process, which only enables the process to begin:

1. Initiation of a zoning ordinance amendment does not entail an evaluation of the merits of the proposed project, but only whether or not to proceed with a formal evaluation process and public hearings.
2. The Council may express its opinions as to whether the City should proceed with the formal evaluation process, but should reserve their opinions regarding the merits or the ultimate action on the proposed amendment until the evaluation process and public hearings have been completed.
3. The only issue before the Council at this time is whether or not to initiate the process in order to study the proposed amendment and obtain public comment.

4. Once the formal evaluation process and public hearings are completed, the City Council will have the opportunity to approve or disapprove or make changes to the proposed Code Amendment.

FINANCIAL IMPACT

Costs associated with staff time and legal review would be funded through the General Fund.

ALTERNATIVES

1. Recommended Action: That the City Council initiate a code amendment to the Municipal Code whereby the term "Planning Director" would be replaced by the term "Community Development Director."
2. Discuss the recommended action and provide staff with any comments concerning areas of special concern or interest of the Council.
3. Defer initiating the amendment and give 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:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

SUBJECT: AGENDA ITEM NO. 14.G

**RESOLUTION ACCEPTING CERTAIN STREETS INTO THE CITY
MAINTAINED STREET SYSTEM (TRACT 31503 LOCATED ON
LORING RANCH ROAD BETWEEN CAPARY ROAD AND THE
FLOOD CONTROL CHANNEL) PURSUANT TO STREETS AND
HIGHWAYS CODE SECTION 1806**

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2021-04, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY,
CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-
MAINTAINED STREET SYSTEM (TRACT 31503 LOCATED ON LORING
RANCH ROAD BETWEEN CAPARY ROAD AND THE FLOOD CONTROL
CHANNEL) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

BACKGROUND

Tract Map 31503 was approved by the City Council on November 2, 2017 and recorded with the County Recorder's Office on November 9, 2017. The subdivision is a 19 lot single family residential development located on 3.74 acres. The owner dedicated to public use for street and public utility purposes streets designated as lettered lots on the map. Prior to recording the Final Map, Subdivision Agreements were executed and bonds were provided by the developer to secure required improvements.

ANALYSIS

Construction of the required improvements for Tract 31503 has been completed. Staff inspected the improvements for compliance with the approved plans, adopted conditions of approval, the City's Standard Plans and Specifications, and the Municipal Code. All improvements have been constructed and completed to the satisfaction of the City Engineer and a one year warranty period has been completed.

The streets now being accepted by this action are shown on the attached map.

The Performance Bond and Labor and Materials Bond will be released by the City Engineer 90 days after recording of the Notice of Completion. Monument bonds will be released once all monuments identified on the map are confirmed.

OTHER INFORMATION

Previous Actions:

- City Council meeting of November 2, 2017: City Council approved Final Tract Map 31503

FISCAL IMPACT

The Public Works Department will maintain the public improvements on the streets dedicated to the City and accepted on the map for Tract 31503. Maintenance of the public streets is primarily funded with Gas Tax (revenue from State gas tax). Maintenance of the water and sewer line facilities are the responsibility of the Jurupa Community Services District (JCSD). TR31503 participates in CFD15-002 for the right-of-way landscaping maintenance along Loring Ranch Road and Mission Rock Way and water quality basin maintenance.

ALTERNATIVES

1. Take no action.
2. Provide staff with alternative directions.

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

Reviewed by:



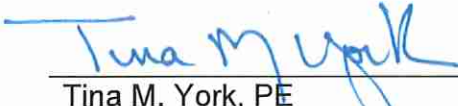
Paul Toor
Director of Public Works

Submitted by:



Rod Butler
City Manager

Prepared by:



Tina M. York, PE
Development Services Manager

Reviewed by:




Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

Reviewed by:



Connie Cardenas
Director of Administrative Services

Attachments:

1. Resolution 2021-04
2. Tract Map 31503
3. Notice of Completion

**RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

RESOLUTION NO. 2021-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 31503 LOCATED ON LORING RANCH ROAD BETWEEN CAPARY ROAD AND THE FLOOD CONTROL CHANNEL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

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

Section 1. The City Council hereby finds, determines and declares that:

(a) Tract Map 31503 was recorded by the Riverside County Recorder on November 9, 2017 ("Tract Map").

(b) Pursuant to Government Code Sections 66477.1 and 66477.2 and other applicable law, the Tract Map offered for dedication to the City certain land for streets, public utilities and associated drainage and public improvements as described on Exhibit A, attached hereto and incorporated herein by this reference ("Streets").

(c) The City's acceptance of the dedication of the Streets is conditioned on the completion of construction of the Streets and associated drainage and public improvements in accordance with City Standards and improvement plans approved by the City Engineer as provided in the Subdivision Improvement Agreement for the Streets entered into between the City and the owner of the tract.

(d) The City Engineer has inspected the Streets and has determined that the Streets and the public improvements related thereto have been satisfactorily completed in accordance with Improvement Plan No. IP15-007, approved by the City Engineer.

Section 2. The City Council hereby accepts the Streets and related drainage and public improvements as described and depicted on Exhibit A into the City-Maintained Street System pursuant to Streets and Highways Code Section 1806.

Section 3. The City Clerk shall cause this Resolution and its exhibits to be recorded in the Official Records of the County of Riverside.

Section 4. 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 4th 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 Resolution No. 2021-04 was duly passed and adopted at a regular meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 2021, 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 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A

STREETS AND RELATED PUBLIC IMPROVEMENTS FOR TRACT 31503

FLABOB AVENUE

CESSNA STREET

19 NUMBERED LOTS
2 LETTERED LOTS
3.74 ACRES GROSS

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 31503

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 22894, AS PER MAP FILED IN BOOK 157, PAGES AT THROUGH 50, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE SEWER EASEMENT", AS SHOWN ON LOT 12 HEREON, FOR THE PRIVATE USE AND SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND THE OWNERS OF LOT 1 THROUGH 19, INCLUSIVE, WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" AND "B". THE DEDICATION IS FOR PUBLIC STREET AND UTILITY PURPOSES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE STORM DRAIN EASEMENT IN LOT 9, AS SHOWN HEREON, FOR DRAINAGE AND MAINTENANCE PURPOSES.

WE ALSO HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE DRAINAGE EASEMENT", AS SHOWN HEREON, FOR THE PRIVATE USE AND SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND THE OWNERS OF LOT 1 THROUGH 11, INCLUSIVE, WITHIN THIS TRACT MAP.

D.R. HORTON CA3, INC., A DELAWARE CORPORATION

BY: Todd Funk, ASSISTANT VICE PRESIDENT

PRINT NAME: TODD FUNK

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
COUNTY OF Riverside)

ON Oct. 12, 2017 BEFORE ME, Megan Kay Whieldon

NOTARY PUBLIC, PERSONALLY APPEARED Todd Funk

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

Megan Kay Whieldon

NOTARY PUBLIC IN AND FOR SAID STATE

Megan Kay Whieldon

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

MY COMMISSION EXPIRES: Oct. 16, 2020

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TONY WALKER IN JUNE OF 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETED AS SHOWN.

DATED: 10/10/17

BY: Anthony Haro
ANTHONY HARO P.L.S. 7635



TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES - STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____, 20____

CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____

DATED: October 17, 2017

JON CHRISTENSEN, COUNTY TAX COLLECTOR

BY: Jon Christensen DEPUTY

CITY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON TENTATIVE MAP OF TRACT NO. 31503 APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 22, 2006, THE EXPIRATION DATE BEING NOVEMBER 22, 2019, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: 10/25/17

BY: Michael D. Myers
MICHAEL D. MYERS, CITY SURVEYOR
R.C.E. 30702



NOVEMBER 22, 2009
AND THAT *

**LICENSED PROFESSIONAL ENGINEER, STATE OF CALIFORNIA
MICHAEL D. MYERS
NO. 30702
CIVIL **

IP No. 070009 SCHEDULE "A"

SEC. 21 T. 2 S. R. 5 W. S.B.M.

SHEET 1 OF 4 SHEETS

RECORDER'S STATEMENT

FILED THIS 9th DAY OF November, 2017,
AT 2:46 P.M., IN BOOK 459 OF MAPS, AT PAGES 14-17
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF
JURUPA VALLEY.

No. 2017-0472504
FEE \$ 16.00

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER
BY: Yunoon, DEPUTY
SUBDIVISION GUARANTEE: LAWYERS TITLE COMPANY

CITY COUNCIL'S STATEMENT:

THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS COUNCIL ADOPTED PURSUANT TO SECTION 1806 OF THE STREETS AND HIGHWAYS CODE.

THE DEDICATION IS FOR PUBLIC STREET AND UTILITY PURPOSES: LOT "A" (FLABOB AVENUE), LOT "B" (CESSNA STREET).

EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN AND OFFERED HEREON ARE ACCEPTED AS PART OF THE CITY MAINTAINED STREET SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

DATE: 11-8, 2017

CITY OF JURUPA VALLEY, STATE OF CALIFORNIA
BY: Verne Lauritzen, MAYOR
VERNE LAURITZEN, MAYOR

ATTEST:
CITY CLERK
BY: Victoria Wasko
VICTORIA WASKO, CITY CLERK

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

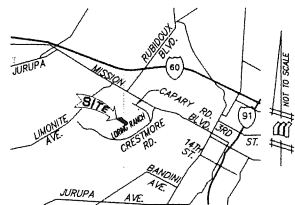
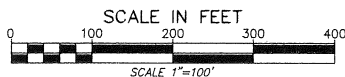
1. FLABOB AIRPORT, LLC, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES, RECORDED AUGUST 16, 2016 AS DOCUMENT NO. 2016-0249788 OF OFFICIAL RECORDS. (NOT PLOTTABLE - BLANKET IN NATURE)
2. PUBLIC UTILITIES EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY RECORDED APRIL 15, 1947 IN BOOK 831, PAGE 73, OF OFFICIAL RECORDS.
3. PUBLIC UTILITIES EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED AUGUST 14, 1947 IN BOOK 862, PAGE 130, OF OFFICIAL RECORDS.
4. SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES AND APPURTENANCES, RECORDED DECEMBER 29, 2016 AS DOCUMENT NO. 2016-0581351 OF OFFICIAL RECORDS. (NOT PLOTTABLE - BLANKET IN NATURE)

TRACT NO. 31503

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015

BOUNDARY AND INDEX MAP

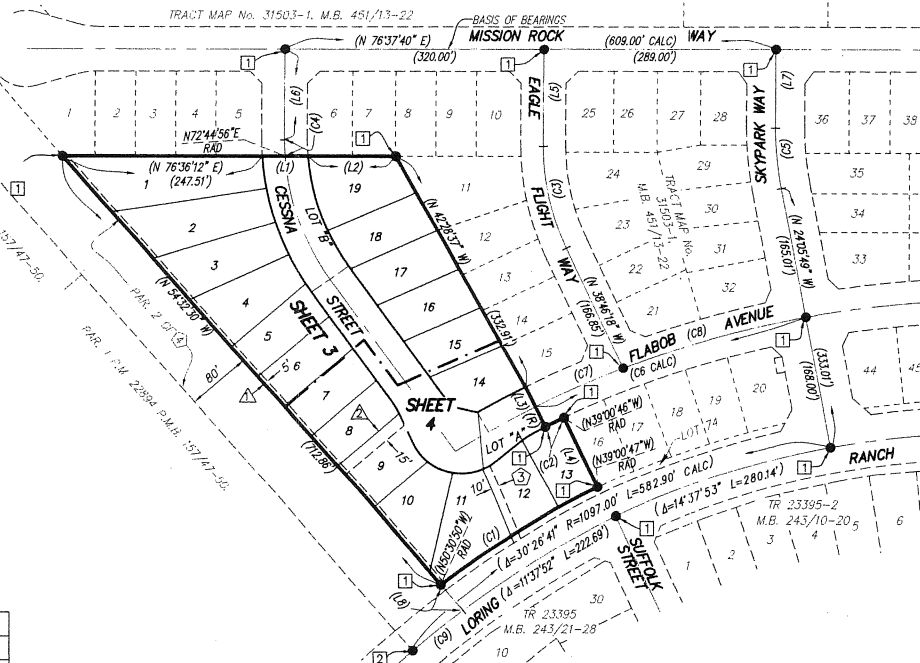
VICINITY MAP:
NOT TO SCALE

| LINE TABLE REC DATA | | |
|---------------------|-------------------|---------------|
| LINE | BEARING | LENGTH |
| (L1) | (N76°39'08"E) | (56.13') |
| (L2) | (N76°37'40"E) | (107.74') |
| (L3) | (N40°12'22"W) (R) | (56.00') |
| (L4) | (N39°00'35"W) | (98.00') |
| (L5) | (N13°22'20"W) | (120.45') |
| (L6) | (N13°22'20"W) | (112.69') |
| (L7) | (N13°22'20"W) | (98.18') |
| (L8) | (N54°32'30"W) | (42.11' CALC) |

| CURVE TABLE REC DATA | | | | |
|----------------------|-------------|-------------|-----------|----------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| (C1) | (11°30'03") | (1,139.00') | (228.63') | (114.70') |
| (C2) | (1°11'35") | (1,237.00') | (25.76') | (12.88') |
| (C3) | (25°23'58") | (300.00') | (132.99') | (67.61') |
| (C4) | (3°52'44") | (300.00') | (20.31') | (10.16') |
| (C5) | (10°43'29") | (400.00') | (74.87') | (37.55') |
| (C6) | (16°06'33") | (1,265.00') | (355.66') | (179.01' CALC) |
| (C7) | (5°26'08") | (1,265.00') | (120.01') | (60.05') |
| (C8) | (10°40'25") | (1,265.00') | (235.66') | (118.17') |
| (C9) | (4°10'56") | (1,097.00') | (80.07') | (40.05') |

ENVIRONMENTAL CONSTRAINTS NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY OF JURUPA VALLEY IN E.C.S. BOOK 1, PAGE 19.

EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS
AND DEDICATION TABLE

| LTR. | DESCRIPTION |
|------|---|
| ① | PRIVATE DRAINAGE EASEMENT AS RETAINED HEREON. |
| ② | STORM DRAIN EASEMENT TO THE CITY OF JURUPA VALLEY FOR PUBLIC USE AS DEDICATED HEREON. |
| ③ | PRIVATE SEWER EASEMENT AS RETAINED HEREON. |
| ④ | GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED 1/31/01 AS DCC. No. 2001-042670, OFFICIAL RECORD. |
| ⑤ | FLABOB AIRPORT, LLC, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES. RECORDED AUGUST 16, 2016 AS DOCUMENT NO. 2016-0349788 OF OFFICIAL RECORDS. (NOT PLOTTABLE - BLANKET IN NATURE) |

SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THE MAP IS THE CENTERLINE OF MISSION ROCK WAY, SHOWN AS "N 76°37'40" E" ON TRACT No. 31503-1 FILED IN MAP BOOK 451, PAGES 13 THROUGH 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
- THIS TRACT CONTAINS 3.74 ACRES, GROSS.
- ALL PUBLIC SERVICES AND UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- ALL DRAINAGE EASEMENTS, NATURAL WATER COURSES AND FLOOD PLAINS MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
- BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY OF RIVERSIDE ORDINANCE No. 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.
- INDICATES SET 1" IRON PIPE, 18" LONG, TAGGED "P.L.S. 7635", FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE, 18" LONG, TAGGED "P.L.S. 7635", FLUSH, AT REAR LOT CORNERS AND ANGLE POINTS.
- SET LEAD AND TACK WITH BRASS TAG, STAMPED "P.L.S. 7635", FLUSH, IN TOP OF CURB ON THE PROLONGATION OF SIDE LOT LINE IN LIEU OF FRONT CORNERS PER STANDARD "E".
- IN THE EVENT THAT THE TYPE OF MONUMENT CALLED FOR CANNOT BE SET A BRASS TAG STAMPED "P.L.S. 7635" WILL BE AFFIXED IN CONCRETE, STONE OR METAL AT THE TRUE POSITION CALLED FOR BY THIS MAP.
- ALL DISTANCES SHOWN ARE MEASURED AND CALCULATED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDRETHS OF A FOOT.
- () INDICATES RECORD DATA RECORD DATA PER TR. No. 31503-1, M.B. 451/13-22.
- — — — — INDICATES SHEET LINES (SHEET 2 ONLY).
- ||||| INDICATES RESTRICTED ACCESS AS SHOWN HEREON.
- INDICATES FOUND MONUMENT AS NOTED BELOW
- NO. DESCRIPTION
- ① 1" IRON PIPE, 18" LONG, TAGGED "P.L.S. 7635", FLUSH, PER TR. No. 31503-1, M.B. 451/13-22.
- ② FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, PER TR. No. 31503-1, M.B. 451/13-22.
- SNF INDICATES SEARCHED, NOTHING FOUND.
- NUMBERED ITEM OF EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE— SYMBOLS USED AS NOTED BELOW
- ① INDICATES NUMBERED ITEM IS A RESERVATION OR DEDICATION
- ① INDICATES NUMBERED ITEM IS AN EXISTING DEED, EXISTING EASEMENT, OR EXISTING DEDICATION PER RECORD DATA AS NOTED
- ① INDICATES NUMBERED ITEM IS AN EXISTING DEED, EXISTING EASEMENT, OR EXISTING DEDICATION PER RECORD DATA AS NOTED BUT IS EITHER OMITTED OR UNPLOTTABLE.

C.C. & R. NOTES : C.C. & R's

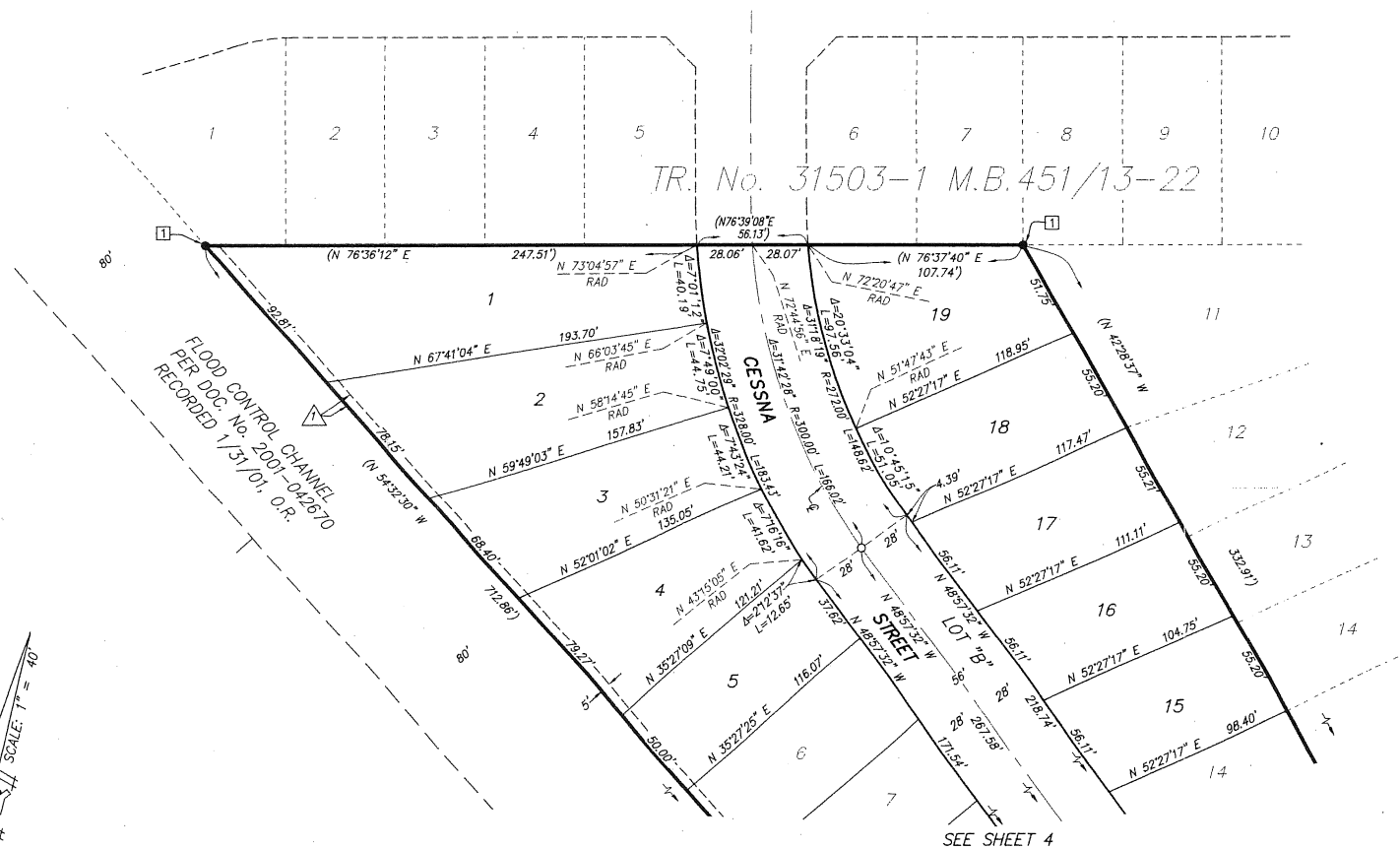
RECORDED FEBRUARY 14, 2017, AS INSTRUMENT NO. 2017-0064885, O.R.

EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS
AND DEDICATION TABLE (Cont.)

| No. | DESCRIPTION |
|-----|--|
| ⑥ | PUBLIC UTILITIES EASEMENT TO CALIFORNIA ELECTRIC POWER CO. RECORDED 04/15/1947 IN BOOK 831, PAGE 73, OF OFFICIAL RECORDS. |
| ⑦ | PUBLIC UTILITIES EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH CO. RECORDED 08/14/1947 IN BOOK 862, PAGE 130, OF OFFICIAL RECORDS. |
| ⑧ | SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES AND APPURTENANCES, RECORDED DECEMBER 29, 2016 AS DOCUMENT NO. 2016-0581351 OF OFFICIAL RECORDS. (NOT PLOTTABLE - BLANKET IN NATURE) |

TRACT NO. 31503

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

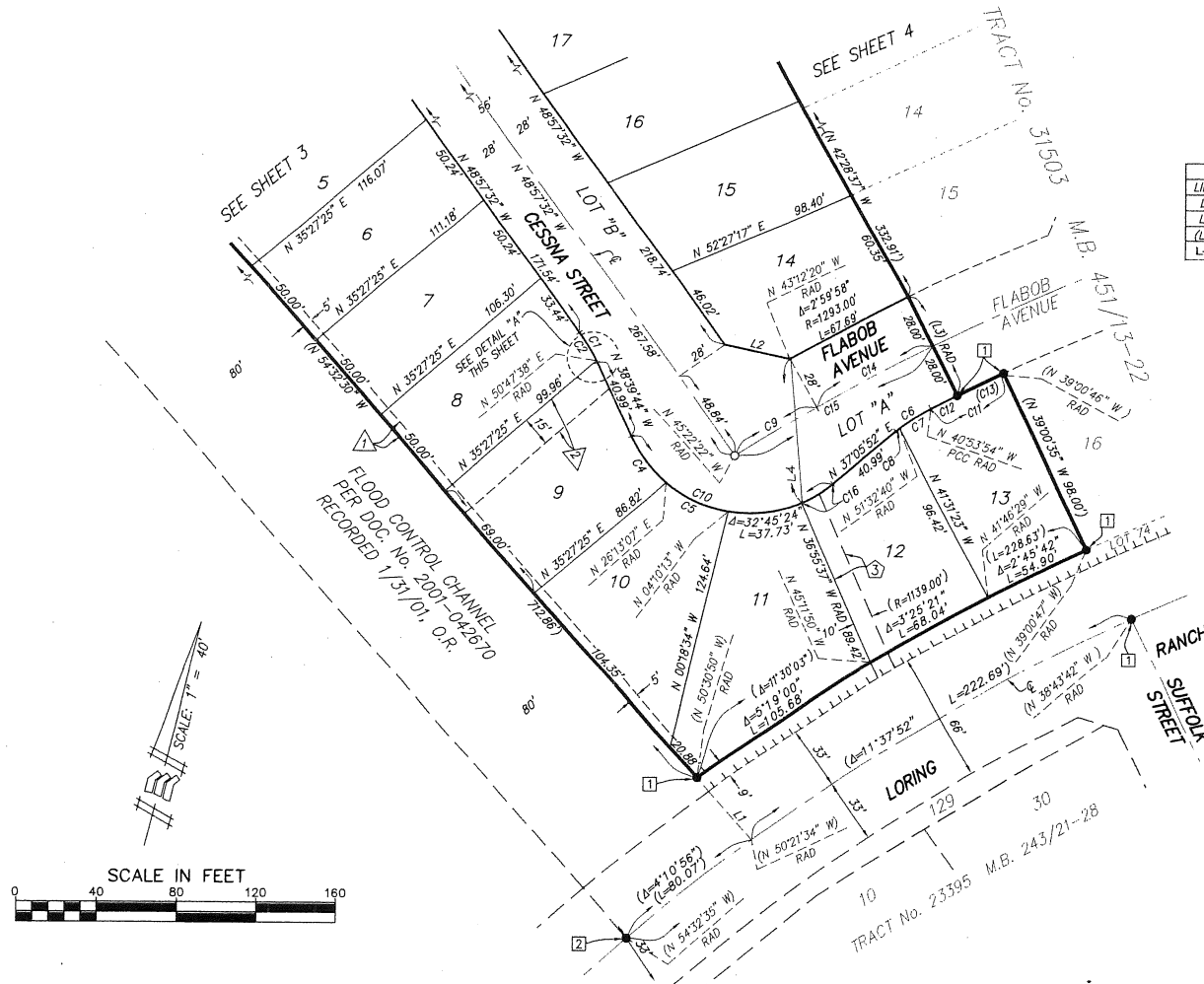
MADOLE AND ASSOCIATES, INC.
AUGUST, 2015SEE SHEET 2 FOR BOUNDARY MAP, INDEX MAP,
VICINITY MAP, BASIS OF BEARINGS, SURVEYOR'S
NOTES, MONUMENT NOTES, BOUNDARY
ESTABLISHMENT NOTES, EXISTING DEEDS,
EXISTING EASEMENTS, RESERVATIONS AND
DEDICATION TABLE.

TRACT NO. 31503

SEE SHEET 2 FOR BOUNDARY MAP, INDEX MAP, VICINITY MAP, BASIS OF BEARINGS, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY ESTABLISHMENT NOTES, EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE.

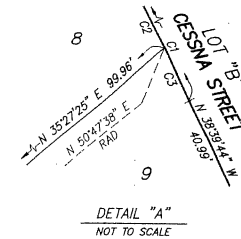
BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015



| LINE TABLE | | |
|------------|-----------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N54°32'30"W | 33.09 |
| L2 | N88°55'04"E | 33.54 |
| (L3) | N40°12'22"W (R) | 56.00 |
| L4 | N10°50'09"W | 72.24 |

| CURVE TABLE | | | | |
|-------------|------------|----------|--------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C1 | 101°17'48" | 100.00 | 17.97 | 9.01 |
| C2 | 9°45'10" | 100.00 | 17.02 | 8.53 |
| C3 | 0°32'38" | 100.00 | 0.95 | 0.47 |
| C4 | 25°07'09" | 66.00 | 28.94 | 14.70 |
| C5 | 30°23'20" | 66.00 | 35.01 | 17.92 |
| C6 | 12°00'14" | 100.00 | 20.95 | 10.51 |
| C7 | 10°38'46" | 100.00 | 18.58 | 9.32 |
| C8 | 12°12'08" | 100.00 | 2.57 | 1.18 |
| C9 | 21°02'02" | 1265.00 | 47.85 | 23.93 |
| C10 | 104°14'24" | 66.00 | 120.08 | 64.84 |
| C11 | 1°37'08" | 1,237.00 | 40.71 | 20.36 |
| C12 | 0°41'32" | 1,237.00 | 14.85 | 7.47 |
| (C13) | 1°11'35" | 1,237.00 | 25.76 | 12.88 |
| C14 | 2°59'58" | 1,265.00 | 66.23 | 33.12 |
| C15 | 51°02'00" | 1,265.00 | 114.07 | 57.08 |
| C16 | 15°58'31" | 66.00 | 18.40 | 9.26 |



RECORDING REQUESTED

**BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

Notice of Completion

RECORDING REQUESTED BY

City of Jurupa Valley

AND WHEN RECORDED RETURN TO:

CITY CLERK

City of Jurupa Valley

8930 Limonite Avenue

Jurupa Valley CA, 92509

NOTICE OF COMPLETION
(Civil Code 9204 – Public Works)

NOTICE IS HEREBY GIVEN by the undersigned owner, a public entity of the State of California that a public work of improvement has been completed as follows:

Project title or description of work: Tract 31503 Skypark

Date of completion: January 22, 2021

Nature of owner: City/Public Entity

Interest or estate of owner: City of Jurupa Valley as public right-of-way

Address of owner: 8930 Limonite Avenue
Jurupa Valley, CA 92509

Name of contractor: DR Horton CA3, Inc.

Street address or legal description of site: Tract Map 31503 (Skypark) Book 459 Pages 14-17

Signature of Owner:

Rod B. Butler, City Manager
City of Jurupa Valley

VERIFICATION

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the City Manager of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and the facts stated therein are true and correct.

Executed at Jurupa Valley, California on this 4th day of February, 2021.

By:

Attest:

Rod B. Butler, City Manager

Victoria Wasko, City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS
SUBJECT: AGENDA ITEM NO. 14.H

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT 31503-1 LOCATED ON LORING RANCH ROAD BETWEEN CAPARY ROAD AND THE FLOOD CONTROL CHANNEL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2021-05, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 31503-1 LOCATED ON LORING RANCH ROAD BETWEEN CAPARY ROAD AND THE FLOOD CONTROL CHANNEL) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

BACKGROUND

Tract Map 31503-1 was approved by the City Council on May 19, 2016 and recorded with the County Recorder's Office on June 13, 2016. The subdivision is a 76 lot single family residential development located on 37.28 acres. The owner dedicated to public use for street and public utility purposes streets designated as lettered lots on the map. Prior to recording the Final Map, Subdivision Agreements were executed and bonds were provided by the developer to secure required improvements.

ANALYSIS

Construction of the required improvements for Tract 31503-1 has been completed. Staff inspected the improvements for compliance with the approved plans, adopted conditions of approval, the City's Standard Plans and Specifications, and the Municipal Code. All improvements have been constructed and completed to the satisfaction of the City Engineer and a one year warranty period has been completed.

The streets now being accepted by this action are shown on the attached map.

The Performance Bond and Labor and Materials Bond will be released by the City Engineer 90 days after recording of the Notice of Completion. Monument bonds will be released once all monuments identified on the map are confirmed.

OTHER INFORMATION

Previous Actions:

- City Council meeting of May 19, 2016: City Council approved Final Tract Map 31503-1

FISCAL IMPACT

The Public Works Department will maintain the public improvements on the streets dedicated to the City and accepted on the map for Tract 31503-1. Maintenance of the public streets is primarily funded with Gas Tax (revenue from State gas tax). Maintenance of the water and sewer line facilities are the responsibility of the Jurupa Community Services District (JCSD). Right-of-way landscaping maintenance along Loring Ranch Road and Mission Rock Way, along with the water quality basin maintenance will be funded by CFD 2015-002.

ALTERNATIVES

1. Take no action.
2. Provide staff with alternative directions.

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

Reviewed by:



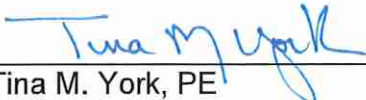
Paul Foor
Director of Public Works

Submitted by:



Rod Butler
City Manager

Prepared by:



Tina M. York, PE
Development Services Manager

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

Reviewed by:



Connie Cardenas
Director of Administrative Services

Attachments:

1. Resolution 2021-05
2. Tract Map 31503-1
3. Notice of Completion

**RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

RESOLUTION NO. 2021-05

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE
CITY INTO THE CITY-MAINTAINED STREET SYSTEM
(TRACT 31503-1 LOCATED ON LORING RANCH ROAD
BETWEEN CAPARY ROAD AND THE FLOOD CONTROL
CHANNEL) PURSUANT TO STREETS AND HIGHWAYS CODE
SECTION 1806**

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

Section 1. The City Council hereby finds, determines and declares that:

(a) Tract Map 31503-1 was recorded by the Riverside County Recorder on June 13, 2016 ("Tract Map").

(b) Pursuant to Government Code Sections 66477.1 and 66477.2 and other applicable law, the Tract Map offered for dedication to the City certain land for streets, public utilities and associated drainage and public improvements as described on Exhibit A, attached hereto and incorporated herein by this reference ("Streets").

(c) The City's acceptance of the dedication of the Streets is conditioned on the completion of construction of the Streets and associated drainage and public improvements in accordance with City Standards and improvement plans approved by the City Engineer as provided in the Subdivision Improvement Agreement for the Streets entered into between the City and the owner of the tract.

(d) The City Engineer has inspected the Streets and has determined that the Streets and the public improvements related thereto have been satisfactorily completed in accordance with Improvement Plan No. IP15-007, approved by the City Engineer.

Section 2. The City Council hereby accepts the Streets and related drainage and public improvements as described and depicted on Exhibit A into the City-Maintained Street System pursuant to Streets and Highways Code Section 1806.

Section 3. The City Clerk shall cause this Resolution and its exhibits to be recorded in the Official Records of the County of Riverside.

Section 4. 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 4th 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 Resolution No. 2021-05 was duly passed and adopted at a regular meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 2021 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 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A

STREETS AND RELATED PUBLIC IMPROVEMENTS FOR TRACT 31503-1

CADDO AVENUE

WESTERFIELD STREET

MISSION ROCK WAY

PROPELLER COURT

WRIGHT BROTHERS STREET

FLABOB AVENUE

SKYPARK WAY

EAGLE FLIGHT WAY

CESSNA STREET

LORING RANCH ROAD

NUMBER LOTS = 75
LETTER LOTS = 11
ACREAGE = 41.788

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 10 SHEETS

TRACT NO. 31503-1

BEING A SUBDIVISION OF A PORTION OF LOT 159 OF TRACT No. 23395-1, AS PER MAP FILED IN BOOK 243, PAGES 1 THROUGH 9, INCLUSIVE, OF MAPS, TOGETHER WITH PARCEL 3, LOT C, A PORTION OF PARCEL 4 AND A PORTION OF LOT B OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____ .M., IN BOOK _____ OF MAPS, AT PAGES _____,
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF
JURUPA VALLEY.
No. _____
FEE \$ _____
PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER
BY: _____, DEPUTY
SUBDIVISION GUARANTEE: LAWYERS TITLE COMPANY

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "K", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "K" (LORING RANCH ROAD), THE OWNERS OF LOTS 74 AND 75 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITIONS OF ACCESS RIGHTS AS TO THE PART VACATED.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE STORM DRAIN EASEMENT, AS SHOWN HEREON, FOR DRAINAGE AND MAINTENANCE PURPOSES.

WE ALSO HEREBY RETAIN LOT 68 FOR PARK PURPOSES, AS SHOWN HEREON, FOR THE PRIVATE USE AND SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND THE LOT OWNERS, WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS 69, 70, 71, 72 AND 73 FOR OPEN SPACE PURPOSES, AS SHOWN HEREON, FOR THE PRIVATE USE AND SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND THE LOT OWNERS, WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOT 67 FOR STORM DRAIN DETENTION BASIN, AS SHOWN HEREON, FOR THE PRIVATE USE AND SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND THE LOT OWNERS, WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS 74 AND 75 FOR LANDSCAPE PURPOSES, AS SHOWN HEREON, FOR THE PRIVATE USE AND SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND THE LOT OWNERS, WITHIN THIS TRACT MAP.

D.R. HORTON CA3, INC., A DELAWARE CORPORATION

BY: _____

PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____

NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC IN AND FOR SAID STATE

(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____COUNTY.

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TOBY WALKER IN JUNE OF 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETED AS SHOWN.

DATED: _____ BY: _____
ANTHONY HARO P.L.S. 7635



TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____, 20____

CASH OR SURETY TAX BOND
DON KENT
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATED: _____, 20____ DON KENT, COUNTY TAX COLLECTOR

BY: _____, DEPUTY

CITY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON TENTATIVE MAP OF TRACT No. 31503 APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 22, 2006, THE EXPIRATION DATE BEING NOVEMBER 22, 2009; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____

BY: _____
MICHAEL D. MYERS, CITY SURVEYOR
R.C.E. 30702

CITY COUNCIL'S STATEMENT:

THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS COUNCIL ADOPTED PURSUANT TO SECTION 1806 OF THE STREETS AND HIGHWAYS CODE.

THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES: LOT "A" (CADD0 AVENUE), LOT "B" (WESTERFIELD STREET), LOT "C" (MISSION ROCK WAY), LOT "D" (PROPELLER COURT), LOT "E" (WRIGHT BROTHERS STREET), LOT "F" (FLABOB AVENUE), LOT "G" (SKYPARK WAY), LOT "H" (SKYPARK WAY), LOT "I" (EAGLE FLIGHT WAY), LOT "J" (CESSNA STREET), LOT "K" (LORING RANCH ROAD).

EASEMENTS FOR STORM DRAIN PURPOSES AS SHOWN AND OFFERED HEREON ARE ACCEPTED AS PART OF THE CITY MAINTAINED STREET SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

DATE: _____, 20____

CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

BY: _____
LAURA ROUGHTON, MAYOR

ATTEST:
CITY CLERK

BY: _____
VICTORIA WASKO, CITY CLERK

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- CALIFORNIA ELECTRIC POWER COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES, RECORDED APRIL 15, 1947 IN BOOK 831, PAGE 73, OFFICIAL RECORDS.
- PACIFIC TELEPHONE AND TELEGRAPH, HOLDER OF AN EASEMENT FOR UTILITIES, RECORDED AUGUST 14, 1947 IN BOOK 862, PAGE 130, OFFICIAL RECORDS.

JURUPA AREA RECREATION AND PARK DISTRICT

CERTIFICATE OF ACCEPTANCE:

THE JURUPA AREA RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER OF DEDICATION OF LOT 68 MADE HEREON FOR PARK PURPOSES.

DATE: _____, 20____

BY: _____
DAN RODRIGUEZ, GENERAL MANAGER

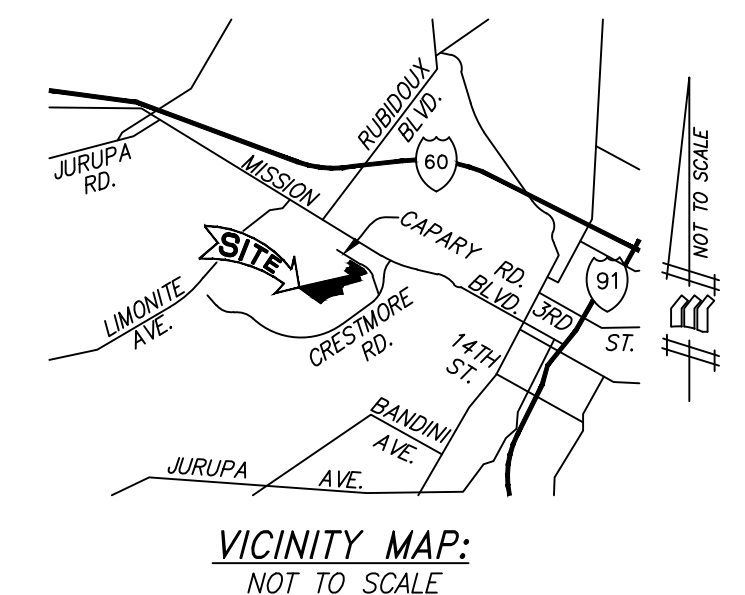
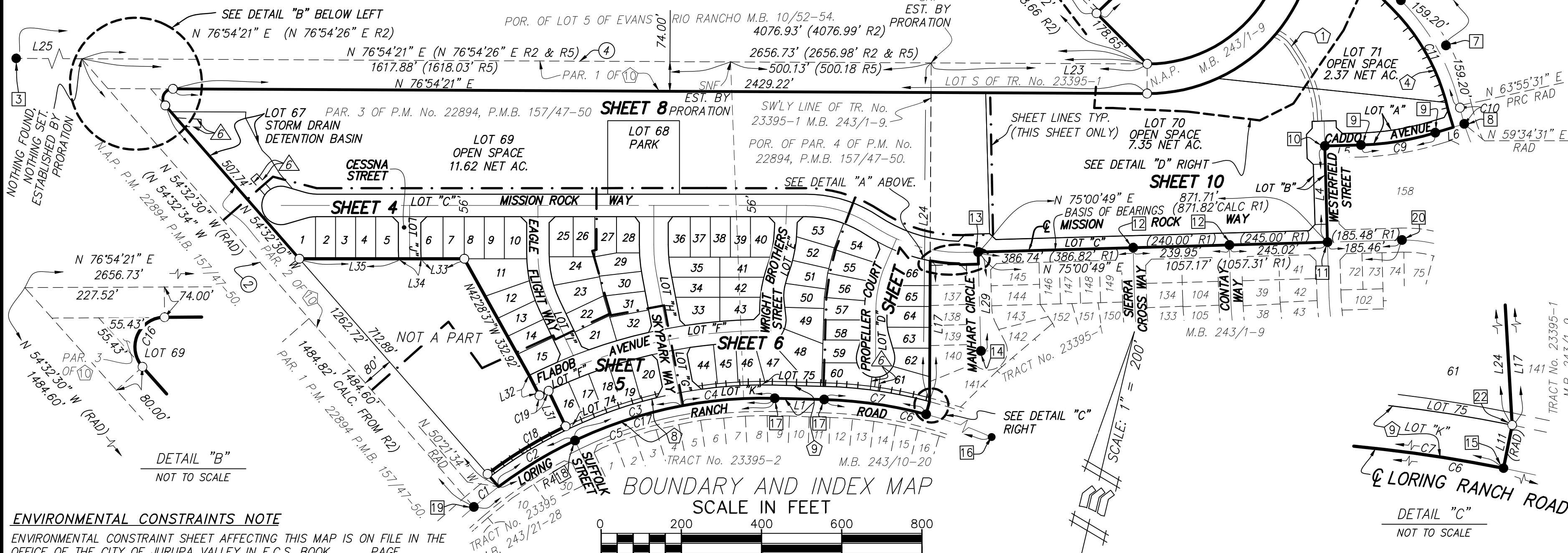
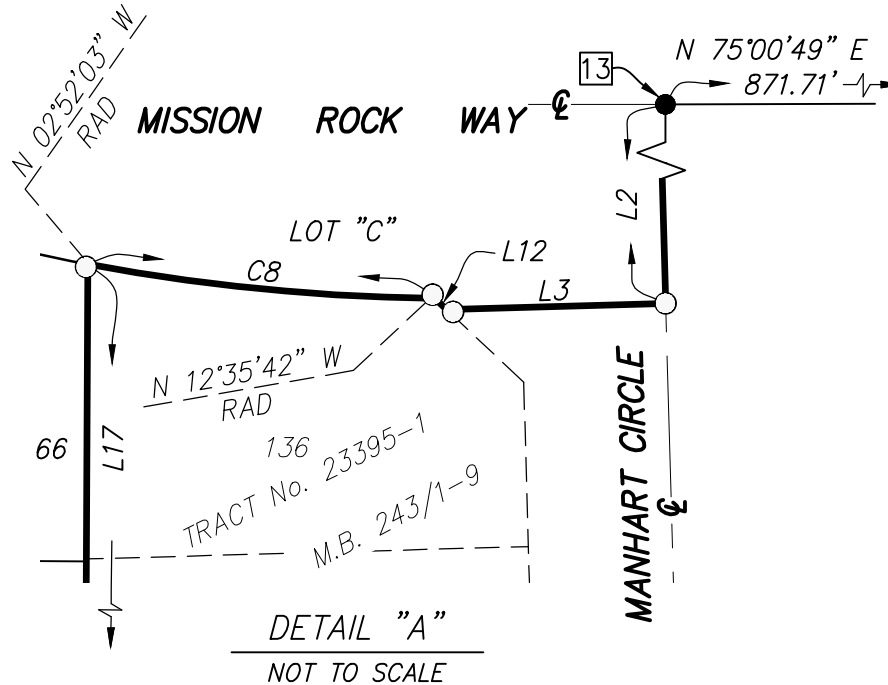
SHEET 2 OF 10 SHEETS

BEING A SUBDIVISION OF A PORTION OF LOT 159 OF TRACT No. 23395-1, AS PER MAP FILED IN BOOK 243, PAGES 1 THROUGH 9, INCLUSIVE, OF MAPS, TOGETHER WITH PARCEL 3, LOT C, A PORTION OF PARCEL 4 AND A PORTION OF LOT B OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

| LINE TABLE CONT. | | |
|------------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L12 | N60°06'16"W | 3.34 |
| L13 | N13°05'47"W | 74.00 |
| L14 | N58°21'42"W | 208.73 |
| L14(R1) | N58°22'15"W | 208.71 |
| L15 | N58°21'42"W | 74.00 |
| L15(R1) | N58°22'15"W | 74.00 |
| L16 | N76°54'21"E | 2656.73 |
| L16(R2) | N76°54'26"E | 2656.98 |
| L17 | N13°05'25"W | 350.85 |
| L18 | N33°01'06"E | 379.76 |
| L19 | N58°21'42"W | 150.19 |
| L19(R1) | N58°22'15"W | 150.00 |
| L20 | N33°01'06"E | 179.93 |
| L21 | NOT USED | |
| L22 | N58°21'42"W | 178.65 |
| L22(R1) | N58°22'15"W | 178.65 |
| L23 | N76°54'21"E | 538.72 |
| L23(R1) | N76°54'26"E | 538.77 |
| L24 | N13°05'25"W | 844.40 |
| L24(R1) | N13°05'34"W | 844.45 |
| L25 | N76°54'21"E | 1420.20 |
| L25(R2) | N76°54'26"E | 1420.01 |
| L26 | NOT USED | |
| L27 | NOT USED | |
| L28 | N76°54'21"E | 2429.22 |
| L29 | N14°59'06"W | 246.89 |
| L30 | NOT USED | |
| L31 | N39°00'35"W | 98.00 |

| LINE TABLE CONT. | | |
|------------------|-----------------|---------|
| LINE | BEARING | LENGTH |
| L32 | N40°12'22"W (R) | 56.00 |
| L33 | N76°37'40"E | 107.74' |
| L34 | N76°39'08"E | 56.13 |
| L35 | N76°36'12"E | 247.51 |
| L36 | N33°01'06"E | 149.93 |
| L37 | N31°38'18"E | 15.87' |

| CURVE TABLE | | | | | LINE TABLE | | |
|-------------|-----------|---------|--------|--------|------------|-----------------|--------|
| CURVE | DELTA | RADIUS | LENGTH | TAN | LINE | BEARING | LENGTH |
| C1 | 4°10'56" | 1097.00 | 80.07 | 40.05 | L1 | N78°06'15"E | 123.32 |
| C2 | 11°37'52" | 1097.00 | 222.69 | 111.73 | L1(R2) | N78°06'12"E | 123.45 |
| C3 | 14°37'53" | 1097.00 | 280.13 | 140.83 | L2 | N14°59'06"W | 30.00 |
| C4 | 12°12'04" | 1097.00 | 233.61 | 117.25 | L3 | N75°00'49"E | 45.66 |
| C5 | 42°38'45" | 1097.00 | 816.50 | 428.21 | L4 | N14°59'20"W | 240.00 |
| C5(R4) | 42°38'46" | 1097.00 | 816.51 | 428.21 | L4(R1) | N14°59'11"W | 240.00 |
| C6 | 49°14'36" | 1097.00 | 942.83 | 502.75 | L5 | N75°00'57"E | 89.93 |
| (C6 R1) | 35°47'44" | 1097.00 | 685.35 | 502.76 | L5(R1) | N75°00'49"E | 89.95 |
| C7 | 13°27'11" | 1097.00 | 257.58 | 129.38 | L6 | N59°34'31"E | 75.60 |
| C7(R4) | 13°26'59" | 1097.00 | 257.50 | — | L6(R1) | N59°34'42"E | 75.64 |
| C8 | 9°43'39" | 428.00 | 72.66 | 36.42 | L7 | N31°38'18"E | 45.87 |
| C9 | 15°26'26" | 700.00 | 188.64 | 94.90 | L8 | N31°38'18"E | 45.87 |
| C9(R1) | 15°26'07" | 700.00 | 188.58 | 94.86 | L9 | NOT USED | |
| C10 | 4°21'00" | 550.00 | 41.76 | 20.89 | L10 | NOT USED | |
| C10(R1) | 4°20'17" | 550.00 | 41.64 | — | L11 | N01°33'26"E RAD | 33.00 |
| C11 | 32°17'13" | 550.00 | 309.93 | 159.20 | L11(R1) | N01°33'09"E | 33.00 |
| C11(R2) | 32°17'13" | 550.00 | 309.93 | 159.20 | | | |
| C12 | 20°48'31" | 343.00 | 124.57 | 62.98 | | | |
| C12(R1) | 20°46'35" | 343.00 | 124.38 | — | | | |
| C13 | 20°48'31" | 417.00 | 151.45 | 76.57 | | | |
| C13(R1) | 20°46'35" | 417.00 | 151.21 | — | | | |
| C14 | 66°04'34" | 417.00 | 480.90 | 271.20 | | | |
| C14(R1) | 66°03'16" | 417.00 | 480.75 | — | | | |
| C15 | 66°04'34" | 343.00 | 395.56 | 223.07 | | | |
| C15(R1) | 66°03'16" | 343.00 | 395.43 | — | | | |
| C16 | 31°26'51" | 25.00 | 57.35 | 55.43 | | | |
| C17 | 38°27'49" | 1097.00 | 736.43 | 382.70 | | | |
| C18 | 11°30'03" | 1139.00 | 228.63 | 114.70 | | | |
| C19 | 1°11'35" | 1237.00 | 25.76 | 12.88 | | | |



ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE
OFFICE OF THE CITY OF JURUPA VALLEY IN E.C.S. BOOK _____, PAGE _____.

TRACT NO. 31503-1

BEING A SUBDIVISION OF A PORTION OF LOT 159 OF TRACT No. 23395-1, AS PER MAP FILED IN BOOK 243, PAGES 1 THROUGH 9, INCLUSIVE, OF MAPS, TOGETHER WITH PARCEL 3, LOT C, A PORTION OF PARCEL 4 AND A PORTION OF LOT B OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

| EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE | |
|---|--|
| LTR. | DESCRIPTION |
| ① | EASEMENT FOR STORM DRAIN PURPOSES AND RIGHTS INCIDENTAL THERETO AS DEDICATED ON OVER LOT 159 OF TRACT No. 23395-1, M.B. 243/1-9. |
| 2 | INTENTIONALLY DELETED. |
| 3 | INTENTIONALLY DELETED. |
| ④ | RESTRICTED ACCESS AS DEDICATED ON TRACT No. 23395-1, M.B. 243/1-9. |
| 5 | INTENTIONALLY DELETED. |
| ⑥ | STORM DRAIN EASEMENT TO PUBLIC USE AS DEDICATED HEREON. |
| 7 | INTENTIONALLY DELETED |
| ⑧ | DEDICATED TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES AS LOT "C" OF P.M. 22894, P.M.B. 157/ 47-50 |
| ⑨ | DEDICATED TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES AS LOT "B" OF P.M. 22894, P.M.B. 157/ 47-50 |
| ⑩ | GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED 1/31/01 AS DOC. No. 2001-042670, OFFICIAL RECORD |
| ⑪ | PARCEL 1 - CAPARY ROAD OF THE GRANT DEED TO RIVERSIDE COUNTY RECORDED 05/18/71 AS DOC. No. 52419, OFFICIAL RECORD |
| 12 | INTENTIONALLY DELETED. |
| 13 | INTENTIONALLY DELETED. |
| ⑭ | PUBLIC UTILITIES EASEMENT TO CALIFORNIA ELECTRIC POWER CO. RECORDED 04/15/1947 IN BOOK 831, PAGE 73, OF OFFICIAL RECORDS. |
| ⑮ | PUBLIC UTILITIES EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH CO. RECORDED 08/14/1947 IN BOOK 862, PAGE 130, OF OFFICIAL RECORDS. |

SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THE MAP IS THE CENTERLINE OF MISSION ROCK WAY, SHOWN AS "N 75°00'49" E" ON TRACT No. 23395-1 FILED IN MAP BOOK 243, PAGES 1 THROUGH 9, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
- THIS TRACT CONTAINS 42.71 ACRES, GROSS
- ALL PUBLIC SERVICES AND UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- ALL DRAINAGE EASEMENTS, NATURAL WATER COURSES AND FLOOD PLAINS MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
- BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY OF RIVERSIDE ORDINANCE No. 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.
 - INDICATES SET 1" IRON PIPE, 18" LONG, TAGGED "P.L.S. 7635", FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE, 18" LONG, TAGGED "P.L.S. 7635", FLUSH, AT REAR LOT CORNERS AND ANGLE POINTS.
- SET LEAD AND TACK WITH BRASS TAG, STAMPED "P.L.S. 7635", FLUSH, IN TOP OF CURB ON THE PROLONGATION OF SIDE LOT LINE IN LIEU OF FRONT CORNERS PER STANDARD "E".
- IN THE EVENT THAT THE TYPE OF MONUMENT CALLED FOR CANNOT BE SET A BRASS TAG STAMPED "P.L.S. 7635" WILL BE AFFIXED IN CONCRETE, STONE OR METAL AT THE TRUE POSITION CALLED FOR BY THIS MAP.
- ALL DISTANCES SHOWN ARE MEASURED AND CALCULATED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS OF A FOOT.
- () INDICATES RECORD DATA AS NOTED.
- R1 RECORD DATA PER TR. No. 23395-1, M.B. 243/1-9.
- R2 RECORD DATA PER PM 22894, P.M.B. 157/47-50.
- R3 RECORD DATA PER CAROL CHATT TRACT, M.B. 21/91.
- R4 RECORD DATA PER TR. No. 23395-2, M.B. 243/10-20.
- R5 RECORD DATA PER LLA 3064 RECORDED 8/28/1989 AS DOC. No. 292378, OFFICIAL RECORDS .

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015

SURVEYOR'S NOTES CONTINUED

- . — . — INDICATES SHEET LINES (SHEET 2 ONLY).
- ||||| INDICATES RESTRICTED ACCESS.
- ① INDICATES NUMBERED ITEM OF BOUNDARY ESTABLISHMENT NOTES.
- NUMBERED ITEM OF EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE-- SYMBOLS USED AS NOTED BELOW
 - ① INDICATES NUMBERED ITEM IS A RESERVATION OR DEDICATION
 - ① INDICATES NUMBERED ITEM IS AN EXISTING DEED, EXISTING EASEMENT, OR EXISTING DEDICATION PER RECORD DATA AS NOTED
 - ① INDICATES NUMBERED ITEM IS AN EXISTING DEED, EXISTING EASEMENT, OR EXISTING DEDICATION PER RECORD DATA AS NOTED BUT IS EITHER OMITTED OR UNPLOTTABLE.
 - INDICATES FOUND MONUMENT AS NOTED BELOW
- No. DESCRIPTION
 - ① FD. 1" I.P. WITH RIVERSIDE COUNTY TRANSPORTATION PLASTIC PLUG, FLUSH, ACCEPTED AS CL INTERSECTION OF CAROL WAY AND WALLACE STREET.
 - ② FD. SPIKE AND WASHER MARKED WITH RIVERSIDE COUNTY TRANSPORTATION, FLUSH, ACCEPTED AS C/L INT. OF CAPARY ROAD AND TRACT BOUNDARY.
 - ③ FD. 2" I.P., TAG ILLEGIBLE, DN. 0.7', PER R2, SET TAG "P.L.S. 7635", ACCEPTED AS SWLY COR. OF THE LAND DESCRIBED IN DEED RECORDED, AUGUST 2, 1944 IN BOOK 639 PAGE 19 OFFICIAL RECORDS.
 - ④ FD. 1" I.P., OPEN, FLUSH, IN LIEU OF 1" I.P. AND TAG STAMPED "R.C.E. 13542" PER R2, SET TAG "P.L.S. 7635", ACCEPTED AS TRACT BOUNDARY.
 - ⑤ FD. 1" I.P. OPEN, FLUSH, IN LIEU OF 1" I.P. W/ PLASTIC PLUG STAMPED "L.S. 3018", PER R2, SET TAG "P.L.S. 7635", ACCEPTED AS C/L INT. OF DRIVING RANGE ROAD AND CAPARY ROAD.
 - ⑥ FD. 1" I.P. OPEN, FLUSH, IN LIEU OF 1" I.P. W/ PLASTIC PLUG STAMPED "RCE 13542", PER R2, SET TAG "P.L.S. 7635", ACCEPTED AS CL BC OF CAPARY ROAD.

- ⑦ FD 1 1/4" I.P. W/ BRASS CAP, STAMPED "P.I.", PER R2.
- ⑧ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS THE C/L INT. OF CAPARY ROAD AND CADDO AVENUE.
- ⑨ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS THE C/L OF CADDO AVENUE.
- ⑩ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS THE C/L INT. OF CADDO AVENUE AND WESTERFIELD STREET.
- ⑪ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS THE C/L INT. OF WESTERFIELD STREET AND MISSION ROCK WAY.
- ⑫ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS THE C/L OF MISSION ROCK WAY.
- ⑬ FD. 1" I.P. W/ NAIL AND NO TAG, FLUSH, IN LIEU OF 1" I.P. W/ NAIL AND TAG STAMPED "RCE 13542", PER R1, SET TAG "P.L.S. 7635", ACCEPTED AS C/L INT. OF MISSION ROCK WAY AND MANHART CIRCLE.
- ⑭ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS THE C/L OF MANHART CIRCLE.
- ⑮ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS THE C/L INT. OF THE SW'LY LINE OF LOT "A" PER R1 AND THE C/L OF LORING RANCH ROAD.
- ⑯ FD. 1" I.P. W/ PK NAIL, NO TAG, FLUSH, IN LIEU OF 1" I.P. W/ NAIL AND TAG STAMPED "RCE 13542", PER R1 ACCEPTED AS ON THE C/L OF LORING RANCH ROAD, SET TAG "P.L.S. 7635".
- ⑰ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS ON THE C/L OF LORING RANCH ROAD AND TRACT BOUNDARY.
- ⑱ FD. 1" I.P. W/ NAIL AND TAG ILLEGIBLE, IN LIEU OF 1" I.P. W/ NAIL AND TAG STAMPED "RCE 13542", PER TRACT MAP 23395 (M.B. 243/21-28); SET TAG "P.L.S. 7635", ACCEPTED AS THE C/L INT. OF LORING RANCH ROAD AND SUFFOLK STREET.

SURVEYOR'S NOTES CONTINUED

- ⑲ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1, ACCEPTED AS THE SW CORNER OF LOT "C" OF R2.
- ⑳ FD. 1" I.P. W/ NAIL AND TAG, STAMPED "LS 5390", FLUSH, IN LIEU OF TAG STAMPED "RCE 13542", PER R1,
- ㉑ FD. 1" I.P. WITH RIVERSIDE COUNTY TRANSPORTATION PLASTIC PLUG, FLUSH, ILLEGIBLE, ACCEPTED AS C/L INT. OF WALLACE STREET AND CAPARY ROAD.
- ㉒ ESTABLISHED NW. COR OF LOT "A" OF M.B. 243/1-9 USING THE NE'LY PROLONGATION OF A LINE THAT IS RADIAL TO THE C/L OF LORING RANCH ROAD FROM THE FOUND MON. AT SW COR. OF LOT "A" OF M.B. 243/1-9, SEE MON. NOTE 15. SET 1" IRON PIPE, 18" LONG, TAGGED "P.L.S. 7635" FLUSH.
- ㉓ FD. 1" I.P. WITH RIVERSIDE COUNTY TRANSPORTATION PLASTIC PLUG, FLUSH, ACCEPTED AS C/L OF WALLACE STREET PER CORNER RECORD 11-0344.
- ㉔ SEARCHED, NOTHING FOUND; ESTABLISHED BY PRORATION; SET 1" I.P., 18" LONG, TAGGED "P.L.S. 7635", FLUSH
- ㉕ SEARCHED, NOTHING FOUND; ESTABLISHED BY RECORD, SET 1" I.P., 18" LONG, TAGGED "P.L.S. 7635", FLUSH

C.C.& R NOTES : C.C.& R's

RECORDED _____, AS INSTRUMENT NO. _____, O.R.

BOUNDARY ESTABLISHMENT NOTES

- | No. | DESCRIPTION | | | | | | | | | | | | | | | | |
|-------------------|---|-------------|---------------------------------------|-------------------|----------------------------------|----------------|--------------------------|------------------|----------------------------------|-----------------|--------------------------|--------------|----------------------------|-------------|---------------------------------|----------------|-------------------------|
| ① | ESTABLISHED THE CENTERLINES OF THE FOLLOWING STREETS USING THE FOUND MONUMENTS AS NOTED; <table><tr><th>STREET NAME</th><th>FOUND MONUMENTS USED TO ESTABLISH C/L</th></tr><tr><td>LORING RANCH ROAD</td><td>SEE MON. NOTES 16, 17, 18 AND 19</td></tr><tr><td>MANHART CIRCLE</td><td>SEE MON. NOTES 13 AND 14</td></tr><tr><td>MISSION ROCK WAY</td><td>SEE MON. NOTES 11, 12, 13 AND 20</td></tr><tr><td>WESTILED STREET</td><td>SEE MON. NOTES 10 AND 11</td></tr><tr><td>CADDO AVENUE</td><td>SEE MON. NOTES 8, 9 AND 10</td></tr><tr><td>CAPARY ROAD</td><td>SEE MON. NOTES 2, 5, 6, 7 AND 8</td></tr><tr><td>WALLACE STREET</td><td>SEE MON. NOTES 1 AND 21</td></tr></table> | STREET NAME | FOUND MONUMENTS USED TO ESTABLISH C/L | LORING RANCH ROAD | SEE MON. NOTES 16, 17, 18 AND 19 | MANHART CIRCLE | SEE MON. NOTES 13 AND 14 | MISSION ROCK WAY | SEE MON. NOTES 11, 12, 13 AND 20 | WESTILED STREET | SEE MON. NOTES 10 AND 11 | CADDO AVENUE | SEE MON. NOTES 8, 9 AND 10 | CAPARY ROAD | SEE MON. NOTES 2, 5, 6, 7 AND 8 | WALLACE STREET | SEE MON. NOTES 1 AND 21 |
| STREET NAME | FOUND MONUMENTS USED TO ESTABLISH C/L | | | | | | | | | | | | | | | | |
| LORING RANCH ROAD | SEE MON. NOTES 16, 17, 18 AND 19 | | | | | | | | | | | | | | | | |
| MANHART CIRCLE | SEE MON. NOTES 13 AND 14 | | | | | | | | | | | | | | | | |
| MISSION ROCK WAY | SEE MON. NOTES 11, 12, 13 AND 20 | | | | | | | | | | | | | | | | |
| WESTILED STREET | SEE MON. NOTES 10 AND 11 | | | | | | | | | | | | | | | | |
| CADDO AVENUE | SEE MON. NOTES 8, 9 AND 10 | | | | | | | | | | | | | | | | |
| CAPARY ROAD | SEE MON. NOTES 2, 5, 6, 7 AND 8 | | | | | | | | | | | | | | | | |
| WALLACE STREET | SEE MON. NOTES 1 AND 21 | | | | | | | | | | | | | | | | |
| ② | EXISTING RIGHT OF WAY OF THE ABOVE STREETS WAS ESTABLISHED BY OFFSETTING THE RECORD HALF STREET WIDTH AS SHOWN HEREON. | | | | | | | | | | | | | | | | |
| ③ | ESTABLISHED SW'LY LINE OF PAR. 3 OF P.M.B. 157/47-50 USING THE NW'LY PROLONGATION OF A LINE THAT IS RADIAL TO THE C/L OF LORING RANCH ROAD FROM THE FOUND MON. AT SW COR. OF LOT C OF P.M.B. 157/47-50, SEE MON. NOTE 19. | | | | | | | | | | | | | | | | |
| ④ | ESTABLISHED NW'LY LINE OF LOT 159 OF TR. No. 23395-1 M.B. 243/1-9 BY HOLDING FD. MONUMENT AT MON. NOTE 4 AND HOLDING THE BEARING OF WALLACE STREET AS SHOWN AND USING RECORD DISTANCE PER M.B. 243/1-9. THEN HOLDING THE BEARING OF CAPARY ROAD AS SHOWN AND USING RECORD DISTANCE PER M.B. 243/1-9 TO ESTABLISH THE MOST S'LY CORNER OF LOT 159. | | | | | | | | | | | | | | | | |
| ⑤ | ESTABLISHED THE NW'LY LINE OF PAR. 3 AND PAR. 4 OF P.M.B. 157/47-50 BY HOLDING FD. MONUMENT AT MON. NOTE 23 AND THE RE-ESTABLISHED MOST S'LY CORNER OF LOT 159 AS NOTED ABOVE | | | | | | | | | | | | | | | | |
| ⑥ | ESTABLISHED THE CENTERLINE OF CAROL WAY BY HOLDING FD. MONUMENT AT MON. NOTE 1 AND HOLDING THE BEARING OF CAPARY ROAD AS SHOWN. ESTABLISHED RIGHT OF WAY OF CAROL WAY OFFSETTING A HALF STREET WIDTH OF 30.00' PER M.B. 21/91 | | | | | | | | | | | | | | | | |
| ⑦ | ESTABLISHED THE SW'LY LINE OF THE CAROL CHATT TRACT M.B. 21/91 USING THE NW'LY PROLONGATION OF THE RE-ESTABLISHED NW'LY LINE OF LOT 159 OF M.B. 243/1-9 AS NOTED ABOVE. | | | | | | | | | | | | | | | | |
| ⑧ | ESTABLISHED THE NW'LY CORNER OF LOT 12 OF M.B. 21/91 BY INTERSECTION, USING THE FOUND MONUMENT AT THE NE. COR. OF LOT 14 OF M.B. 21/91, SEE MON. NOTE 4 AND HOLDING THE BEARING OF CAPARY ROAD AS SHOWN, AND USING THE FOUND MONUMENT AT THE NE. COR. OF LOT 15 OF M.B. 21/91, SEE MON. NOTE 3 AND HOLDING THE BEARING OF WALLACE STREET AS SHOWN. | | | | | | | | | | | | | | | | |
| ⑨ | ESTABLISHED THE CORNERS OF LOTS 10 AND 11 OF M.B. 21/91 BY THE RECORD DISTANCE. | | | | | | | | | | | | | | | | |

SEE SHEET 2 FOR BOUNDARY MAP, INDEX MAP AND VICINITY MAP. SEE SHEET 3 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY ESTABLISHMENT NOTES, EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE.

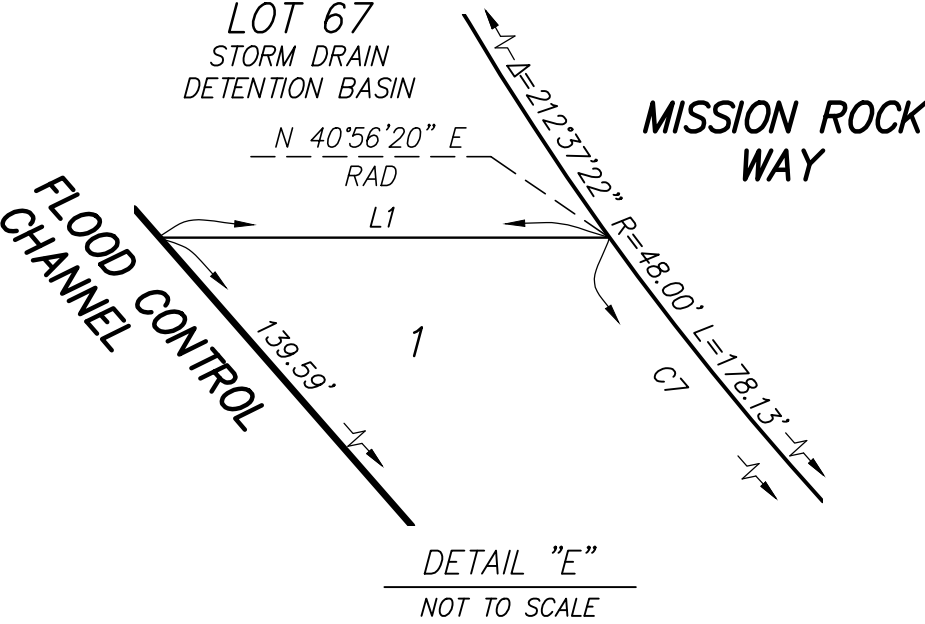
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 31503-1

BEING A SUBDIVISION OF A PORTION OF LOT 159 OF TRACT No. 23395-1, AS PER MAP FILED IN BOOK 243, PAGES 1 THROUGH 9, INCLUSIVE, OF MAPS, TOGETHER WITH PARCEL 3, LOT C, A PORTION OF PARCEL 4 AND A PORTION OF LOT B OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

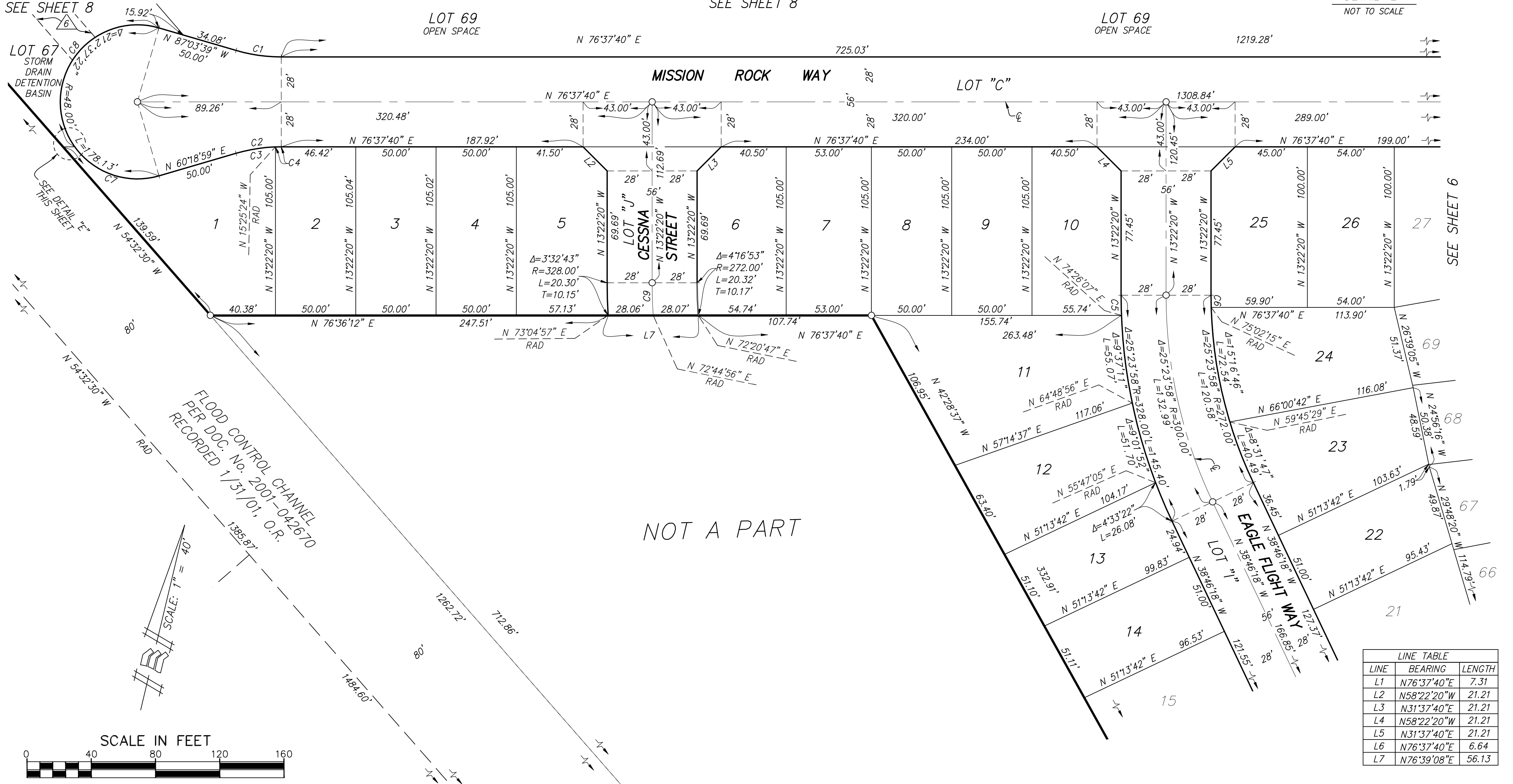
MADOLE AND ASSOCIATES, INC.
AUGUST, 2015

SHEET 4 OF 10 SHEETS



| CURVE TABLE | | | | |
|-------------|------------|--------|--------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C1 | 16°18'41" | 100.00 | 28.47 | 14.33 |
| C2 | 16°18'41" | 100.00 | 28.47 | 14.33 |
| C3 | 14°15'37" | 100.00 | 24.89 | 12.51 |
| C4 | 2°03'04" | 100.00 | 3.58 | 1.79 |
| C5 | 2°11'33" | 328.00 | 12.55 | 6.28 |
| C6 | 1°35'25" | 272.00 | 7.55 | 3.77 |
| C7 | 70°37'21" | 48.00 | 59.16 | 34.00 |
| C8 | 142°00'01" | 48.00 | 118.96 | 139.40 |

| CURVE TABLE CONTINUED | | | | |
|-----------------------|----------|--------|--------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C9 | 3°52'44" | 300.00 | 20.31 | 10.16 |



SEE SHEET 2 FOR BOUNDARY MAP, INDEX MAP AND VICINITY MAP. SEE SHEET 3 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY ESTABLISHMENT NOTES, EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE.

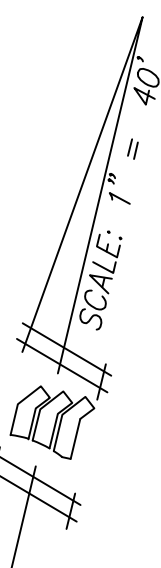
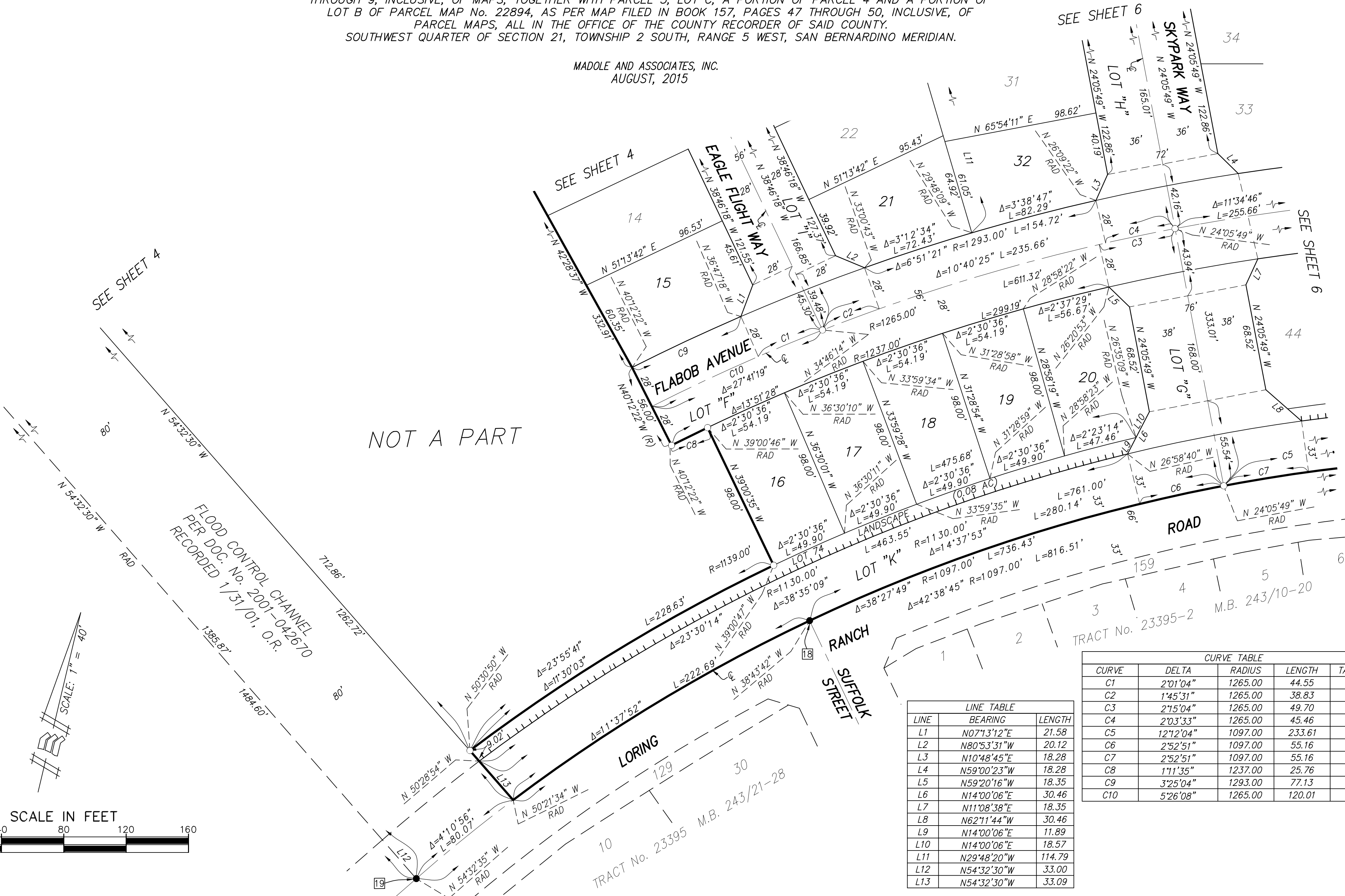
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 5 OF 10 SHEETS

TRACT NO. 31503-1

BEING A SUBDIVISION OF A PORTION OF LOT 159 OF TRACT No. 23395-1, AS PER MAP FILED IN BOOK 243, PAGES 1 THROUGH 9, INCLUSIVE, OF MAPS, TOGETHER WITH PARCEL 3, LOT C, A PORTION OF PARCEL 4 AND A PORTION OF LOT B OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N07°13'12"E | 21.58 |
| L2 | N80°53'31"W | 20.12 |
| L3 | N10°48'45"E | 18.28 |
| L4 | N59°00'23"W | 18.28 |
| L5 | N59°20'16"W | 18.35 |
| L6 | N14°00'06"E | 30.46 |
| L7 | N11°08'38"E | 18.35 |
| L8 | N62°11'44"W | 30.46 |
| L9 | N14°00'06"E | 11.89 |
| L10 | N14°00'06"E | 18.57 |
| L11 | N29°48'20"W | 114.79 |
| L12 | N54°32'30"W | 33.00 |
| L13 | N54°32'30"W | 33.09 |

| CURVE TABLE | | | | |
|-------------|-----------|---------|--------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C1 | 2°01'04" | 1265.00 | 44.55 | 22.28 |
| C2 | 1°45'31" | 1265.00 | 38.83 | 19.42 |
| C3 | 2°15'04" | 1265.00 | 49.70 | 24.85 |
| C4 | 2°03'33" | 1265.00 | 45.46 | 22.73 |
| C5 | 12°12'04" | 1097.00 | 233.61 | 117.25 |
| C6 | 2°52'51" | 1097.00 | 55.16 | 27.59 |
| C7 | 2°52'51" | 1097.00 | 55.16 | 27.59 |
| C8 | 1°11'35" | 1237.00 | 25.76 | 12.88 |
| C9 | 3°25'04" | 1293.00 | 77.13 | 38.57 |
| C10 | 5°26'08" | 1265.00 | 120.01 | 60.05 |

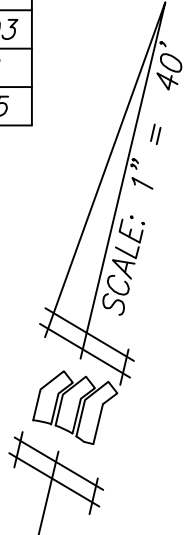
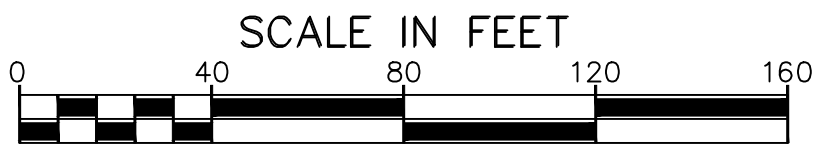
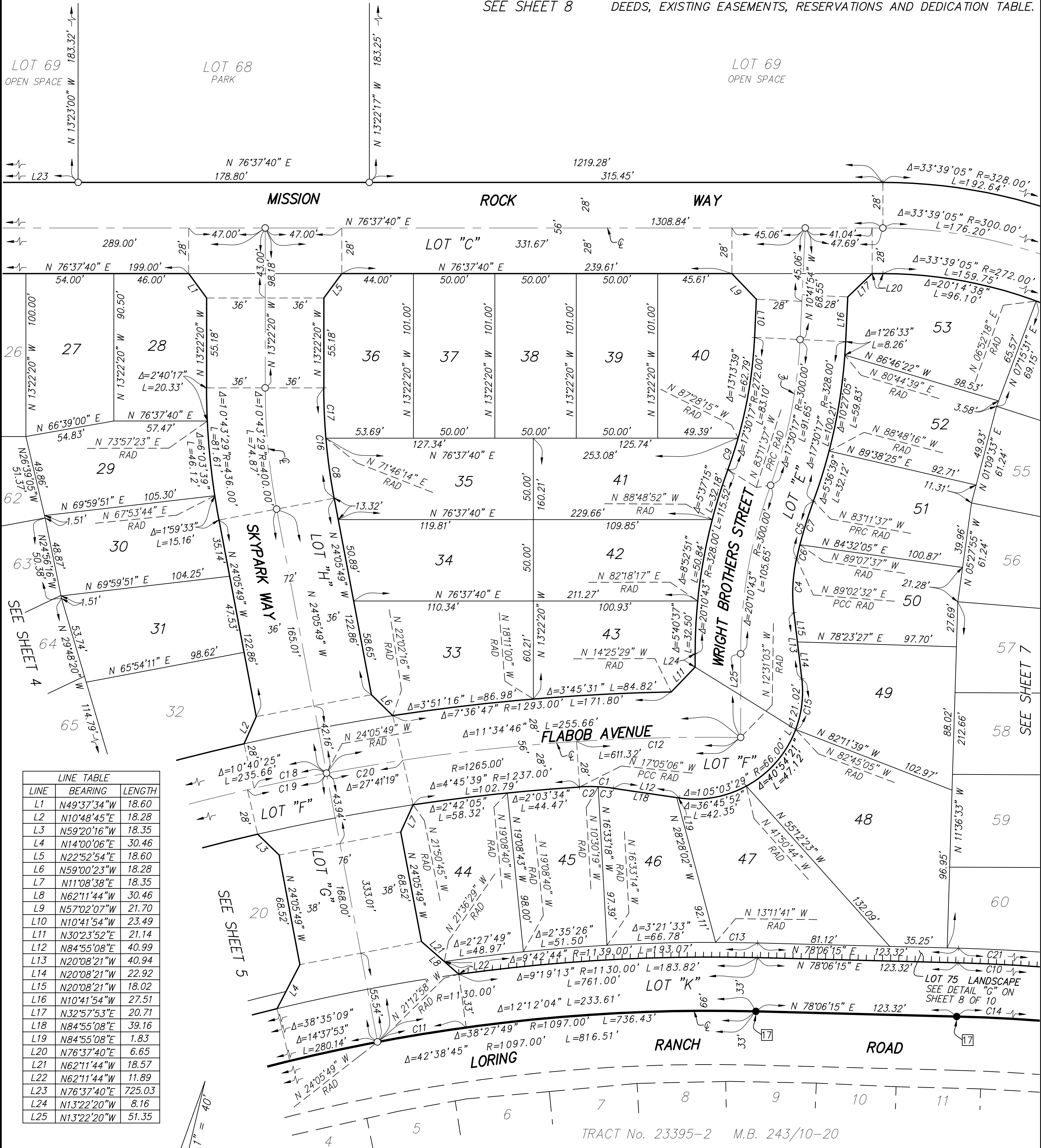
TRACT NO. 31503-1

BEING A SUBDIVISION OF A PORTION OF LOT 159 OF TRACT No. 23395-1, AS PER MAP FILED IN BOOK 243, PAGES 1 THROUGH 9, INCLUSIVE, OF MAPS, TOGETHER WITH PARCEL 3, LOT C, A PORTION OF PARCEL 4 AND A PORTION OF LOT B OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015

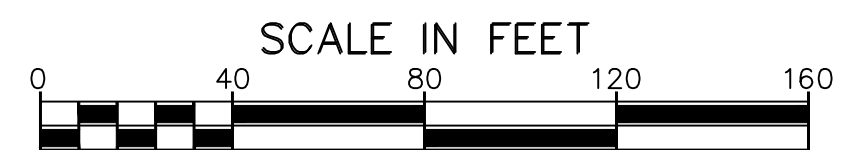
SEE SHEET 8

SEE SHEET 2 FOR BOUNDARY MAP, INDEX MAP AND VICINITY MAP.
SEE SHEET 3 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES,
MONUMENT NOTES, BOUNDARY ESTABLISHMENT NOTES, EXISTING
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DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE.



| LINE TABLE | | |
|------------|-------------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N09°59'31"E | 40.91 |
| L2 | N52°25'48"E | 20.24 |
| L3 | N31°59'59"W | 20.07 |
| L4 | N09°59'31"E | 27.56 |
| L5 | N09°59'31"E | 28.23 |
| L6 | N60°06'16"W | 3.34 |
| L7 | N75°00'49"E | 45.66 |
| L8 | N74°59'20"E | 30.00 |
| L9 | N13°08'29"W | 26.98 |
| L10 | N13°08'29"W | 5.20 |
| L11 | N13°08'29"W | 21.78 |
| L12 | N13°08'29"W | 26.98 |
| L13 | N78°06'15"E | 6.95 |
| L14 | N28°57'48"E | 23.45 |
| L15 | N59°59'11"W | 21.21 |
| L16 | N01°33'26"E (RAD) | 33.00 |
| L17 | N05°35'26"W | 23.97 |

SEE SHEET 2 FOR BOUNDARY MAP, INDEX MAP AND VICINITY MAP. SEE SHEET 3 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY ESTABLISHMENT NOTES, EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE.

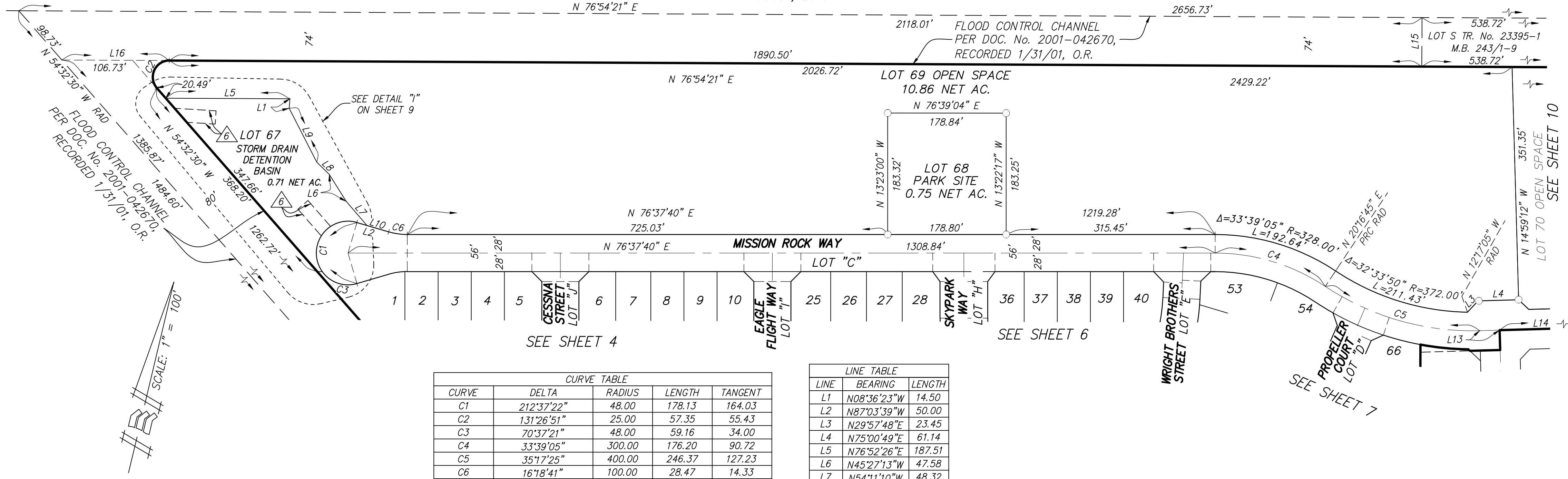
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 8 OF 10 SHEETS

TRACT NO. 31503-1

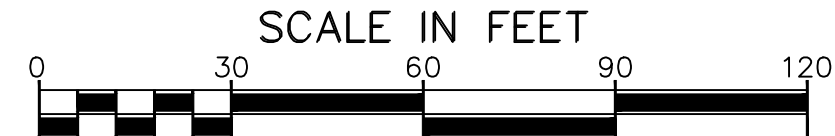
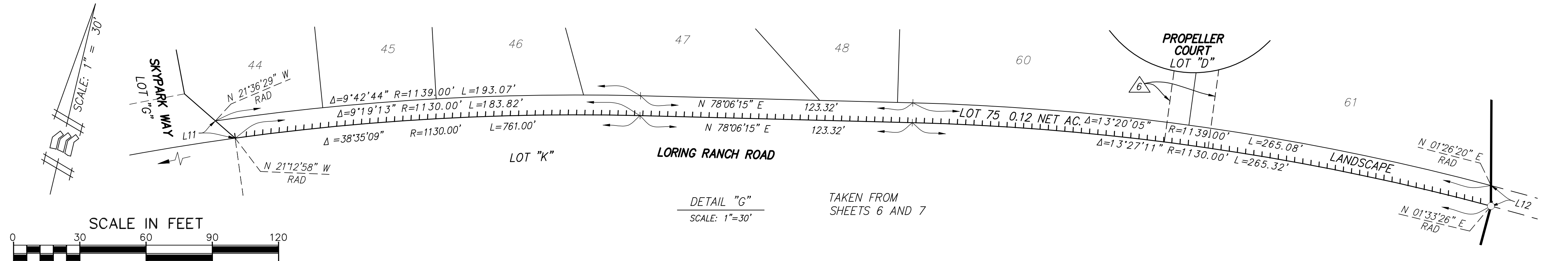
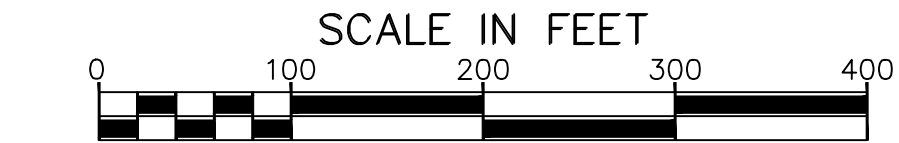
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SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015



| CURVE TABLE | | | | |
|-------------|------------|--------|--------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C1 | 212°37'22" | 48.00 | 178.13 | 164.03 |
| C2 | 131°26'51" | 25.00 | 57.35 | 55.43 |
| C3 | 70°37'21" | 48.00 | 59.16 | 34.00 |
| C4 | 33°39'05" | 300.00 | 176.20 | 90.72 |
| C5 | 35°17'25" | 400.00 | 246.37 | 127.23 |
| C6 | 16°18'41" | 100.00 | 28.47 | 14.33 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N08°36'23"W | 14.50 |
| L2 | N87°03'39"W | 50.00 |
| L3 | N29°57'48"E | 23.45 |
| L4 | N75°00'49"E | 61.14 |
| L5 | N76°52'26"E | 187.51 |
| L6 | N45°27'13"W | 47.58 |
| L7 | N54°11'10"W | 48.32 |
| L8 | N58°38'58"W | 26.66 |
| L9 | N40°36'58"W | 91.36 |
| L10 | N87°03'39"W | 34.08 |
| L11 | N62°11'44"W | 11.89 |
| L12 | N13°05'25"W | 9.30 |
| L13 | N74°59'20"E | 30.00 |
| L14 | N75°00'49"E | 871.71 |
| L15 | N13°05'25"W | 74.00 |
| L16 | N76°54'21"E | 162.15 |



SEE SHEET 2 FOR BOUNDARY MAP, INDEX MAP AND VICINITY MAP. SEE SHEET 3 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY ESTABLISHMENT NOTES, EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE.

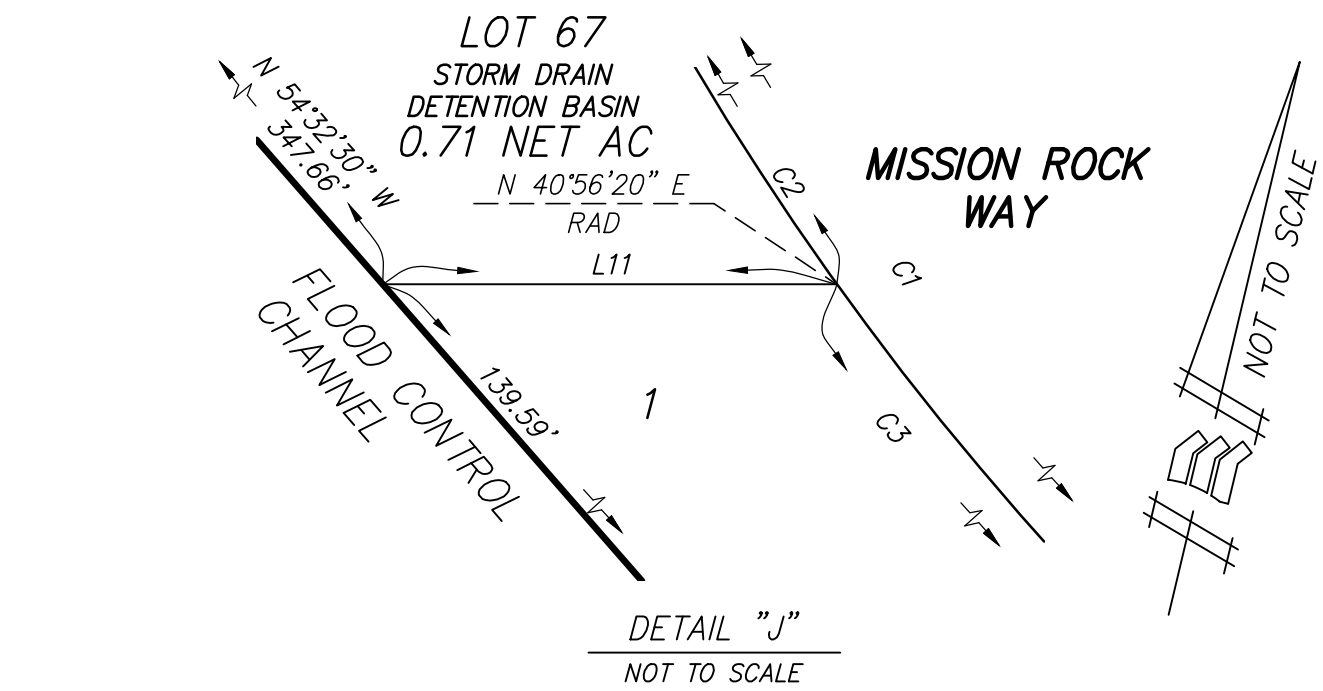
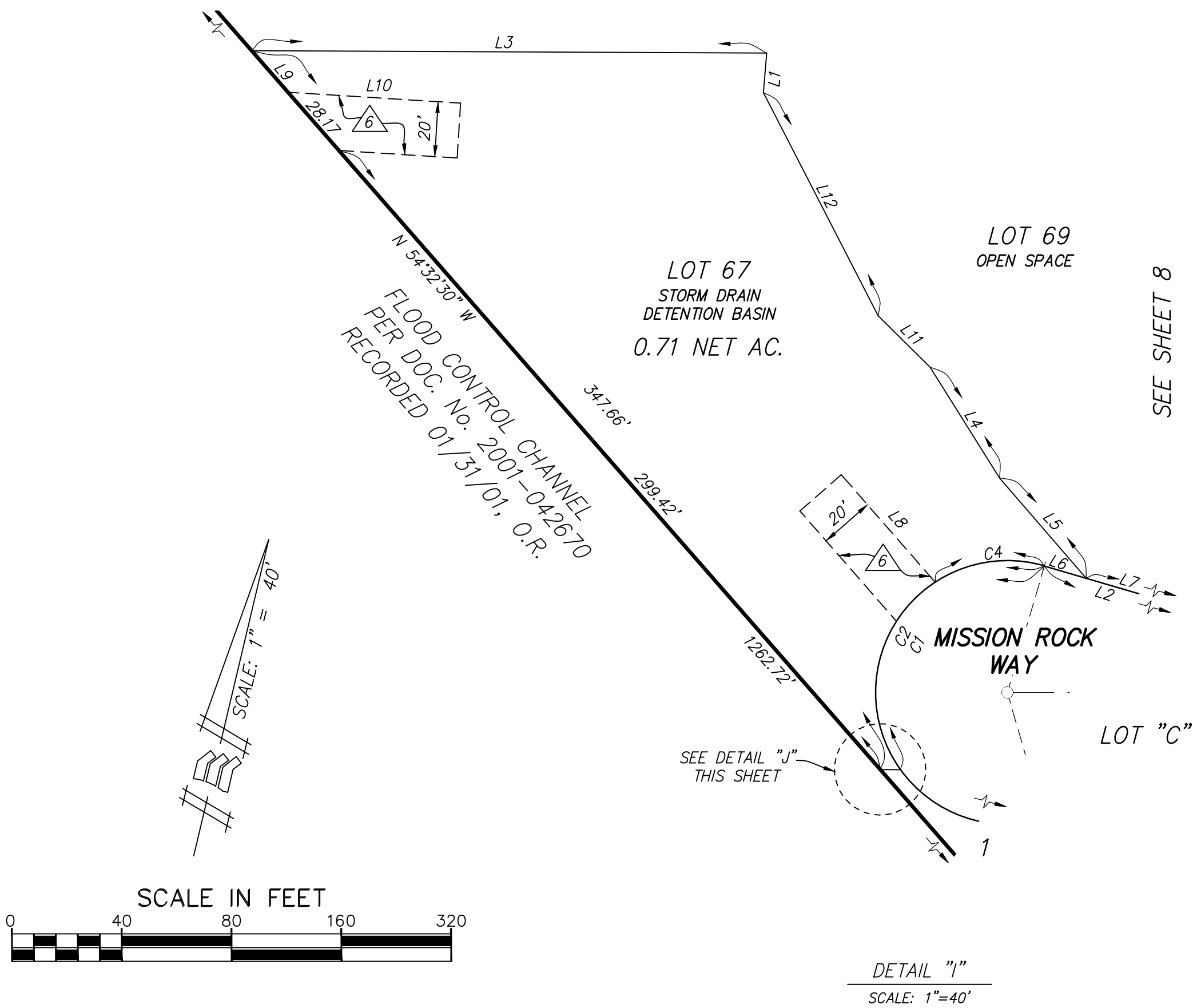
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 9 OF 10 SHEETS

TRACT NO. 31503-1

BEING A SUBDIVISION OF A PORTION OF LOT 159 OF TRACT No. 23395-1, AS PER MAP FILED IN BOOK 243, PAGES 1 THROUGH 9, INCLUSIVE, OF MAPS, TOGETHER WITH PARCEL 3, LOT C, A PORTION OF PARCEL 4 AND A PORTION OF LOT B OF PARCEL MAP No. 22894, AS PER MAP FILED IN BOOK 157, PAGES 47 THROUGH 50, INCLUSIVE, OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

MADOLE AND ASSOCIATES, INC.
AUGUST, 2015



| CURVE TABLE | | | | |
|-------------|------------|--------|--------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C1 | 212°37'22" | 48.00 | 178.13 | 164.03 |
| C2 | 142°00'01" | 48.00 | 118.96 | 139.40 |
| C3 | 70°37'21" | 48.00 | 59.16 | 34.00 |
| C4 | 49°28'08" | 48.00 | 41.44 | 22.11 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N08°36'23"W | 14.50 |
| L2 | N87°03'39"W | 50.00 |
| L3 | N76°52'26"E | 187.51 |
| L4 | N45°27'13"W | 47.58 |
| L5 | N54°11'10"W | 48.32 |
| L6 | N87°03'39"W | 15.92 |
| L7 | N87°03'39"W | 34.08 |
| L8 | N54°32'35"W | 52.00 |
| L9 | N54°32'30"W | 20.07 |
| L10 | N80°13'45"E | 62.96 |
| L11 | N76°37'40"E | 7.31 |
| L12 | N40°36'58"W | 91.36 |
| L13 | N76°37'40"E | 0.67 |

SEE SHEET 2 FOR BOUNDARY MAP, INDEX MAP AND VICINITY MAP. SEE SHEET 3 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY ESTABLISHMENT NOTES, EXISTING DEEDS, EXISTING EASEMENTS, RESERVATIONS AND DEDICATION TABLE.

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 10 OF 10 SHEETS

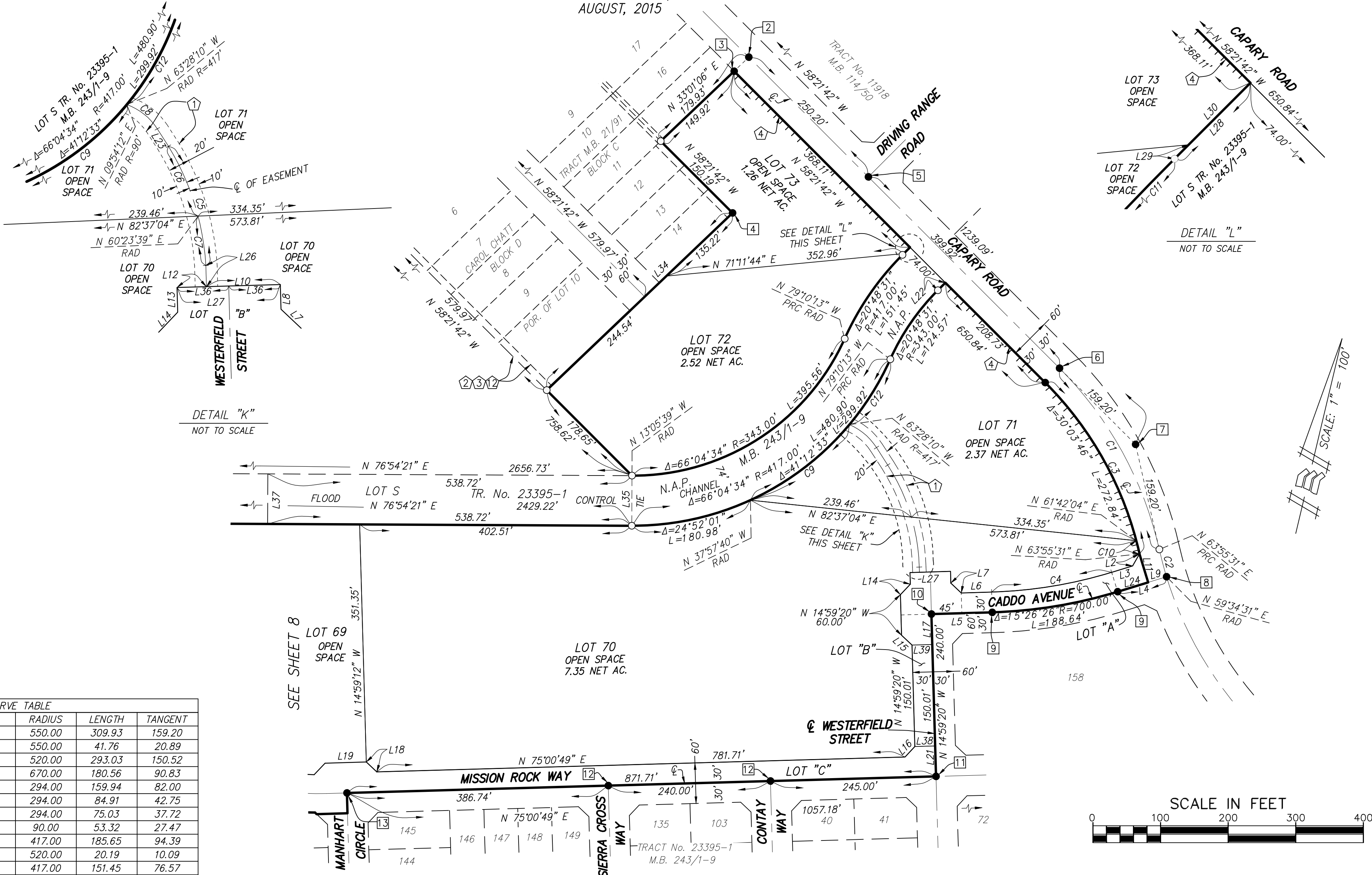
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MADOLE AND ASSOCIATES, INC.
AUGUST, 2015

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N31°38'18"E | 45.87 |
| L2 | N16°30'23"E | 20.49 |
| L3 | N59°34'31"E | 32.30 |
| L4 | N59°34'31"E | 75.60 |
| L5 | N75°00'57"E | 89.93 |
| L6 | N75°00'57"E | 44.93 |
| L7 | N59°59'11"W | 21.21 |
| L8 | N14°59'20"W | 17.33 |
| L9 | N59°34'31"E | 28.33 |
| L10 | N75°00'57"E | 46.00 |
| L11 | N30°25'29"W | 43.99 |
| L12 | N75°00'57"E | 14.00 |
| L13 | N14°59'20"W | 17.33 |
| L14 | N30°00'40"E | 21.21 |
| L15 | N59°59'20"W | 21.21 |
| L16 | N30°00'45"E | 21.21 |
| L17 | N14°59'20"W | 45.00 |
| L18 | N59°59'11"W | 21.21 |
| L19 | N75°00'49"E | 61.14 |
| L20 | NOT USED | |
| L21 | N14°59'20"W | 45.00 |
| L22 | N31°38'18"E | 15.87 |
| L23 | N46°09'12"W | 30.61 |
| L24 | N59°34'31"E | 47.27 |
| L25 | N31°38'18"E | 30.00 |
| L26 | N14°59'03"W | 7.67 |
| L27 | N75°00'57"E | 60.00 |
| L28 | N31°38'18"E | 15.87 |
| L29 | N31°38'18"E | 2.95 |
| L30 | N31°38'18"E | 12.93 |
| L31 | N31°38'18"E | 45.87 |
| L32 | N33°01'06"E | 30.01 |
| L33 | N31°38'18"E | 30.00 |
| L34 | N33°01'06"E | 379.76 |
| L35 | N13°05'39"W | 74.00 |
| L36 | N75°00'57"E | 30.00 |
| L37 | N13°05'25"E | 74.00 |
| L38 | N75°00'40"E | 30.00 |
| L39 | N75°00'40"E | 30.00 |

| CURVE TABLE | | | | |
|-------------|-----------|--------|--------|---------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C1 | 32°17'13" | 550.00 | 309.93 | 159.20 |
| C2 | 4°21'00" | 550.00 | 41.76 | 20.89 |
| C3 | 32°17'13" | 520.00 | 293.03 | 150.52 |
| C4 | 15°26'26" | 670.00 | 180.56 | 90.83 |
| C5 | 31°10'09" | 294.00 | 159.94 | 82.00 |
| C6 | 16°32'51" | 294.00 | 84.91 | 42.75 |
| C7 | 14°37'18" | 294.00 | 75.03 | 37.72 |
| C8 | 33°56'36" | 90.00 | 53.32 | 27.47 |
| C9 | 25°30'30" | 417.00 | 185.65 | 94.39 |
| C10 | 2°13'27" | 520.00 | 20.19 | 10.09 |
| C11 | 20°48'31" | 417.00 | 151.45 | 76.57 |
| C12 | 15°42'03" | 417.00 | 114.27 | 57.50 |



RECORDING REQUESTED

**BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

Notice of Completion

RECORDING REQUESTED BY

City of Jurupa Valley

AND WHEN RECORDED RETURN TO:

CITY CLERK

City of Jurupa Valley

8930 Limonite Avenue

Jurupa Valley CA, 92509

NOTICE OF COMPLETION
(Civil Code 9204 – Public Works)

NOTICE IS HEREBY GIVEN by the undersigned owner, a public entity of the State of California that a public work of improvement has been completed as follows:

Project title or description of work: Tract 31503-1 Skypark

Date of completion: January 22, 2021

Nature of owner: City/Public Entity

Interest or estate of owner: City of Jurupa Valley as public right-of-way

Address of owner: 8930 Limonite Avenue

Jurupa Valley, CA 92509

Name of contractor: DR Horton CA3, Inc.

Street address or legal description of site: Tract Map 31503-1 (Skypark) Book 451 Pages 13-22

Signature of Owner:

Rod B. Butler, City Manager
City of Jurupa Valley

VERIFICATION

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the City Manager of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and the facts stated therein are true and correct.

Executed at Jurupa Valley, California on this 4th day of February, 2021.

By:

Attest:

Rod B. Butler, City Manager

Victoria Wasko, City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

SUBJECT: AGENDA ITEM NO. 14.I

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE AND CAMINO REAL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2021-06, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE AND CAMINO REAL) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

BACKGROUND

Tract Map 33675 was approved by the City Council on May 1, 2014 and recorded with the County Recorder's Office on May 13, 2014. The subdivision is a 63 lot single family residential development located on 14.47 acres. The owner dedicated to public use for street and public utility purposes streets designated as lettered lots on the map. Prior to recording the Final Map, Subdivision Agreements were executed and bonds were provided by the developer to secure required improvements.

ANALYSIS

Construction of the required improvements for Tract 33675 has been completed. Staff inspected the improvements for compliance with the approved plans, adopted conditions of approval, the City's Standard Plans and Specifications, and the Municipal Code. All improvements have been constructed and completed to the satisfaction of the City Engineer and a one year warranty period has been completed.

The streets now being accepted by this action are shown on the attached map.

The Performance Bond and Labor and Materials Bond will be released by the City Engineer 90 days after recording of the Notice of Completion. Monument bonds will be released once all monuments identified on the map are confirmed.

OTHER INFORMATION

Previous Actions:

- City Council meeting of May 1, 2014: City Council approved Final Tract Map 33675
- City Council Meeting of February 19, 2015: City Council approved the replacement of bonds executed for Foremost Jurupa LLC with bonds executed for DR Horton Los Angeles Holding Company

FISCAL IMPACT

The Public Works Department will maintain the public improvements on the streets dedicated to the City and accepted on the map for Tract 33675. Maintenance of the public streets is primarily funded with Gas Tax (revenue from State gas tax). Maintenance of the water and sewer line facilities are the responsibility of the Jurupa Community Services District (JCSD) and the maintenance of the community trail is the responsibility of the Jurupa Area Recreation and Park District. Right-of-way landscaping and trail maintenance along Mission Boulevard and Garth Street, will be funded by CFD 2014-002.

ALTERNATIVES

1. Take no action.
2. Provide staff with alternative directions.

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

Reviewed by:



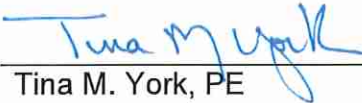
Paul Moor
Director of Public Works

Submitted by:



Rod Butler
City Manager

Prepared by:



Tina M. York, PE
Development Services Manager

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

Reviewed by:



Connie Cardenas
Director of Administrative Services

Attachments:

1. Resolution 2021-06
2. Tract Map 33675
3. Notice of Completion

**RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

RESOLUTION NO. 2021-06

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE
CITY INTO THE CITY-MAINTAINED STREET SYSTEM
(TRACT 33675 LOCATED ON MISSION BOULEVARD
BETWEEN TYROLITE AND CAMINO REAL) PURSUANT TO
STREETS AND HIGHWAYS CODE SECTION 1806**

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

Section 1. The City Council hereby finds, determines and declares that:

(a) Tract Map 33675 was recorded by the Riverside County Recorder on May 13- 2014 (“Tract Map”).

(b) Pursuant to Government Code Sections 66477.1 and 66477.2 and other applicable law, the Tract Map offered for dedication to the City certain land for streets, public utilities and associated drainage and public improvements as described on Exhibit A, attached hereto and incorporated herein by this reference (“Streets”).

(c) The City’s acceptance of the dedication of the Streets is conditioned on the completion of construction of the Streets and associated drainage and public improvements in accordance with City Standards and improvement plans approved by the City Engineer as provided in the Subdivision Improvement Agreement for the Streets entered into between the City and the owner of the tract.

(d) The City Engineer has inspected the Streets and has determined that the Streets and the public improvements related thereto have been satisfactorily completed in accordance with Improvement Plan No. GP13-005, approved by the City Engineer.

Section 2. The City Council hereby accepts the Streets and related drainage and public improvements as described and depicted on Exhibit A into the City-Maintained Street System pursuant to Streets and Highways Code Section 1806.

Section 3. The City Clerk shall cause this Resolution and its exhibits to be recorded in the Official Records of the County of Riverside.

Section 4. 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 4th 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 Resolution No. 2021-06 was duly passed and adopted at a regular meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 2021 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 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A

STREETS AND RELATED PUBLIC IMPROVEMENTS FOR TRACT 33675

MISSION BOULEVARD

CALEB STREET

ISAAC STREET

NAOMI STREET

GARTH STREET

CEJA COURT

SOLOMON STREET

TRACT NO. 33675

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 1203 RECORDED 7/23/2013 AS
DOC. NO. 2013-0355020 & RE-RECORDED 8/21/2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE SUBDIVISION
OF A PORTION OF THE JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2014

RECORDERS STATEMENT

FILED THIS 13th DAY OF May
2014 AT 3:27 P.M. IN BOOK 441 OF
MAPS AT PAGES 15-19 AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF JURUPA VALLEY,
NO. 2014-0173693
FEE \$18-

LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER

BY: Chorns Deputy

SUBDIVISION GUARANTEE:
CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN
HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO
SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN
WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN
EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "G", INCLUSIVE. THE DEDICATION IS FOR STREET
AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
THE 10' COMMUNITY TRAIL EASEMENTS AS SHOWN HEREON. THE DEDICATION IS FOR TRAIL PURPOSES
IN FAVOR OF JURUPA AREA RECREATION AND PARK DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: LOT 64
OPEN SPACE, AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE, OPEN SPACE AND REGIONAL TRAIL
PURPOSES IN FAVOR OF THE CITY OF JURUPA VALLEY.

FOREMOST JURUPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

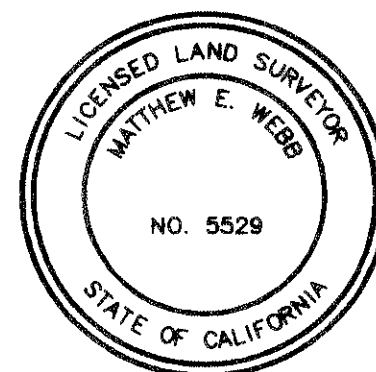
BY: John Murray
JOHN MURRAY, AUTHORIZED PERSON

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCE AT THE REQUEST OF FOREMOST JURUPA, LLC, ON SEPTEMBER 14, 2012.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT
AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY
CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE
AND COMPLETE AS SHOWN.

DATED: APRIL 2, 2014

Matthew E. Webb
MATTHEW E. WEBB
L.S. 5529



CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY
SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP
OF TRACT MAP NO. 33675 AS FILED, AMENDED AND APPROVED BY THE RIVERSIDE COUNTY
BOARD OF SUPERVISORS ON MARCH 14, 2006 THE EXPIRATION DATE BEING MARCH 14, 2016;
AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: APRIL 23, 2014

Roy V. Stephenson
ROY V. STEPHENSON, CITY ENGINEER, RCE 20354



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON APRIL 1, 2014 BEFORE ME, Sandra M. Benson, a
NOTARY PUBLIC PERSONALLY APPEARED John Murray, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S)
ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

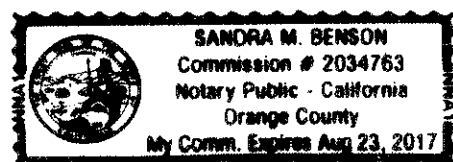
Sandra M. Benson
NOTARY PUBLIC IN AND FOR SAID STATE

Sandra M. Benson
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY

MY COMMISSION EXPIRES: 8-23-2017

MY COMMISSION NUMBER: 2034763



CITY COUNCIL'S STATEMENT

THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY
COUNCIL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION
MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOT "A" (MISSION
BOULEVARD), LOT "B" (CALEB STREET), LOT "C" (ISAAC STREET), LOT "D" (NAOMI STREET),
LOT "E" (GARTH STREET), LOT "F" (CEJA COURT) AND LOT "G" (SOLOMON STREET). THE CITY COUNCIL
DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF
OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREETS SHALL NOT BECOME PART OF
THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS COUNCIL
ADOPTED PURSUANT TO SECTION 1806 OF THE STREETS AND HIGHWAYS CODE.

THE OFFER OF DEDICATION OF LOT 64 OPEN SPACE IN FEE TITLE FOR LANDSCAPE, OPEN SPACE AND
REGIONAL TRAIL PURPOSES AS SHOWN AND OFFERED HEREON IS ACCEPTED.

DATED: May 1, 2014

CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

BY: Frank Johnston
FRANK JOHNSTON, MAYOR

ATTEST:
CITY CLERK

BY: Victoria Wasko
VICTORIA WASKO, CITY CLERK

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE
ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE,
COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT
TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE,
WHICH ARE ESTIMATED TO BE \$ 21500.00.

DATED: APRIL 17, 2014

DON KENT
COUNTY TAX COLLECTOR

BY: Valerie Man DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 21500.00 HAS BEEN EXECUTED AND FILED
WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON
THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL
ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE
COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND
HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: APRIL 17, 2014

(CASH) OR SURETY BOND
DON KENT
COUNTY TAX COLLECTOR

BY: Valerie Man DEPUTY

JURUPA AREA RECREATION AND PARK DISTRICT ACCEPTANCE STATEMENT

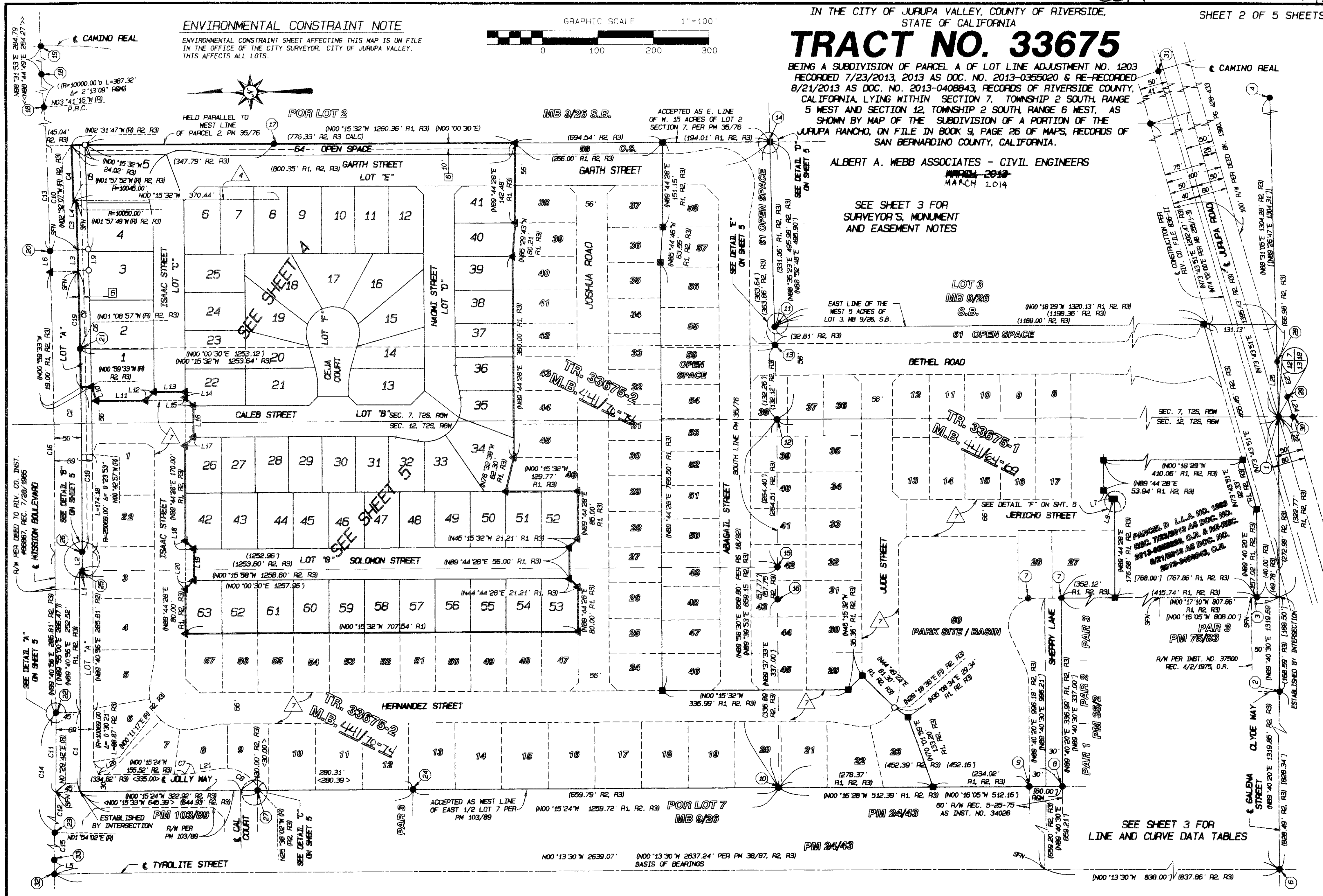
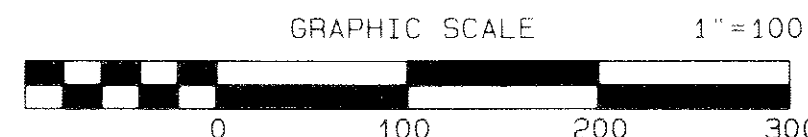
THE OFFER OF DEDICATION OF THE 10' COMMUNITY TRAIL EASEMENTS FOR PUBLIC PURPOSES
IS HEREBY ACCEPTED.

Dan Rodriguez
DAN RODRIGUEZ, GENERAL MANAGER
JURUPA AREA RECREATION & PARK DISTRICT

3/26/2014
DATE

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE
IN THE OFFICE OF THE CITY SURVEYOR, CITY OF JURUPA VALLEY.
THIS AFFECTS ALL LOTS.



TRACT NO. 33675

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 1203 RECORDED 7/23/2013 AS DOC. NO. 2013-0355020 & RE-RECORDED 8/21/2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

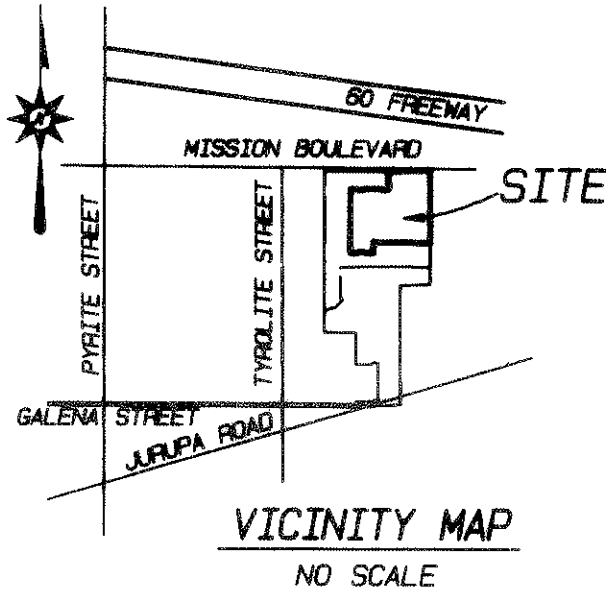
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2014

MONUMENT NOTES

1. FD. 1 1/4" IP, TAG LS 5529, DN. 1.6' PER TR 33675-1. M.B. 441/64-69. ACCEPTED AS SEC. COR. PER MB 147/3-4
2. FD. COPPERWELD MON. RIV. CO. TRANS. C/L. INTERSECTION, FLUSH, IN LIEU OF 1" I.P. LS 3365 PER MB 147/3-4 & PM 75/83
3. FD. 3/4" IP, RCE 9455, FLUSH, 0.23 SOUTHERLY OF R/W, ACCEPTED AS POINT ON P/L PER PM 75/83 & PM 17/41, FD. 1" IP, LS 5529, FL. AT NW CORNER LOT "A" PER TR 33675-1 M.B. 441/64-69.
4. FD. 3/4" IP, RCE 9455, FLUSH PER RS 75/47-55, ACCEPTED AS PT. ON RCE 9455 R/W
5. FD. 1" IP, TAGGED LS 5390 DN 0.2' PER MB 255/1-3 & MB 295/7-9 HELD FOR R/W JURUPA ROAD
6. FD. MAG NAIL & TIES, FLUSH, CENTER LINE INTERSECTION FALLS ON MANHOLE COVER PER MB 147/3-4, MB 139/35-37, PM 41/45-46 ACCEPTED AS C/L INTERSECTION.
7. FD 1 1/2" IP, LS 3365 FLUSH PER PM 17/41 PM 35/2 & PM 75/83
8. FD. 1" IP, TAG LS 5529, DN 0.1' PER TR 33675-1 M.B. 441/64-69. ACCEPTED AS SHERRY LANE R/W
9. FD. 3/4" IP, NO TAG, DN 0.5' IN LIEU OF 1 1/2" IP, LS 3365, PER PM 17/41 N44°14'29"E 0.37' FROM R/W INTERSECTION, NOT ACCEPTED. FD 1" IP, TAG LS 5529 AT TRUE POSITION PER TR 33675-1 M.B. 441/64-69.
10. FD. 3/4" IP, TAG LS 5529, DN 0.5' PER TR 33675-1 M.B. 441/64-69. ACCEPTED AS BEING THE INTERSECTION OF THE NORTH 16TH LINE OF SECTION 12 T2S R6M, AND THE WEST LINE OF THE EAST 1/2 LOT 7 PER PM 41/46.
11. FD 1" I.P. RCE 18116, FLUSH NO REF. 0.67' ELY OF CORNER ESTABLISHED BY ACCEAGE PER PM 35/76. FD 1" IP TAGGED LS 5529, FLUSH, AT TRUE LOCATION PER TR 33675-1 MB 441/64-69
12. FD 3/4" I.P., NO TAG, FLUSH IN LIEU OF RCE 9455 TAG PER PM 35/76 & RS 14/91, ACCEPTED AS S.E. CORNER LOT 7, SEC. 12, MB 9/26, S.B.CO. SET TAG LS 5529.
13. FD. 3/4" I.P., RCE 862, FLUSH PER PM 35/76. ACCEPTED AS S.E. COR. PARCEL 1
14. FD 3/4" I.P., NO TAG DN 0.2' DISTURBED PER PM 35/76 0.53' N.W.LY OF CORNER, NOT ACCEPTED. FS 1" IP, TAG LS 5529 BY INTERSECTION PER TR 33675-1 MB 441/64-69.
15. FD 3/4" I.P., TAGGED RCE 862, FLUSH PER PM 35/76, ACCEPTED AS S.W. CORNER PARCEL 1, PM 35/76
16. FD 3/4" I.P., TAGGED RCE 9455, DN. 0.3' PER PM 17/41, ACCEPTED AS N.E. CORNER PARCEL 1, PM 17/41
17. FD 3/4" I.P., R.C.E. 862, FLUSH HELD FOR POINT ON EASTERLY LINE PER PM 35/76
18. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN 0.4' PER TB 107/16
19. FD. COPPERWELD STAMPED RIV. CO. SURV. 1996, DN 0.3' PER MB 168/97-98 & 874-XX
20. FD. COPPERWELD MON. "B.C. 341+25.57" DN 0.3' PER PM 35/76
21. FD 3/4" I.P. W/ REMAINS OF PLASTIC PLUG FLUSH PER PM 35/76 SET TAG "LS 5529", FLUSH.
22. FD. COPPERWELD MON. STAMPED "E.C. 333+00.21" DN 0.3' PER PM 103/89, PM 35/76 0.11' N.W.LY & 0.52' W.LY OF E.C. FD 1" I.P., TAGGED LS 5529 AT TRUE E.C. OF C/L PER TR 33675-1 M.B. 441/64-69.
23. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS P.R.C.
24. FD 3/4" I.P., LS 4055, DN. 0.8' PER PM 103/89
25. FD NAIL & TAG RCE 862, FLUSH ON GRANITE ROCK IN LIEU OF 3/4" IP, RCE 862, PER PM 35/76, ACCEPTED AS THE NORTHWEST CORNER OF PAR. 1.
26. FD 3/4" IP W/REMAINS OF PLASTIC PLUG, FLUSH PER PM 35/76, 0.85' ELY OF B.C. NOT ACCEPTED ON P/L
27. FD NAIL IN CONC. FL. IN LIEU OF NAIL W/TAG LS 4489 PER PM 103/89 ACCEPTED POSITION AS BEING THE NE CORNER OF PARCEL 3 OF PM 103/89
28. FD 3/4" I.P., "RCE 862", DN 0.1', IN LIEU OF 1 1/4" I.P. W/ RIV. CO. SURV. PLUG PER RS 75/47-55, HELD FOR JURUPA ROAD SLY R/W
29. FD 3/4" I.P., "RCE 862", FLUSH, PER RS 75/47-55, HELD FOR JURUPA ROAD SLY R/W
30. FD 1" I.P., RCE 26406, FLUSH, NO REF., IN LIEU OF RCE 862 TAG PER RS 75/47-55, ACCEPTED AS POINT ON THE JURUPA ROAD SLY R/W
31. FD 1" I.P., LS 5390, DN. 0.1' PER MB 255/1-3 AND MB 295/7-9, ACCEPTED AS INTERSECTION, C/L CAMINO REAL & CONSTRUCTION C/L JURUPA RD.
32. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS C/L INTERSECTION MISSION BLVD. & TYROLITE STREET.
33. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS B.C. OF C/L MISSION BLVD.

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TYROLITE STREET TAKEN AS NORTH 00°13'30" WEST, AS SHOWN BY PARCEL MAP 9629 PER P.M. 41/45-46, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" I.P. TAGGED LS 5529, FLUSH.
3. ● INDICATES FOUND MONUMENTS AS NOTED.
4. ■ INDICATES FOUND 1" IP TAGGED LS 5529 PER TR 33675-1. M.B. 441/64-69
5. ▲ INDICATES FOUND 1" IP TAGGED LS 5529 PER TR 33675-2. M.B. 441/70-74
6. THIS TRACT CONTAINS 14.47 ACRES GROSS.
7. () INDICATES RECORD DATA PER PARCEL MAP 8722, P.M. 35/76, UNLESS OTHERWISE NOTED.
8. < > INDICATES RECORD DATA PER PARCEL MAP 14397, P.M. 103/89.
9. [] INDICATES RECORD DATA PER PARCEL MAP 11014, P.M. 75/83.
10. { } INDICATES RECORD DATA PER PARCEL MAP 5937, P.M. 17/41.
11. (()) INDICATES RECORD DATA PER RIVERSIDE COUNTY MAP 772-V.
12. << >> INDICATES RECORD DATA PER MB 168/97-98.
13. [[]] INDICATES RECORD DATA PER RS 75/47-55
14. (R1) INDICATES RECORD & MEAS. DATA PER LLA 1203, RECORDED 7/23/2013 AS DOC. NO. 2013-0355020, O.R. & RE-RECORDED 8/21/2013 AS DOC NO. 2013-0408843, O.R.
15. (R2) INDICATES RECORD & MEAS. DATA PER TR. 33675-1, M.B. 441/64-69
16. (R3) INDICATES RECORD & MEAS. DATA PER TR. 33675-2, M.B. 441/70-74
17. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY OF RIVERSIDE ORDINANCE 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.
18. SET 1" I.P. TAGGED LS 5529, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS.
19. SET STEEL PIN AND TAG LS 5529 ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER STANDARD "E".
20. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
21. SFN INDICATES SEARCHED, FOUND NOTHING.



EASEMENT NOTES

1. AN EASEMENT TO MARION L. FISH FOR FLUMES AND INCIDENTAL PURPOSES RECORDED JULY 23, 1893 IN DEED BOOK 159, PAGE 398, RECORDS OF SAN BERNARDINO COUNTY. CANNOT BE LOCATED FROM RECORD.
2. AN EASEMENT IN FAVOR OF STEARNS RANCHOS COMPANY AND JURUPA LAND AND WATER COMPANY FOR DITCHES, CANALS, PIPELINES, AND INCIDENTAL PURPOSES RECORDED IN BOOK 104, PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY AND BY DEEDS RECORDED MARCH 2, 1899 IN BOOK 69, PAGE 250; APRIL 10, 1902 IN BOOK 142, PAGE 101; AND JULY 24, 1897 IN BOOK 31, PAGE 337 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT BE LOCATED FROM RECORD.
3. AN EASEMENT FOR IRRIGATION, DITCHES AND PIPELINES IN FAVOR OF DEAN PERKINS ET AL RECORDED JULY 7, 1927 IN BOOK 720, PAGE 217, OF DEEDS. CANNOT BE LOCATED FROM THE RECORD.
4. AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE NEVADA-CALIFORNIA ELECTRIC CORPORATION RECORDED AUGUST 4, 1939 IN BOOK 429, PAGE 197 O.R. RIV. CO.
5. NOT USED
6. A COMMUNITY TRAIL EASEMENT DEDICATED HEREON TO JURUPA AREA RECREATION AND PARK DISTRICT FOR TRAIL PURPOSES.
7. AN EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR ACCESS TO MAINTAIN BASIN PURPOSES RECORDED JANUARY 18, 2013 AS DOCUMENT NO. 2013-0030061, O.R. RIV. CO.

LINE DATA TABLE

| LINE | BEARING | DISTANCE | RECORD |
|------|-------------|----------|-----------------------------------|
| L1 | N00°15'58"W | 5.00' | (N00°00'30"E 5.00') (R1, R2, R3) |
| L2 | N89°40'56"E | 33.30' | (N89°40'56"E 33.30') (R1, R2, R3) |
| L3 | N88°31'55"E | 37.60' | (S88°49'00"E 37.60') (R1, R2, R3) |
| L4 | N00°15'31"W | 5.00' | (N00°00'30"E 5.00') (R1, R2, R3) |
| L5 | N89°40'53"E | 25.57' | ((S89°40'53"W 25.57')) (R3) |
| L6 | N88°31'55"E | 37.60' | (N88°49'00"E 37.60') (R3) |
| L7 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21') (R1, R3) |
| L8 | N00°15'32"W | 4.97' | (N00°15'32"W 4.97') (R1, R3) |
| L9 | N88°31'55"E | 37.60' | (N88°31'55"E 37.60') (R1, R2, R3) |
| L10 | N69°14'04"E | 26.57' | (N69°14'04"E 26.57') (R1, R2, R3) |
| L11 | N00°15'32"W | 88.50' | (N00°15'32"W 88.50') (R1, R2, R3) |
| L12 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21') (R1, R2, R3) |
| L13 | N00°15'32"W | 56.00' | (N00°15'32"W 56.00') (R1, R2, R3) |
| L14 | N89°44'28"E | 10.00' | (N89°44'28"E 10.00') (R1, R2, R3) |
| L15 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21') (R1, R2, R3) |
| L16 | N89°44'28"E | 56.00' | (N89°44'28"E 56.00') (R1, R2, R3) |
| L17 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21') (R1, R2, R3) |
| L18 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21') (R1, R2, R3) |
| L19 | N89°44'28"E | 56.00' | (N89°44'28"E 56.00') (R1, R2, R3) |
| L20 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21') (R1, R2, R3) |
| L21 | N10°29'36"W | 41.04' | (N10°29'36"W 41.04') (R2, R3) |
| L22 | N00°17'33"W | 26.03' | (N00°17'33"W 26.03') (R2, R3) |
| L23 | N73°43'51"E | 65.01' | (N74°39'29"E) (R3) |
| L24 | N73°43'51"E | 36.86' | (N74°39'29"E 36.86') (R3) |
| L25 | N88°31'05"E | 97.95' | (N88°26'47"E 97.94') (R3) |
| L26 | N88°25'55"E | 24.76' | (N88°25'55"E 24.76') (R2, R3) |

CURVE DATA TABLE

| CURVE | RADIUS | DELTA | LENGTH | TANGENT | RECORD |
|-------|-----------|-----------|--------|---------|--|
| C1 | 10045.00' | 0°48'34" | 141.92 | 70.96 | (R=10045.00' Δ=0°48'34" L=141.92' (R1, R2) |
| C2 | 25050.00' | 1°09'00" | 502.81 | 251.41 | (R=25050.00' Δ=1°09'00" L=502.81' (R1, R2, R3) |
| C3 | 10050.00' | 0°29'44" | 86.96 | 43.48 | (R=10050.00' Δ=0°29'44" L=86.96' (R1, R2, R3) |
| C4 | 10045.00' | 0°34'15" | 100.04 | 50.02 | (R=10045.00' Δ=0°34'15" L=100.04' (R1, R2, R3) |
| C5 | 10069.00' | 1°03'42" | 186.60 | 93.30 | (R=10069.00' Δ=1°03'42" L=186.60' (R2, R3) |
| C6 | 25069.00' | 0°28'32" | 208.05 | 104.02 | (R=25069.00' Δ=0°28'32" L=208.05' (R2, R3) |
| C7 | 100.00' | 10°14'12" | 17.87 | 8.96 | (R=100.00' Δ=10°14'12" L=17.87' (R2, R3) |
| C8 | 70.00' | 74°51'34" | 91.46 | 53.98 | (R=70.00' Δ=74°51'34" L=91.46' (R2, R3) |
| C9 | 25050.00' | 0°19'08" | 139.31 | 69.66 | (R=25050.00' Δ=0°19'08" L=139.31' (R3) |
| C10 | 10000.00' | 1°04'39" | 188.05 | 94.03 | (R=10000.00' Δ=1°04'39" L=188.05' (R3) |
| C11 | 10000.00' | 0°48'46" | 141.87 | 70.94 | (R=10000.00' Δ=0°48'46" L=141.87' (R3) |
| C12 | 10000.00' | 1°24'20" | 245.34 | 122.67 | (R=10000.00' Δ=1°24'20" L=245.34' (R3) |
| C13 | 10000.00' | 2°13'11" | 387.42 | 193.73 | (R=10000.00' Δ=2°13'11" L=387.42' (R3) |
| C14 | 10000.00' | 2°13'07" | 387.21 | 193.63 | (R=10000.00' Δ=2°13'07" L=387.21' (R3) |
| C15 | 10000.00' | 2°13'09" | 387.32 | 193.68 | (R=10000.00' Δ=2°13'09" L=387.32' (R3) |
| C16 | 25000.00' | 1°09'00" | 501.80 | 250.91 | (R=25000.00' Δ=1°09'00" L=501.80' (R3) |
| C17 | 25050.00' | 0°40'28" | 294.92 | 147.46 | (R=25050.00' Δ=0°40'28" L=294.92' (R3) |
| C18 | 25050.00' | 0°28'32" | 207.89 | 103.95 | (R=25050.00' Δ=0°28'32" L=207.89' (R1) |

TRACT NO. 33675

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 1203 RECORDED 7/23/2013 AS
DOC. NO. 2013-0355020 & RE-RECORDED 8/21/2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE SUBDIVISION
OF A PORTION OF THE JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2014

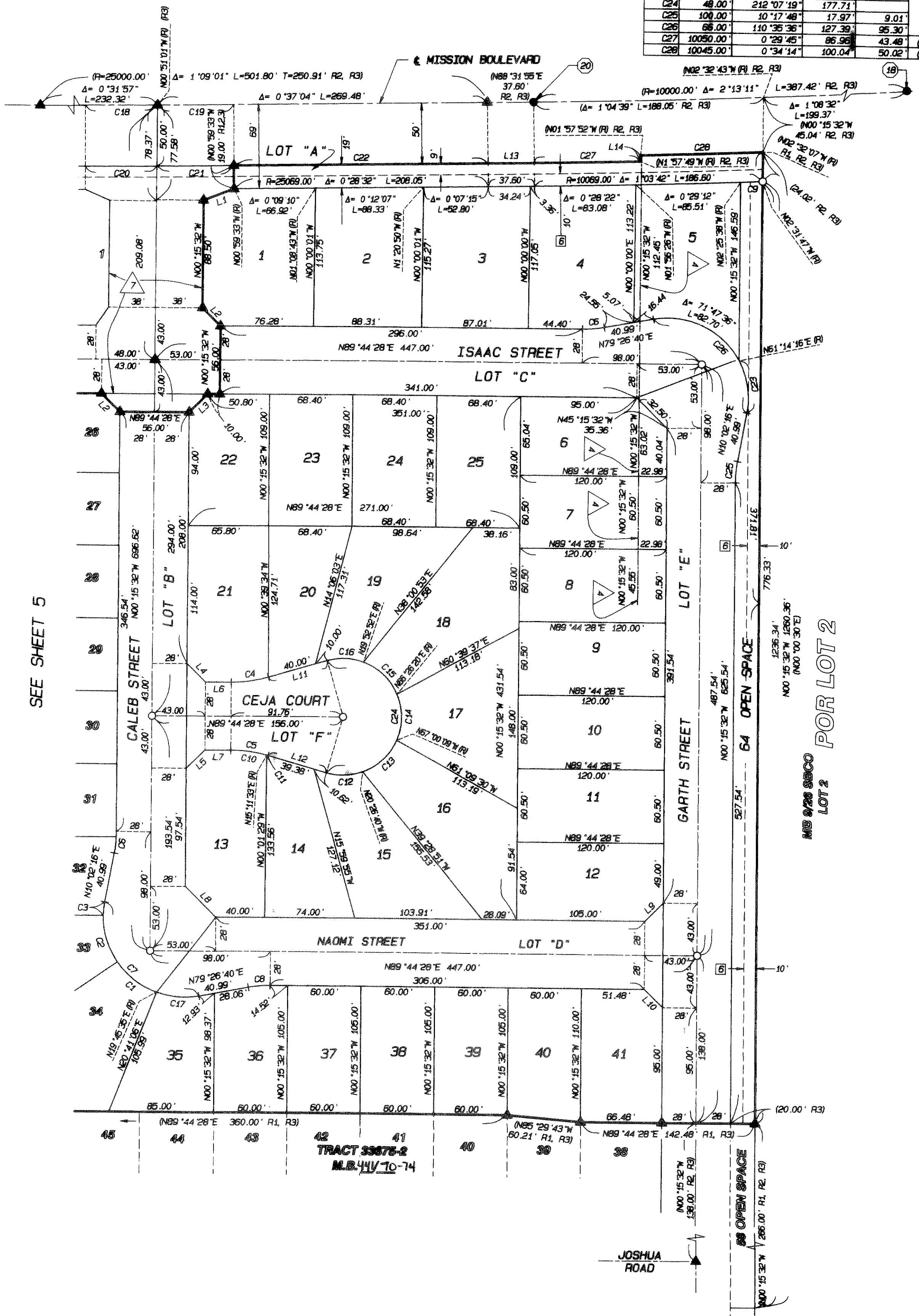
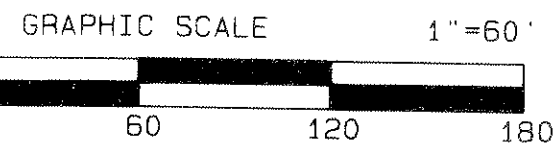
SEE SHEET 3 FOR
SURVEYORS, MONUMENT AND
EASEMENT NOTES

CURVE DATA

| CURVE | RADIUS | DELTA | LENGTH | TANGENT | RECORD |
|-------|----------|------------|--------|---------|--------------|
| C1 | 66.00 | 36°24'11" | 40.78 | 21.07 | |
| C2 | 66.00 | 35°09'35" | 40.50 | 20.91 | |
| C3 | 66.00 | 9°42'55" | 11.19 | 5.61 | |
| C4 | 110.00 | 16°03'39" | 30.83 | 15.52 | |
| C5 | 110.00 | 16°03'39" | 30.83 | 15.52 | |
| C6 | 100.00 | 10°17'48" | 17.97 | 9.01 | |
| C7 | 66.00 | 110°36'36" | 127.39 | 95.30 | |
| C8 | 100.00 | 10°17'48" | 17.97 | 9.01 | |
| C9 | 10069.00 | 0°06'09" | 18.01 | 9.01 | |
| C10 | 110.00 | 15°27'05" | 29.66 | 14.92 | |
| C11 | 110.00 | 0°36'34" | 1.17 | 0.59 | |
| C12 | 48.00 | 36°14'48" | 30.37 | 15.71 | |
| C13 | 48.00 | 46°33'29" | 39.00 | 20.65 | |
| C14 | 48.00 | 46°33'31" | 39.00 | 20.65 | |
| C15 | 48.00 | 46°33'28" | 39.00 | 20.65 | |
| C16 | 48.00 | 36°12'03" | 30.34 | 15.69 | |
| C17 | 66.00 | 30°18'55" | 34.92 | 17.88 | |
| C18 | 25000.00 | 0°08'04" | 58.62 | 29.31 | |
| C19 | 25000.00 | 0°08'32" | 62.00 | 31.00 | |
| C20 | 25050.00 | 0°07'59" | 58.22 | 29.11 | |
| C21 | 25050.00 | 0°08'36" | 62.64 | 31.32 | |
| C22 | 25050.00 | 0°28'32" | 207.89 | 103.95 | (R1, R2, R3) |
| C23 | 66.00 | 38°48'00" | 44.89 | 23.24 | |
| C24 | 48.00 | 212°07'19" | 177.71 | | |
| C25 | 100.00 | 10°17'48" | 17.97 | 9.01 | |
| C26 | 66.00 | 110°36'36" | 127.39 | 95.30 | |
| C27 | 10050.00 | 0°29'45" | 86.96 | 43.48 | (R1, R2, R3) |
| C28 | 10045.00 | 0°34'14" | 100.04 | 50.02 | (R1, R2, R3) |

LINE DATA

| LINE | BEARING | DISTANCE | RECORD |
|------|-------------|----------|--------------|
| L1 | N69°14'04"E | 26.57 | |
| L2 | N45°15'32"W | 21.21 | |
| L3 | N44°44'28"E | 21.21 | |
| L4 | N45°15'32"W | 21.21 | |
| L5 | N44°44'28"E | 21.21 | |
| L6 | N89°44'28"E | 21.24 | |
| L7 | N89°44'28"E | 21.24 | |
| L8 | N45°15'32"W | 35.36 | |
| L9 | N44°44'28"E | 21.21 | |
| L10 | N45°15'32"W | 21.21 | |
| L11 | N73°40'49"E | 50.00 | |
| L12 | N74°11'52"W | 50.00 | |
| L13 | N88°31'55"E | 37.60 | (R1, R2, R3) |
| L14 | N00°15'31"W | 5.00 | (R1, R2, R3) |



SEE SHEET 5

PORT LOT 2
M.B. 9/28/88 CO
LOT 2

COPY 441/78

COPY 444/79

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

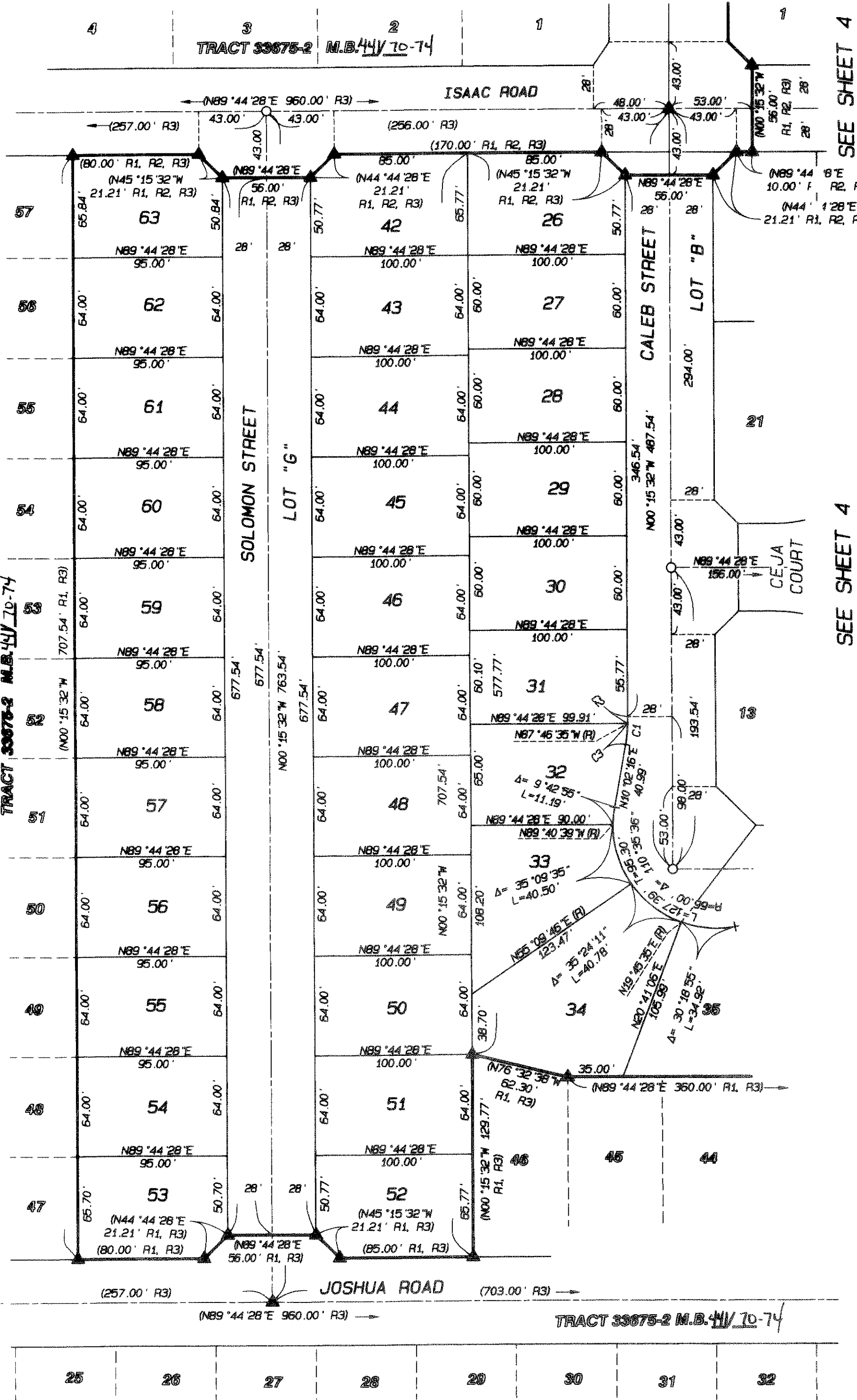
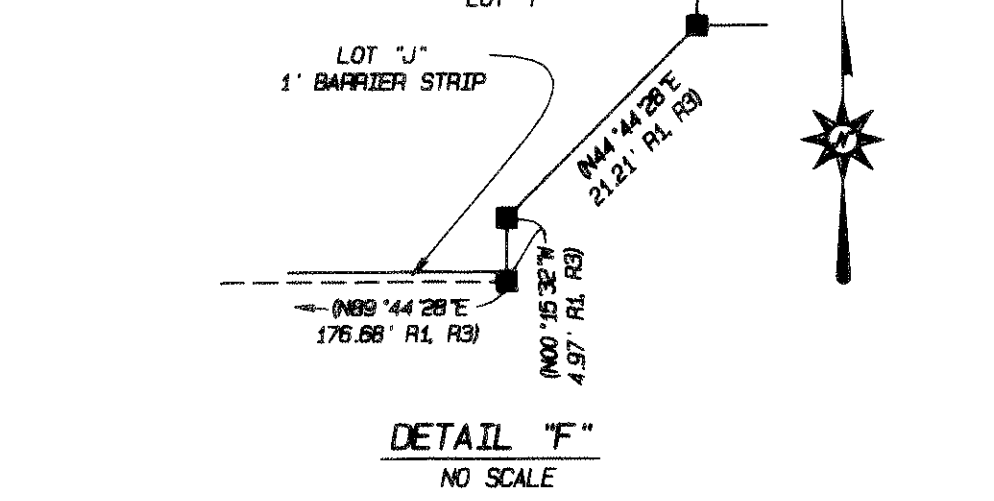
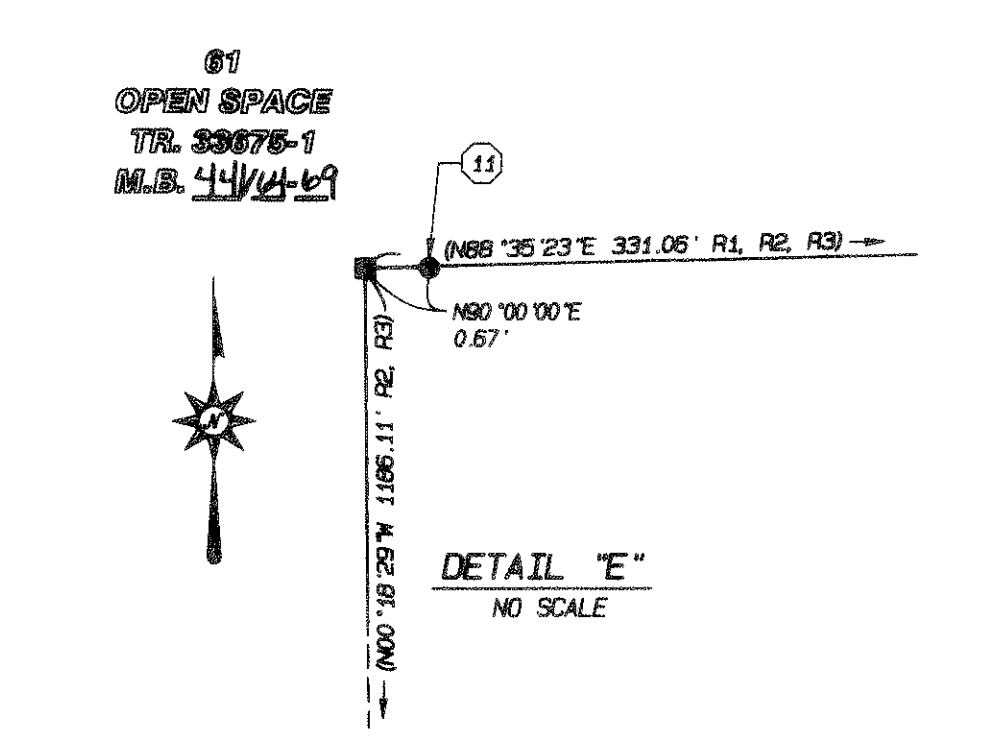
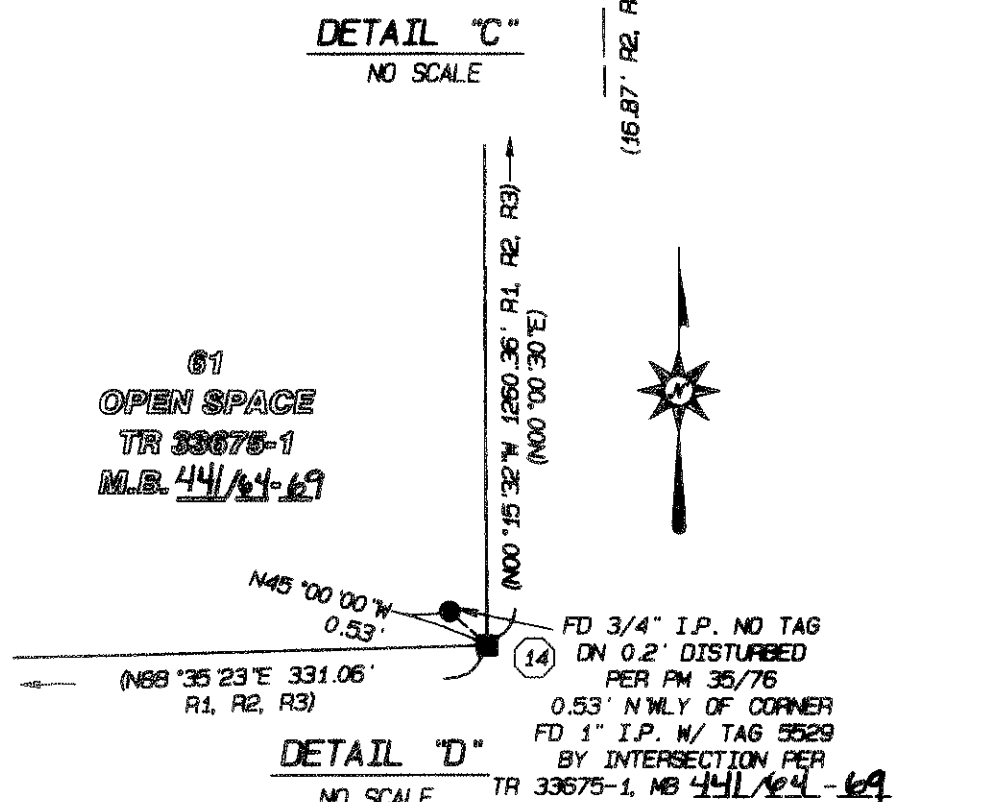
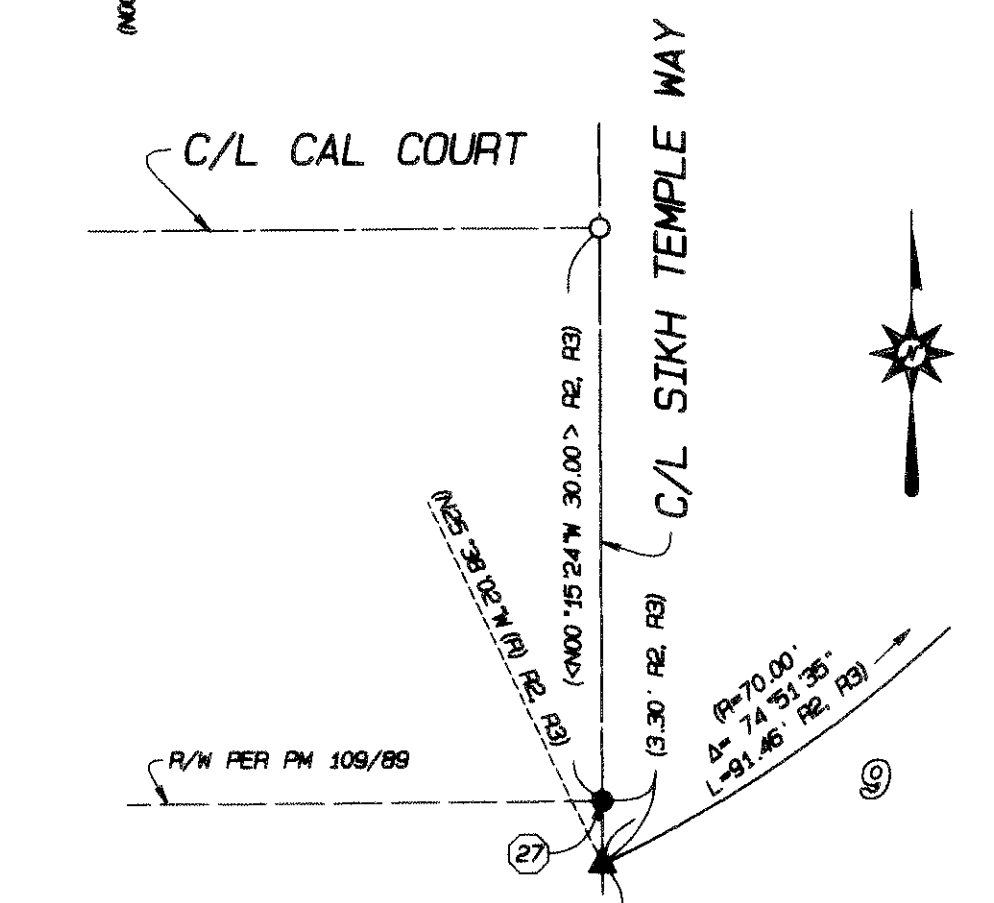
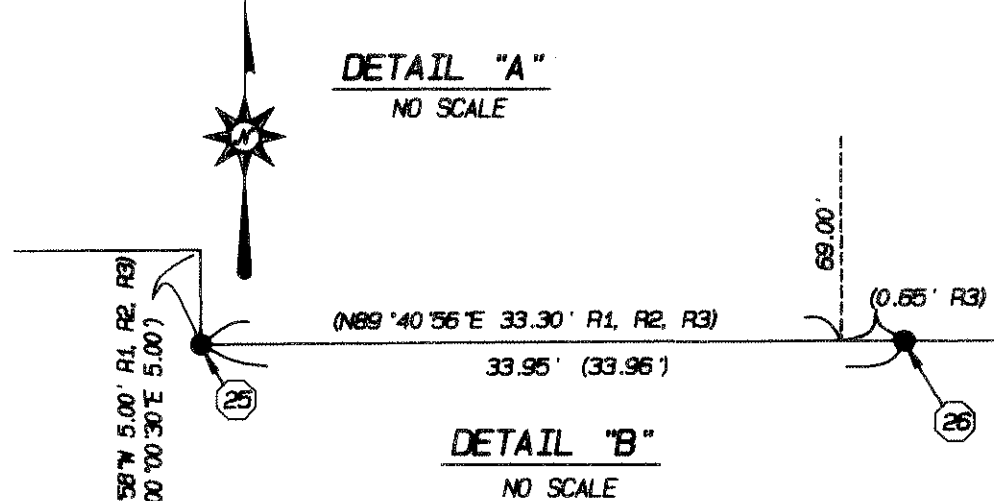
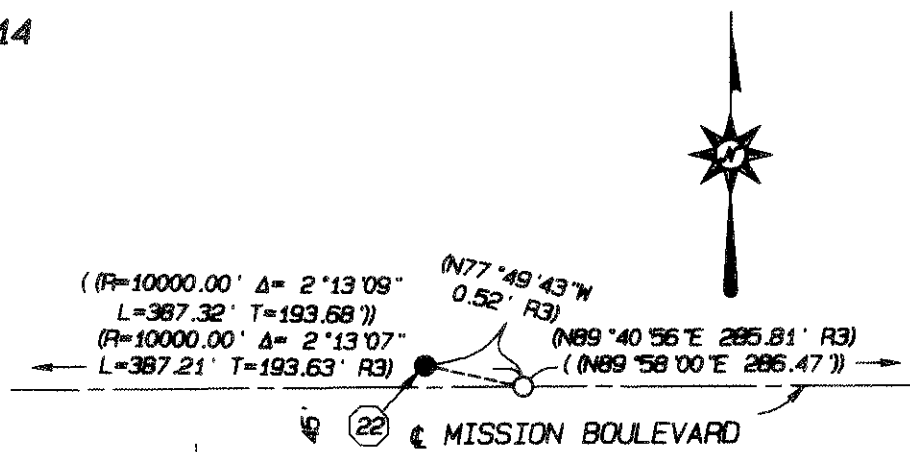
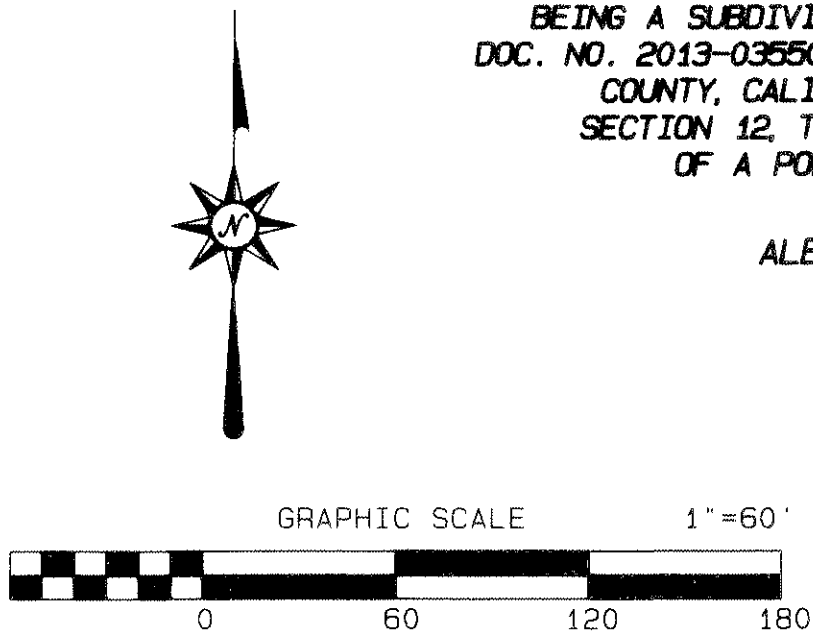
SHEET 5 OF 5 SHEETS

TRACT NO. 33675

BEING A SUBDIVISION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 1203 RECORDED 7/23/2013 AS
DOC. NO. 2013-0355020 & RE-RECORDED 8/21/2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE SUBDIVISION
OF A PORTION OF THE JURUPA RANCHO, ON PAGE 9, PAGE 26 OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2014

SEE SHEET 3 FOR
SURVEYORS, MONUMENT AND
EASEMENT NOTES



| CURVE | RADIUS | DELTA | LENGTH |
|-------|---------|-----------|--------|
| C1 | 100.00' | 10°17'48" | 17.97' |
| C2 | 100.00' | 2°28'56" | 4.33' |
| C3 | 100.00' | 7°48'52" | 13.64' |

RECORDING REQUESTED

**BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

Notice of Completion

RECORDING REQUESTED BY

City of Jurupa Valley

AND WHEN RECORDED RETURN TO:

CITY CLERK

City of Jurupa Valley

8930 Limonite Avenue

Jurupa Valley CA, 92509

NOTICE OF COMPLETION
(Civil Code 9204 – Public Works)

NOTICE IS HEREBY GIVEN by the undersigned owner, a public entity of the State of California that a public work of improvement has been completed as follows:

Project title or description of work: Tract 33675 Mission Estates

Date of completion: October 31, 2020

Nature of owner: City/Public Entity

Interest or estate of owner: City of Jurupa Valley as public right-of-way

Address of owner: 8930 Limonite Avenue

Jurupa Valley, CA 92509

Name of contractor: Western Pacific Housing (DR Horton)

Street address or legal description of site: Tract Map 33675 (Mission Estates) Book 441
Pages 75-79

Signature of Owner:

Rod B. Butler, City Manager
City of Jurupa Valley

VERIFICATION

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the City Manager of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and the facts stated therein are true and correct.

Executed at Jurupa Valley, California on this 4th day of February, 2021.

By:

Attest:

Rod B. Butler, City Manager

Victoria Wasko, City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

SUBJECT: AGENDA ITEM NO. 14.J

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675-1 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE AND CAMINO REAL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2021-07, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675-1 LOCATED ON JURUPA ROAD AT GALENA STREET) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

BACKGROUND

Tract Map 33675-1 was approved by the City Council on May 1, 2014 and recorded with the County Recorder's Office on May 13, 2014. The subdivision is a 58 lot single family residential development located on 20.03 acres. The owner dedicated to public use for street and public utility purposes streets designated as lettered lots on the map. Prior to recording the Final Map, Subdivision Agreements were executed and bonds were provided by the developer to secure required improvements.

ANALYSIS

Construction of the required improvements for Tract 33675-1 has been completed. Staff inspected the improvements for compliance with the approved plans, adopted conditions of approval, the City's Standard Plans and Specifications, and the Municipal Code. All improvements have been constructed and completed to the satisfaction of the City Engineer and a one year warranty period has been completed.

The streets now being accepted by this action are shown on the attached map.

The Performance Bond and Labor and Materials Bond will be released by the City Engineer 90 days after recording of the Notice of Completion. Monument bonds will be released once all monuments identified on the map are confirmed.

OTHER INFORMATION

Previous Actions:

- City Council meeting of May 1, 2014: City Council approved Final Tract Map 33675-1
- City Council Meeting of February 19, 2015: City Council approved the replacement of bonds executed for Foremost Jurupa LLC with bonds executed for DR Horton Los Angeles Holding Company

FISCAL IMPACT

The Public Works Department will maintain the public improvements on the streets dedicated to the City and accepted on the map for Tract 33675-1. Maintenance of the public streets is primarily funded with Gas Tax (revenue from State gas tax). Maintenance of the water and sewer line facilities are the responsibility of the Jurupa Community Services District (JCSD) and the maintenance of the community trail is the responsibility of the Jurupa Area Recreation and Park District. Right-of-way and trail

landscaping maintenance along Garth Street, Abigail Street, Bethel Road, and Jurupa Road, along with the water quality basin maintenance will be funded by CFD 2014-002.

ALTERNATIVES

1. Take no action.
2. Provide staff with alternative directions.

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

Reviewed by:



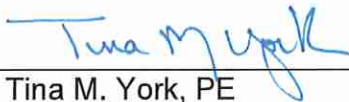
Paul Toor
Director of Public Works

Submitted by:



Rod Butler
City Manager

Prepared by:



Tina M. York, PE
Development Services Manager

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

Reviewed by:



Connie Cardenas
Director of Administrative Services

Attachments:

1. Resolution 2021-07
2. Tract Map 33675-1
3. Notice of Completion

**RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

RESOLUTION NO. 2021-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE
CITY INTO THE CITY-MAINTAINED STREET SYSTEM
(TRACT 33675-1 LOCATED ON MISSION BOULEVARD
BETWEEN TYROLITE AND CAMINO REAL) PURSUANT TO
STREETS AND HIGHWAYS CODE SECTION 1806**

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

Section 1. The City Council hereby finds, determines and declares that:

(a) Tract Map 33675-1 was recorded by the Riverside County Recorder on May 13, 2014 ("Tract Map").

(b) Pursuant to Government Code Sections 66477.1 and 66477.2 and other applicable law, the Tract Map offered for dedication to the City certain land for streets, public utilities and associated drainage and public improvements as described on Exhibit A, attached hereto and incorporated herein by this reference ("Streets").

(c) The City's acceptance of the dedication of the Streets is conditioned on the completion of construction of the Streets and associated drainage and public improvements in accordance with City Standards and improvement plans approved by the City Engineer as provided in the Subdivision Improvement Agreement for the Streets entered into between the City and the owner of the tract.

(d) The City Engineer has inspected the Streets and has determined that the Streets and the public improvements related thereto have been satisfactorily completed in accordance with Improvement Plan No. GP13-006, approved by the City Engineer.

Section 2. The City Council hereby accepts the Streets and related drainage and public improvements as described and depicted on Exhibit A into the City-Maintained Street System pursuant to Streets and Highways Code Section 1806.

Section 3. The City Clerk shall cause this Resolution and its exhibits to be recorded in the Official Records of the County of Riverside.

Section 4. 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 4th 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 Resolution No. 2021-07 was duly passed and adopted at a regular meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 2021 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 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A

STREETS AND RELATED PUBLIC IMPROVEMENTS FOR TRACT 33675-1

JURUPA ROAD

BETHEL ROAD

ABAGAIL STREET

JUDE STREET

EVE STREET

JERICO STREET

SHERRY LANE

GARTH STREET

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY SURVEYOR, CITY OF JURUPA VALLEY. THIS AFFECTS ALL LOTS.

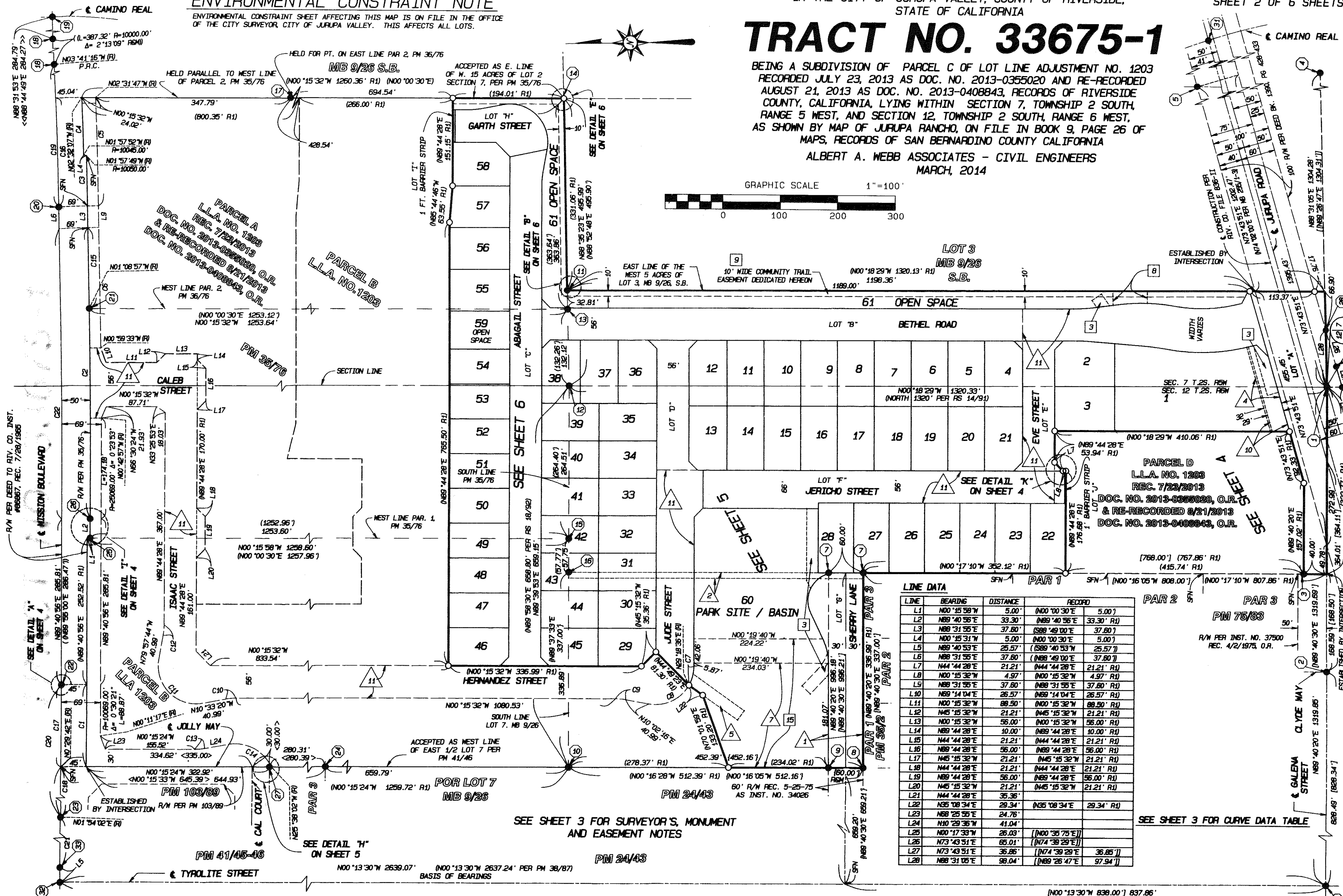
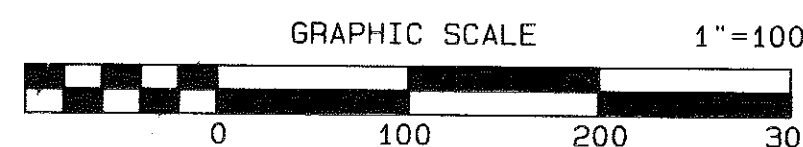
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SHEET 2 OF 6 SHEETS

TRACT NO. 33675-1

BEING A SUBDIVISION OF PARCEL C OF LOT LINE ADJUSTMENT NO. 1203
RECORDED JULY 23, 2013 AS DOC. NO. 2013-0355020 AND RE-RECORDED
AUGUST 21, 2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH,
RANGE 5 WEST, AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST,
AS SHOWN BY MAP OF JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF
MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
MARCH, 2014



| LINE | BEARING | DISTANCE | RECORD |
|------|-------------|----------|-------------------------|
| L1 | N00°15'58"W | 5.00' | (N00°10'30"E 5.00') |
| L2 | N89°40'56"E | 33.30' | (N89°40'56"E 33.30' R1) |
| L3 | N89°31'55"E | 37.60' | (S88°49'00"E 37.60') |
| L4 | N00°15'31"W | 5.00' | (N00°10'30"E 5.00') |
| L5 | N89°40'53"E | 25.57' | (S89°40'53"W 25.57') |
| L6 | N89°31'55"E | 37.60' | (N89°49'00"E 37.60') |
| L7 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21' R1) |
| L8 | N00°15'32"W | 4.97' | (N00°15'32"W 4.97' R1) |
| L9 | N89°31'55"E | 37.60' | (N89°31'55"E 37.60' R1) |
| L10 | N89°14'04"E | 26.57' | (N89°14'04"E 26.57' R1) |
| L11 | N00°15'32"W | 88.50' | (N00°15'32"W 88.50' R1) |
| L12 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21' R1) |
| L13 | N00°15'32"W | 56.00' | (N00°15'32"W 56.00' R1) |
| L14 | N89°44'28"E | 10.00' | (N89°44'28"E 10.00' R1) |
| L15 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21' R1) |
| L16 | N89°44'28"E | 56.00' | (N89°44'28"E 56.00' R1) |
| L17 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21' R1) |
| L18 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21' R1) |
| L19 | N89°44'28"E | 56.00' | (N89°44'28"E 56.00' R1) |
| L20 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21' R1) |
| L21 | N44°44'28"E | 36.36' | |
| L22 | N35°08'34"E | 29.34' | (N35°08'34"E 29.34' R1) |
| L23 | N89°25'55"E | 24.76' | |
| L24 | N10°29'36"W | 41.04' | |
| L25 | N00°17'33"W | 26.03' | (N00°35'75"E) |
| L26 | N73°43'51"E | 65.01' | (N74°39'29"E) |
| L27 | N73°43'51"E | 36.86' | (N74°39'29"E 36.86') |
| L28 | N89°31'05"E | 98.04' | (N89°26'47"E 97.94') |

SEE SHEET 3 FOR CURVE DATA TABLE

SEE SHEET 3 FOR SURVEYOR'S MONUMENT
AND EASEMENT NOTES

PM 24/43

(N00°13'30"W 838.00') 837.86'

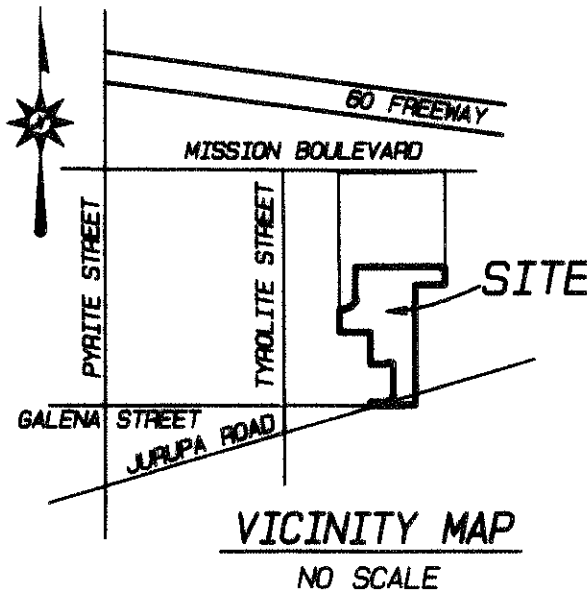
TRACT NO. 33675-1

BEING A SUBDIVISION OF PARCEL C OF LOT LINE ADJUSTMENT NO. 1203
RECORDED JULY 23, 2013 AS DOC. NO. 2013-0355020 AND RE-RECORDED
AUGUST 21, 2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH,
RANGE 5 WEST, AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST,
AS SHOWN BY MAP OF JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF
MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
MARCH, 2014

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TYROLITE STREET TAKEN AS NORTH 00°13'30" WEST, AS SHOWN BY PARCEL MAP 9629 PER P.M. 41/45-46, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" I.P. TAGGED LS 5529, FLUSH.
3. ● INDICATES FOUND MONUMENTS AS NOTED.
4. THIS TRACT CONTAINS 20.03 ACRES GROSS.
5. () INDICATES RECORD DATA PER PARCEL MAP 8722, P.M. 35/76, UNLESS OTHERWISE NOTED.
6. < > INDICATES RECORD DATA PER PARCEL MAP 14397, P.M. 103/89.
7. [] INDICATES RECORD DATA PER PARCEL MAP 11014, P.M. 75/83.
8. { } INDICATES RECORD DATA PER PARCEL MAP 5937, P.M. 17/41.
9. (()) INDICATES RECORD DATA PER RIVERSIDE COUNTY MAP 772-V.
10. << >> INDICATES RECORD DATA PER MB 168/97-98.
11. [[]] INDICATES RECORD DATA PER RS 75/47-55.
12. (R1) INDICATES RECORD & MEAS. DATA PER LLA 1203, RECORDED JULY 23, 2013 AS DOC. NO. 2013-0355020, O.R. & RE-RECORDED AUGUST 21, 2013 AS DOC. NO. 2013-0408843, O.R.
13. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY OF RIVERSIDE ORDINANCE 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.
14. SET 1" I.P. TAGGED LS 5529, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS.
15. SET STEEL PIN AND TAG LS 5529 ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER STANDARD "E".
16. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
17. SFN INDICATES SEARCHED, FOUND NOTHING.



MONUMENT NOTES

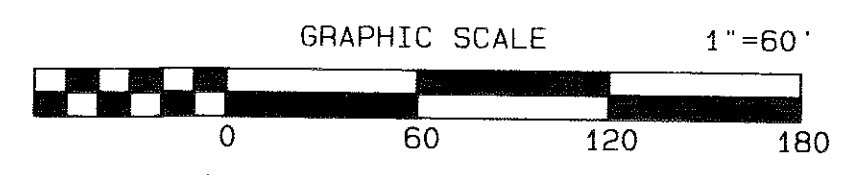
1. FD. 1 1/4" I.P. TAG ILLEGIBLE. DN. 1.6' ACCEPTED AS SEC. COR. PER MB 147/3-4 SET TAG LS 5529
2. FD. COPPERWELD MON. RIV. CO. TRANS. C/L. INTERSECTION. FLUSH IN LIEU OF 1" I.P. LS 3365 PER MB 147/3-4 & PM 75/83
3. FD. 3/4" I.P. RCE 9455, FLUSH, 0.23 SOUTHERLY OF R/W, ACCEPTED AS POINT ON P/L PER PM 75/83 & PM 17/41, RESET 1" I.P. LS 5529, FL. AT NW CORNER LOT "A"
4. FD. 3/4" I.P. RCE 9455, FLUSH, 0.23 SOUTHERLY OF R/W, ACCEPTED AS PT. ON RCE 9455 R/W
5. FD. 1" I.P. TAGGED LS 5390 DN 0.2' PER MB 255/1-3 & MB 255/7-9 HELD FOR R/W JURUPA ROAD
6. FD. MAG NAIL & TIES, FLUSH, CENTER LINE INTERSECTION FALLS ON MANHOLE COVER PER MB 147/3-4, MB 159/35-37, PM 41/45-46 ACCEPTED AS CENTER LINE INTERSECTION.
7. FD 1 1/2" I.P. LS 3365 FLUSH PER PM 17/41 PM 35/2 & PM 75/83
8. FD. 1" I.P. TOP MUSHROOMED, NO TAG, DN 0.1' IN LIEU OF 1 1/2" I.P. LS 3365 PER PM 17/41 SET TAG "LS 5529" ACCEPTED AS SHERRY LANE R/W
9. FD. 3/4" I.P. NO TAG, DN 0.5' IN LIEU OF 1 1/2" I.P. LS 3365, PER PM 17/41 N44°14'29"E 0.37' FROM R/W INTERSECTION. NOT ACCEPTED. SET 1" I.P. W/ TAG LS 5529 AT TRUE POSITION
10. FD. 3/4" I.P. NO TAG, DN 0.5' IN LIEU OF LS 3365 PER PM 17/41 & PM 41/45-46 SET TAG LS 5529 ACCEPTED AS BEING THE INTERSECTION OF THE NORTH 16TH LINE OF SECTION 12, T2S, R5W, AND THE WEST LINE OF THE EAST 1/2 LOT 7 PER PM 41/46
11. FD 1" I.P. RCE 18116, FLUSH NO REF. 0.67' ELY OF CORNER ESTABLISHED BY ACCESSION PER MB 35/76 SET 1" I.P. TAGGED LS 5529, FLUSH, AT TRUE LOCATION
12. FD 3/4" I.P., NO TAG, FLUSH IN LIEU OF RCE 9455 TAG PER PM 35/76 & RS 14/91, ACCEPTED AS S.E. CORNER LOT 7, SEC. 12, MB 9/26, S.B.CO.
13. FD. 3/4" I.P., RCE 862, FLUSH PER PM 35/76. ACCEPTED AS S.E. COR. PARCEL 1
14. FD 3/4" I.P. NO TAG DN 0.2' DISTURBED PER PM 35/76 0.53' N.W. OF CORNER. NOT ACCEPTED. SET 1" I.P. W/TAG LS 5529 BY INTERSECTION
15. FD 3/4" I.P., TAGGED RCE 862, FLUSH PER PM 35/76, ACCEPTED AS S.W. CORNER PARCEL 1, PM 35/76
16. FD 3/4" I.P., TAGGED RCE 9455, DN. 0.3' PER PM 17/41, ACCEPTED AS N.E. CORNER PARCEL 1, PM 17/41
17. FD 3/4" I.P., R.C.E. 862, FLUSH HELD FOR POINT ON EASTERLY LINE PER PM 35/76
18. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN 0.4' PER TB 107/16
19. FD. COPPERWELD STAMPED RIV. CO. SURV. 1996, DN 0.3' PER MB 168/97-98 & 874-XX
20. FD. COPPERWELD MON. "B.C. 341+25.57" DN 0.3' PER PM 35/76
21. FD 3/4" I.P. W/ REMAINS OF PLASTIC PLUG FLUSH PER PM 35/76 SET TAG "LS 5529", FLUSH.
22. FD. COPPERWELD MON. STAMPED "E.C. 333+00.21" DN 0.3' PER PM 103/89, PM 35/76 0.11' NLY & 0.52' WLY OF E.C. SET 1" I.P. TAGGED LS 5529 AT TRUE E.C. OF C/L.
23. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS P.R.C.
24. FD 3/4" I.P., LS 4055, DN. 0.8' PER PM 103/89
25. FD NAIL & TAG RCE 862, FLUSH ON GRANITE ROCK IN LIEU OF 3/4" I.P. RCE 862, PER PM 35/76, ACCEPTED AS THE NORTHWEST CORNER OF PAR. 1.
26. FD 3/4" I.P. W/ REMAINS OF PLASTIC PLUG, FLUSH PER PM 35/76, 0.65' ELY OF B.C. NOT ACCEPTED ON P/L
27. FD NAIL IN CONC., FL., IN LIEU OF NAIL W/TAG LS 4489 PER PM 103/89 ACCEPTED POSITION AS BEING THE NE CORNER OF PARCEL 3 OF PM 103/89
28. FD 3/4" I.P., "RCE 862", DN 0.1', IN LIEU OF 1 1/4" I.P. W/ RIV. CO. SURV. PLUS PER RS 75/47-55, HELD FOR JURUPA ROAD SLY R/W
29. FD 3/4" I.P., "RCE 862", FLUSH, PER RS 75/47-55, HELD FOR JURUPA ROAD SLY R/W
30. FD 1" I.P., RCE 26406, FLUSH, NO REF., IN LIEU OF RCE 862 TAG PER RS 75/47-55, ACCEPTED AS POINT ON THE JURUPA ROAD SLY R/W
31. FD 1" I.P., LS 5390, DN. 0.1' PER MB 255/1-3 AND MB 255/7-9. ACCEPTED AS INTERSECTION C/L CAMINO REAL & CONSTRUCTION C/L JURUPA RD.
32. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS C/L INTERSECTION MISSION BLVD. & TYROLITE STREET.
33. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS B.C. OF C/L MISSION BLVD.

EASEMENT NOTES

1. AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES RECORDED MARCH 25, 1975 AS INST. NO. 34027, O.R. RIVERSIDE COUNTY.
2. AN EASEMENT FOR WATER LINE PURPOSES IN FAVOR OF VIRGINIA HASTY MUNSCH RECORDED APRIL 29, 1975 AS INST. NO. 48937, O.R. RIVERSIDE COUNTY.
3. DRAINAGE EASEMENT FOR PUBLIC PURPOSES, DEDICATED HEREON.
4. AN EASEMENT IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT FOR SEWER PURPOSES RECORDED JANUARY 9, 2009 PER INST. NO. 2009-0009445, O.R. RIVERSIDE COUNTY.
5. A STORM DRAIN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED JANUARY 18, 2013 AS DOC. NO. 2013-0030060, O.R. RIV. CO.
6. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES REC. FEBRUARY 15, 1930 IN BOOK 722, PAGE 491 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT LOCATE FROM THE RECORD.
7. AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DIST. FOR FLOOD CONTROL AND DRAINAGE PURPOSES RECORDED JANUARY 18, 2013 AS DOC. NO. 2013-0030059, O.R. RIV. CO.
8. AN ACCESS EASEMENT FOR PUBLIC PURPOSES DEDICATED HEREON.
9. A COMMUNITY TRAIL EASEMENT DEDICATED HEREON TO JURUPA AREA RECREATION AND PARK DISTRICT FOR TRAIL PURPOSES.
10. AN EASEMENT IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT FOR SEWER PURPOSES REC. AUGUST 6, 2007 PER INST. NO. 2007-0505555, O.R.
11. AN EASEMENT FOR ACCESS TO MAINTAIN A BASIN INCLUDING INGRESS AND EGRESS IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED JANUARY 18, 2013 AS DOC. NO. 2013-0030061, O.R. RIV. CO.
12. A RIGHT OF WAY TO CONSTRUCT, MAINTAIN AND OPERATE A LINE OF RAILROAD AS CONVEYED TO SAN PEDRO, LOS ANGELES & SALT LAKE RAILROAD RECORDED APRIL 13, 1912 IN BOOK 348, PAGE 218, OF DEEDS, RIV. CO. RECORDS. CANNOT LOCATE FROM THE RECORD.
13. STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY, HOLDERS OF MUTUAL RIGHTS OF WAY FOR DITCHES, CANALS, PIPELINES, AND INCIDENTAL PURPOSES RECORDED OCTOBER 19, 1889 IN BOOK 104, PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY; RECORDED MARCH 2, 1899 IN BOOK 69, PAGE 250, APRIL 10, 1902 IN BOOK 142, PAGE 101, JULY 24, 1897 IN BOOK 31, PAGE 337, ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT LOCATE FROM THE RECORD.
14. ARTHUR F. STRUNK, HOLDER OF AN EASEMENT FOR IRRIGATION FLUME PURPOSES RECORDED MAY 22, 1912 IN BOOK 348, PAGE 321 OF DEEDS. CANNOT LOCATE FROM THE RECORD.
15. A DRAINAGE EASEMENT DEDICATED HEREON TO CITY OF JURUPA VALLEY FOR CONSTRUCTION AND MAINTENANCE PURPOSES OF THE WATER QUALITY BASIN.

CURVE DATA

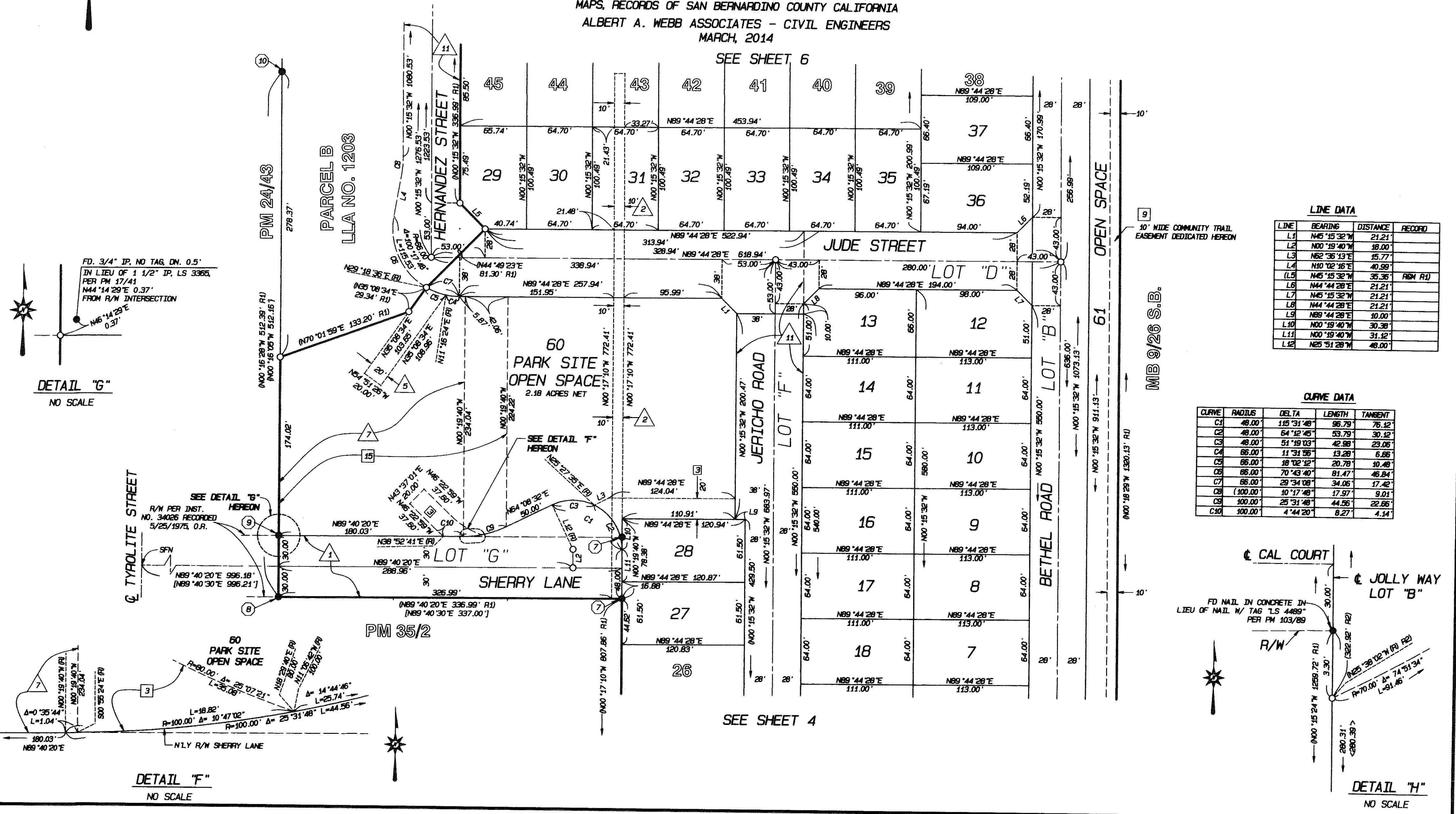
| CURVE | RADIUS | DELTA | LENGTH | TANGENT | RECORD |
|-------|-----------|------------|---------|---------|---------------------------------------|
| C1 | 10045.00' | 0°48'34" | 141.92' | 70.96' | (R=10045.00' Δ=0°48'34" L=141.92' R1) |
| C2 | 25050.00' | 1°09'00" | 502.81' | 251.41' | (R=25050.00' Δ=1°09'00" L=502.81' R1) |
| C3 | 10050.00' | 0°29'44" | 86.96' | 43.48' | (R=10050.00' Δ=0°29'44" L=86.96' R1) |
| C4 | 10045.00' | 0°34'15" | 100.04' | 50.02' | (R=10045.00' Δ=0°34'15" L=100.04' R1) |
| C5 | 10069.00' | 1°03'42" | 186.80' | 93.40' | |
| C6 | 25069.00' | 0°28'32" | 208.05' | 104.02' | |
| C7 | 86.00' | 29°34'08" | 34.06' | 17.42' | |
| C8 | 86.00' | 70°43'40" | 81.47' | 40.74' | |
| C9 | 100.00' | 10°17'48" | 17.97' | 9.01' | |
| C10 | 100.00' | 10°17'48" | 17.97' | 9.01' | |
| C11 | 86.00' | 110°35'36" | 127.39' | 63.69' | |
| C12 | 100.00' | 10°17'48" | 17.97' | 9.01' | |
| C13 | 100.00' | 10°14'12" | 17.87' | 8.96' | |
| C14 | 70.00' | 74°51'34" | 91.46' | 45.73' | |
| C15 | 25050.00' | 0°19'08" | 139.31' | 69.66' | (R=25050.00' Δ=0°19'08" L=139.31' R1) |
| C16 | 10000.00' | 1°04'39" | 188.05' | 94.03' | |
| C17 | 10000.00' | 0°48'46" | 141.87' | 70.94' | |
| C18 | 10000.00' | 1°24'20" | 245.34' | 122.67' | |
| C19 | 10000.00' | 2°13'11" | 387.42' | 193.71' | (R=10000.00' Δ=2°13'09" L=387.32' R1) |
| C20 | 10000.00' | 2°13'07" | 387.21' | 193.63' | (R=10000.00' Δ=2°13'09" L=387.32' R1) |
| C21 | 10000.00' | 2°13'09" | 387.32' | 193.68' | (R=10000.00' Δ=2°13'09" L=387.32' R1) |
| C22 | 25000.00' | 1°09'01" | 501.80' | 250.91' | (R=25000.00' Δ=1°09'00" L=501.78' R1) |



TRACT NO. 33675-1

BEING A SUBDIVISION OF PARCEL C OF LOT LINE ADJUSTMENT NO. 1203
RECORDED JULY 23, 2013 AS DOC. NO. 2013-0355020 AND RE-RECORDED
AUGUST 21, 2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH,
RANGE 5 WEST, AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST,
AS SHOWN BY MAP OF JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF
MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
MARCH, 2014

SEE SHEET 3 FOR SURVEYOR'S, MONUMENT
AND EASEMENT NOTES

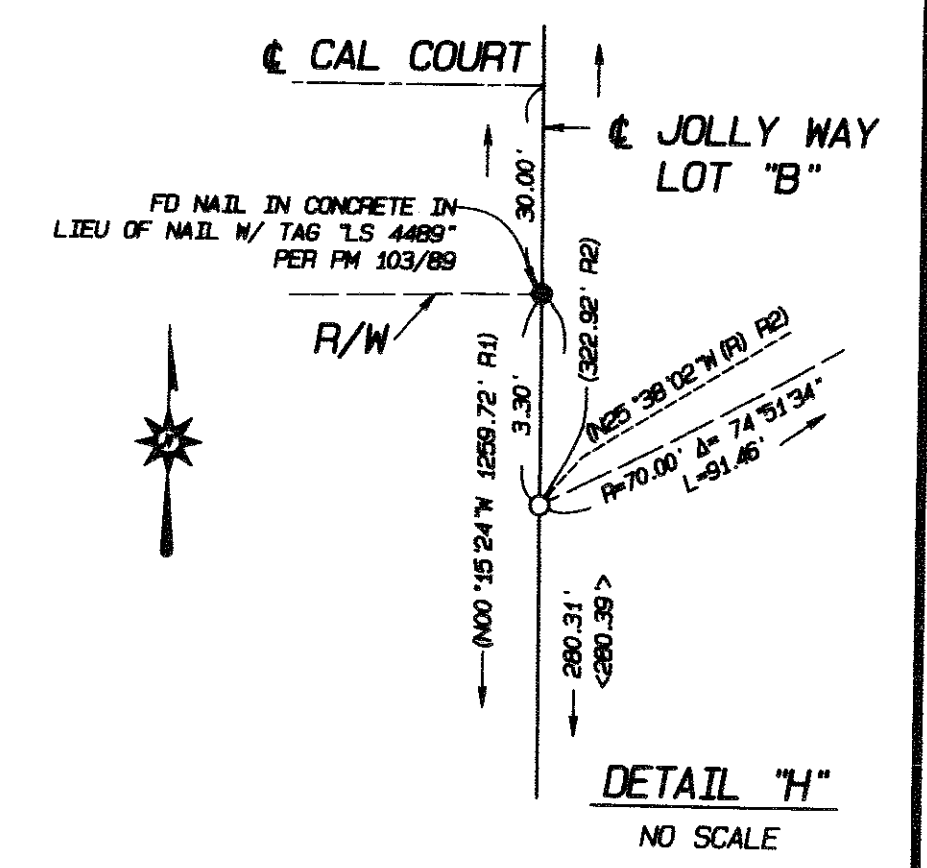


LINE DATA

| LINE | BEARING | DISTANCE | RECORD |
|------|-------------|----------|--------|
| L1 | N45°15'32"E | 21.21' | |
| L2 | N00°19'40"W | 18.00' | |
| L3 | N62°36'13"E | 15.77' | |
| L4 | N10°02'16"E | 40.99' | |
| (L5) | N45°15'32"E | 35.36' | RBM R1 |
| L6 | N44°44'28"E | 21.21' | |
| L7 | N45°15'32"E | 21.21' | |
| L8 | N44°44'28"E | 21.21' | |
| L9 | N89°44'28"E | 10.00' | |
| L10 | N00°19'40"W | 30.38' | |
| L11 | N00°19'40"W | 31.12' | |
| L12 | N25°51'28"W | 48.00' | |

CURVE DATA

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|-------|---------|------------|--------|---------|
| C1 | 48.00' | 115°31'48" | 96.79' | 76.12' |
| C2 | 48.00' | 64°12'45" | 53.79' | 30.12' |
| C3 | 48.00' | 51°19'03" | 42.98' | 23.06' |
| C4 | 66.00' | 11°31'56" | 13.28' | 6.66' |
| C5 | 66.00' | 18°02'12" | 20.78' | 10.48' |
| C6 | 66.00' | 70°43'40" | 81.47' | 46.84' |
| C7 | 66.00' | 29°34'08" | 34.06' | 17.42' |
| C8 | 100.00' | 10°17'48" | 17.97' | 9.01' |
| C9 | 100.00' | 25°31'48" | 44.56' | 22.66' |
| C10 | 100.00' | 4°44'20" | 8.27' | 4.14' |

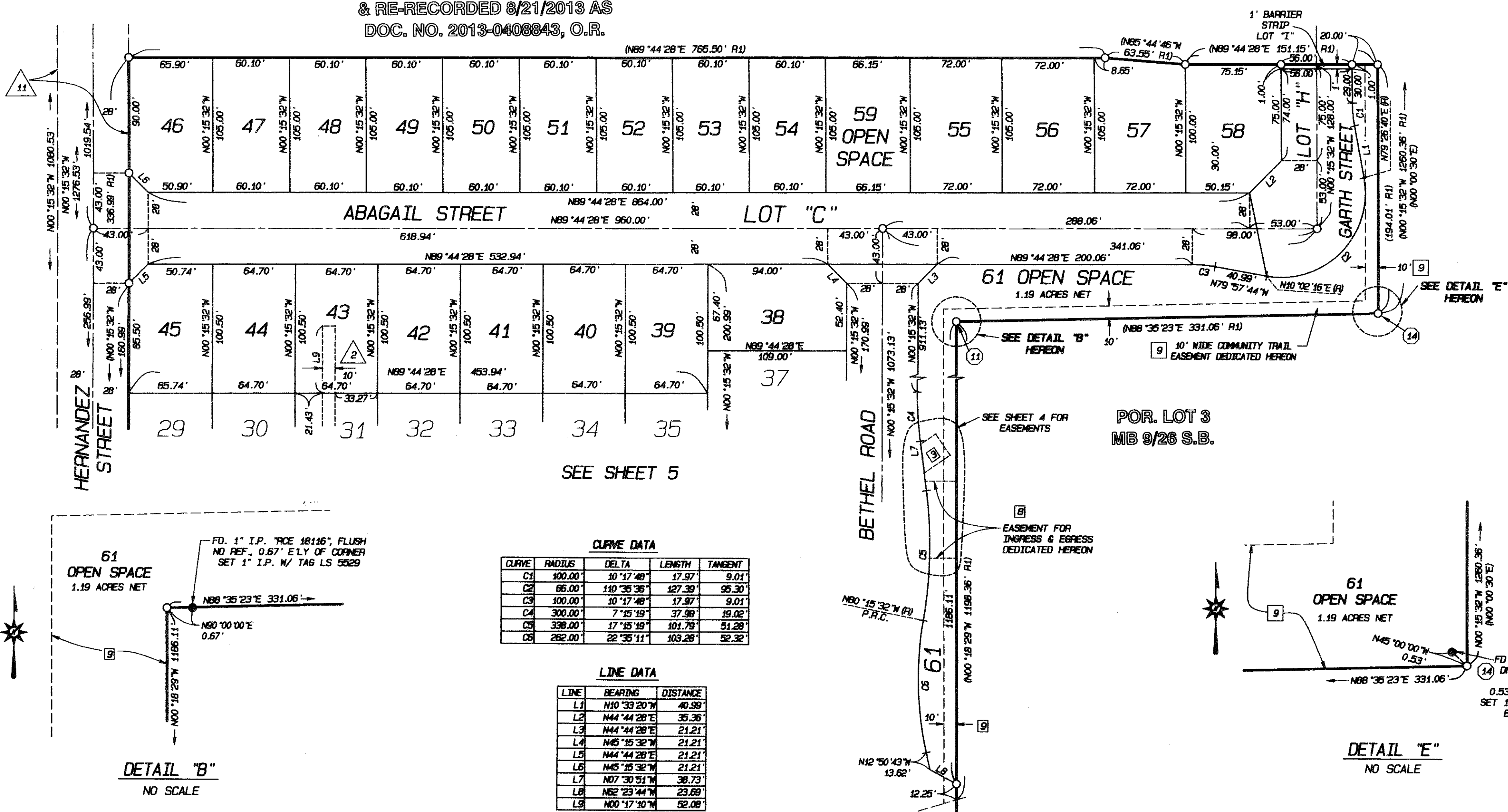


SEE SHEET 3 FOR SURVEYOR'S, MONUMENT
AND EASEMENT NOTES

BEING A SUBDIVISION OF PARCEL C OF LOT LINE ADJUSTMENT NO. 1203
RECORDED JULY 23, 2013 AS DOC. NO. 2013-0355020 AND RE-RECORDED
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COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH,
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MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
MARCH 2014

PARCEL B
LOT LINE ADJUSTMENT NO. 1203
RECORDED 7/23/2013 AS
DOC. NO. 2013-0355020, O.R.
& RE-RECORDED 8/21/2013 AS
DOC. NO. 2013-0408843, O.R.



RECORDING REQUESTED

**BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

Notice of Completion

RECORDING REQUESTED BY

City of Jurupa Valley

AND WHEN RECORDED RETURN TO:

CITY CLERK

City of Jurupa Valley

8930 Limonite Avenue

Jurupa Valley CA, 92509

NOTICE OF COMPLETION
(Civil Code 9204 – Public Works)

NOTICE IS HEREBY GIVEN by the undersigned owner, a public entity of the State of California that a public work of improvement has been completed as follows:

Project title or description of work: Tract 33675-1 Mission Estates

Date of completion: October 31, 2020

Nature of owner: City/Public Entity

Interest or estate of owner: City of Jurupa Valley as public right-of-way

Address of owner: 8930 Limonite Avenue
Jurupa Valley, CA 92509

Name of contractor: Western Pacific Housing (DR Horton)_____

Street address or legal description of site: Tract Map 33675-1 (Mission Estates) Book 441
Pages 64-69

Signature of Owner:

Rod B. Butler, City Manager
City of Jurupa Valley

VERIFICATION

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the City Manager of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and the facts stated therein are true and correct.

Executed at Jurupa Valley, California on this 4th day of February, 2021.

By:

Attest:

Rod B. Butler, City Manager

Victoria Wasko, City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

SUBJECT: AGENDA ITEM NO. 14.K

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675-2 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE STREET AND CAMINO REAL) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2021-08, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 33675-2 LOCATED ON MISSION BOULEVARD BETWEEN TYROLITE STREET AND CAMINO REAL) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

BACKGROUND

Tract Map 33675-2 was approved by the City Council on May 1, 2014 and recorded with the County Recorder's Office on May 13, 2014. The subdivision is a 57 lot single family residential development located on 15.18 acres. The owner dedicated to public use for street and public utility purposes streets designated as lettered lots on the map. Prior to recording the Final Map, Subdivision Agreements were executed and bonds were provided by the developer to secure required improvements.

ANALYSIS

Construction of the required improvements for Tract 33675-2 has been completed. Staff inspected the improvements for compliance with the approved plans, adopted conditions of approval, the City's Standard Plans and Specifications, and the Municipal Code. All improvements have been constructed and completed to the satisfaction of the City Engineer and a one year warranty period has been completed.

The streets now being accepted by this action are shown on the attached map.

The Performance Bond and Labor and Materials Bond will be released by the City Engineer 90 days after recording of the Notice of Completion. Monument bonds will be released once all monuments identified on the map are confirmed.

OTHER INFORMATION

Previous Actions:

- City Council meeting of May 1, 2014: City Council approved Final Tract Map 33675-2
- City Council Meeting of February 19, 2015: City Council approved the replacement of bonds executed for Foremost Jurupa LLC with bonds executed for DR Horton Los Angeles Holding Company

FISCAL IMPACT

The Public Works Department will maintain the public improvements on the streets dedicated to the City and accepted on the map for Tract 33675-2. Maintenance of the public streets is primarily funded with Gas Tax (revenue from State gas tax). Maintenance of the water and sewer line facilities are the responsibility of the Jurupa Community Services District (JCSD) and the maintenance of the community trail is the responsibility of the Jurupa Area Recreation and Park District. Right-of-way landscaping

maintenance along Mission Boulevard and Garth Street will be funded by CFD 2014-002.

ALTERNATIVES

1. Take no action.
2. Provide staff with alternative directions.

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

Reviewed by:



Paul Toor
Director of Public Works

Submitted by:



Rod Butler
City Manager

Prepared by:



Tina M. York, PE
Development Services Manager

Reviewed by:



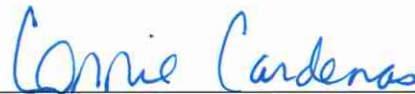
Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

Reviewed by:



Connie Cardenas
Director of Administrative Services

Attachments:

1. Resolution 2021-08
2. Tract Map 33675-2
3. Notice of Completion

**RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

RESOLUTION NO. 2021-08

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE
CITY INTO THE CITY-MAINTAINED STREET SYSTEM
(TRACT 33675-2 LOCATED ON JURUPA ROAD AT GALENA
STREET) PURSUANT TO STREETS AND HIGHWAYS CODE
SECTION 1806**

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

Section 1. The City Council hereby finds, determines and declares that:

(a) Tract Map 33675-2 was recorded by the Riverside County Recorder on May 13, 2014 ("Tract Map").

(b) Pursuant to Government Code Sections 66477.1 and 66477.2 and other applicable law, the Tract Map offered for dedication to the City certain land for streets, public utilities and associated drainage and public improvements as described on Exhibit A, attached hereto and incorporated herein by this reference ("Streets").

(c) The City's acceptance of the dedication of the Streets is conditioned on the completion of construction of the Streets and associated drainage and public improvements in accordance with City Standards and improvement plans approved by the City Engineer as provided in the Subdivision Improvement Agreement for the Streets entered into between the City and the owner of the tract.

(d) The City Engineer has inspected the Streets and has determined that the Streets and the public improvements related thereto have been satisfactorily completed in accordance with Improvement Plan No. GP13-007, approved by the City Engineer.

Section 2. The City Council hereby accepts the Streets and related drainage and public improvements as described and depicted on Exhibit A into the City-Maintained Street System pursuant to Streets and Highways Code Section 1806.

Section 3. The City Clerk shall cause this Resolution and its exhibits to be recorded in the Official Records of the County of Riverside.

Section 4. 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 4th 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 Resolution No. 2021-08 was duly passed and adopted at a regular meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 2021 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 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A

STREETS AND RELATED PUBLIC IMPROVEMENTS FOR TRACT 33675-2

MISSION BOULEVARD

JOLLY WAY

CALEB STREET

ISAAC STREET

HERNANDEZ STREET

JOSHUA ROAD

GARTH STREET

TRACT NO. 33675-2

BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 1203 RECORDED 7/23/2013, AS DOC. NO. 2013-0355020 AND RE-RECORDED 8/21/2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2014

RECORDERS STATEMENT

FILED THIS 13th DAY OF MAY 2014 AT 3:27 P.M. IN BOOK 441 OF MAPS AT PAGES 10-11 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF JURUPA VALLEY. NO. 2014-013697 FEE \$18-

LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER
BY: Morris Deputy
SUBDIVISION GUARANTEE:
CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "G", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "H" THROUGH "L", INCLUSIVE. THE DEDICATION IS FOR (1) ONE-FOOT BARRIER STRIPS FOR ROAD AND ACCESS CONTROL.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE 10' COMMUNITY TRAIL EASEMENTS AS SHOWN HEREON. THE DEDICATION IS FOR TRAIL PURPOSES IN FAVOR OF JURUPA AREA RECREATION AND PARK DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: LOT 58 OPEN SPACE, AS SHOWN HEREON. THE DEDICATION IS FOR LANDSCAPE, OPEN SPACE AND REGIONAL TRAIL PURPOSES IN FAVOR OF THE CITY OF JURUPA VALLEY.

FOREMOST JURUPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

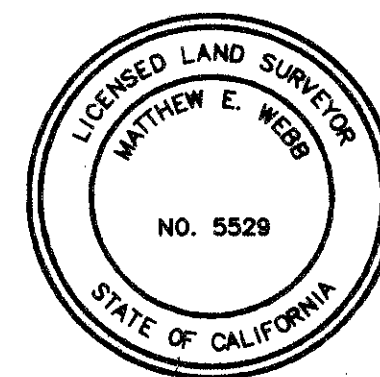
BY: John Murray
JOHN MURRAY, AUTHORIZED PERSON

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FOREMOST JURUPA, LLC, ON SEPTEMBER 14, 2012. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: APRIL 2 2014

Matthew E. Webb
MATTHEW E. WEBB
L.S. 5529



CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP NO. 33675 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 14, 2006 THE EXPIRATION DATE BEING MARCH 14, 2016; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: APRIL 9 2014

Roy F. Stephenson
ROY F. STEPHENSON, CITY ENGINEER, RCE 20354



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON APRIL 1 2014 BEFORE ME, SANDRA M. BENSON, A NOTARY PUBLIC PERSONALLY APPEARED JOHN MURRAY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

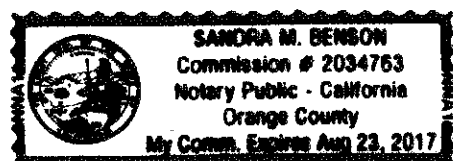
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

Sandra M. Benson
NOTARY PUBLIC IN AND FOR SAID STATE

SANDRA M. BENSON
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY
MY COMMISSION EXPIRES: 8-23-2017
MY COMMISSION NUMBER: 2034763



CITY COUNCIL'S STATEMENT

THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOT "A" (MISSION BOULEVARD), LOT "B" (JOLLY WAY), LOT "C" (CALEB STREET), LOT "D" (ISAAC STREET), LOT "E" (HERNANDEZ STREET), LOT "F" (JOSHUA ROAD), AND LOT "G" (GARTH STREET). THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS COUNCIL ADOPTED PURSUANT TO SECTION 1806 OF THE STREETS AND HIGHWAYS CODE.

EASEMENT FOR PUBLIC PURPOSES: LOTS "H" THROUGH "L", INCLUSIVE, FOR (1) ONE-FOOT BARRIER STRIPS FOR ROAD AND ACCESS CONTROL. AS SHOWN AND OFFERED HEREON ARE REJECTED, PROVIDED, HOWEVER, THAT PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 66477.2 SAID OFFERS OF DEDICATION SHALL REMAIN OPEN AND THE CITY MAY AT ANY LATER DATE, AND WITHOUT FURTHER ACTION BY THE SUBDIVIDER, RESCIND ITS ACTION TO REJECT THE OFFERS OF DEDICATION AND ACCEPT THE OFFERS OF DEDICATION.

THE OFFER OF DEDICATION OF LOT 58 OPEN SPACE IN FEE TITLE FOR LANDSCAPE, OPEN SPACE AND REGIONAL TRAIL PURPOSES AS SHOWN AND OFFERED HEREON IS ACCEPTED.

DATED: May 1 2014 ATTEST: CITY OF JURUPA VALLEY, STATE OF CALIFORNIA
CITY CLERK

BY: Frank Johnston
FRANK JOHNSTON, MAYOR

BY: Victoria Wasko
VICTORIA WASKO, CITY CLERK

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT TO MARION L. FISH FOR FLUMES AND INCIDENTAL PURPOSES RECORDED JULY 23, 1893 IN DEED BOOK 158, PAGE 398, RECORDS OF SAN BERNARDINO COUNTY. CANNOT BE LOCATED FROM RECORD.

AN EASEMENT IN FAVOR OF STEARNS RANCHOS COMPANY AND JURUPA LAND AND WATER COMPANY FOR DITCHES, CANALS, PIPELINES, AND INCIDENTAL PURPOSES RECORDED IN BOOK 104, PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY AND BY DEEDS RECORDED MARCH 2, 1899 IN BOOK 69, PAGE 250; APRIL 10, 1902 IN BOOK 142, PAGE 101; AND JULY 24, 1897 IN BOOK 31, PAGE 337 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT BE LOCATED FROM RECORD.

AN EASEMENT FOR MAINTAINING OR REMOVING TREES IN FAVOR OF ARTHUR I. WITTE RECORDED MARCH 8, 1912 IN BOOK 346, PAGE 205, OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 22,800.00.

DATED: APRIL 17 2014

DON KENT
COUNTY TAX COLLECTOR

BY: Valerie May DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 22,800.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: APRIL 17 2014

(CASH) OR SURETY BOND
DON KENT
COUNTY TAX COLLECTOR

BY: Valerie May DEPUTY

JURUPA AREA RECREATION AND PARK DISTRICT ACCEPTANCE STATEMENT

THE OFFER OF DEDICATION OF THE 10' COMMUNITY TRAIL EASEMENTS FOR PUBLIC PURPOSES IS HEREBY ACCEPTED.

Don Rodriguez
DAN RODRIGUEZ, GENERAL MANAGER
JURUPA AREA RECREATION & PARK DISTRICT

3/26/2014
DATE

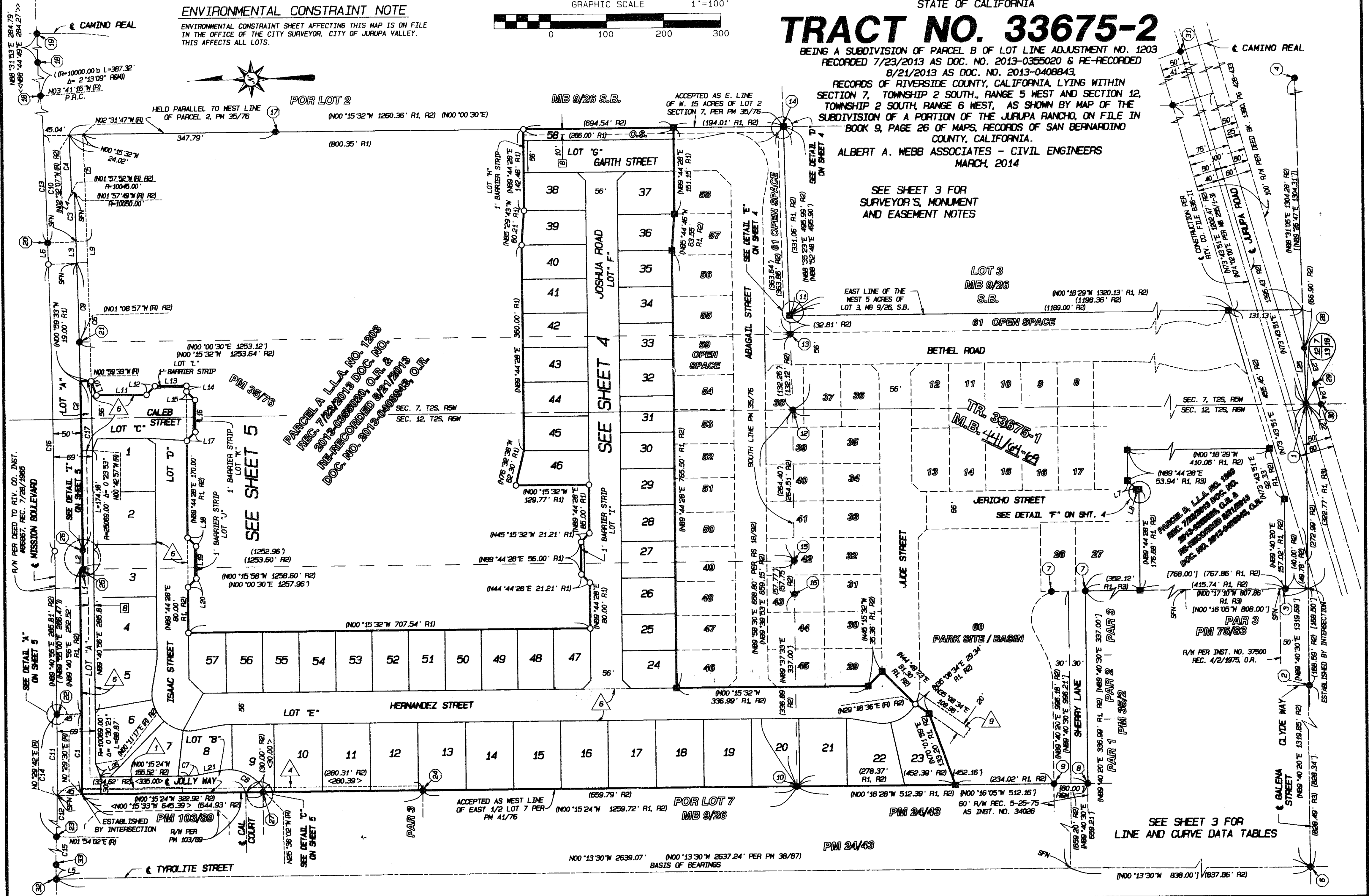
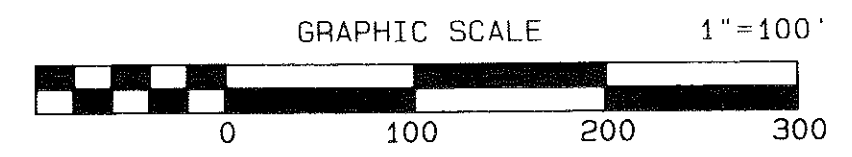
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

TRACT NO. 33675-2

BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 1203
RECORDED 7/23/2013 AS DOC. NO. 2013-0355020 & RE-RECORDED
8/21/2013 AS DOC. NO. 2013-0408843.
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN
SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE
SUBDIVISION OF A PORTION OF THE JURUPA RANCHO, ON FILE IN
BOOK 9, PAGE 26 OF MAPS, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
MARCH, 2014

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE
IN THE OFFICE OF THE CITY SURVEYOR, CITY OF JURUPA VALLEY.
THIS AFFECTS ALL LOTS.



PARCEL A L.L.A. NO. 1203
REC. 7/23/2013 DOC. NO.
2013-0355020, O.R. &
RE-RECORDED 8/21/2013
DOC. NO. 2013-0408843, O.R.

SEE SHEET 3 FOR
SURVEYOR'S MONUMENT
AND EASEMENT NOTES

SEE SHEET 3 FOR
LINE AND CURVE DATA TABLES

N00°13'30"W 2639.07' (N00°13'30"W 2637.24' PER PM 38/87)
BASIS OF BEARINGS

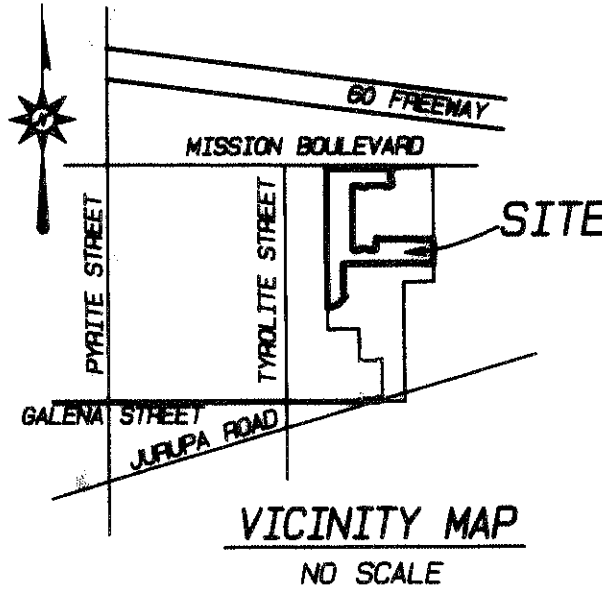
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BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 1203 RECORDED 7/23/2013, AS DOC. NO. 2013-0355020 AND RE-RECORDED 8/21/2013 AS DOC. NO. 2013-0408843, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2014

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TYROLITE STREET TAKEN AS NORTH 00°13'30" WEST, AS SHOWN BY PARCEL MAP 9629 PER P.M. 41/45-46, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" I.P. TAGGED LS 5529, FLUSH.
3. ● INDICATES FOUND MONUMENTS AS NOTED.
4. ■ INDICATES FOUND 1" IP TAGGED LS 5529 PER TR 33675-1, M.B. 441/64-69.
5. THIS TRACT CONTAINS 15.18 ACRES GROSS.
6. () INDICATES RECORD DATA PER PARCEL MAP 8722, P.M. 35/76, UNLESS OTHERWISE NOTED.
7. < > INDICATES RECORD DATA PER PARCEL MAP 14397, P.M. 103/89.
8. [] INDICATES RECORD DATA PER PARCEL MAP 11014, P.M. 75/83.
9. { } INDICATES RECORD DATA PER PARCEL MAP 5937, P.M. 17/41.
10. (()) INDICATES RECORD DATA PER RIVERSIDE COUNTY MAP 772-V.
11. < < > > INDICATES RECORD DATA PER MB 168/97-98.
12. [[]] INDICATES RECORD DATA PER RS 75/47-55.
13. (R1) INDICATES RECORD & MEAS. DATA PER LLA 1203, RECORDED JULY 23, 2013 AS DOC. NO. 2013-0355020, O.R. & RE-RECORDED AUGUST 21, 2013 AS DOC. NO. 2013-0408843, O.R.
14. (R2) INDICATES RECORD & MEAS. DATA PER TR. 33675-1, M.B. 441/64-69.
15. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY OF RIVERSIDE ORDINANCE 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.
16. SET 1" I.P. TAGGED LS 5529, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS.
17. SET STEEL PIN AND TAG LS 5529 ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER STANDARD "E".
18. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
19. SFN INDICATES SEARCHED, FOUND NOTHING.



MONUMENT NOTES

1. FD. 1 1/4" IP, TAG LS 5529, DN. 1.6' ACCEPTED AS SEC. COR. PER TR 33675-1 MB 441/64-69.
2. FD. COPPERWELD MON. RIV. CO. TRANS. C/L. INTERSECTION, FLUSH, IN LIEU OF 1" I.P. LS 3365 PER MB 147/3-4 & PM 75/83.
3. FD. 3/4" IP, RCE 9455, FLUSH, 0.23 SOUTHERLY OF R/W, ACCEPTED AS POINT ON P/L PER PM 75/83 & PM 17/41, FOUND 1" IP, LS 5529, FL. AT NW CORNER LOT "A" PER TR 33675-1 MB 441/64-69.
4. FD. 3/4" IP, R/CORNER FLUSH PER RS 75/47-55, ACCEPTED AS PT. ON R/CORNER R/W.
5. FD. 1" IP, TAGGED LS 5390 DN 0.2' PER MB 255/1-3 & MB 295/7-9 HELD FOR R/W JURUPA ROAD.
6. FD. MAG NAIL & TIES, FLUSH, CENTER LINE INTERSECTION FALLS ON MANHOLE COVER PER MB 147/3-4, MB 139/35-37, PM 41/45-46 ACCEPTED AS C/L INTERSECTION.
7. FD 1 1/2" IP, LS 3365 FLUSH PER PM 17/41 PM 35/2 & PM 75/83.
8. FD. 1" IP, TAGGED LS 5529, DN 0.1' PER TR 33675-1 MB 441/64-69, ACCEPTED AS SHERRY LANE R/W.
9. FD. 3/4" IP, NO TAG, DN 0.5' IN LIEU OF 1 1/2" IP, LS 3365, PER PM 17/41 N44°14'29"E 0.37' FROM R/W INTERSECTION, NOT ACCEPTED, FOUND 1" IP W/ TAG LS 5529 PER TR 33675-1 MB 441/64-69, AT TRUE POSITION.
10. FD. 3/4" IP, NO TAG, DN 0.5' IN LIEU OF LS 3365 PER PM 17/41 & PM 41/45-46 SET TAG LS 5529 ACCEPTED AS BEING THE INTERSECTION OF THE NORTH 16TH LINE OF SECTION 12 T2S R6W, AND THE WEST LINE OF THE EAST 1/2 LOT 7 PER PM 41/46.
11. FD 1" I.P. RCE 18116, FLUSH NO REF. 0.67' ELY OF CORNER ESTABLISHED BY ACCEAGE PER PM 35/76, FOUND 1" IP, TAGGED LS 5529, FLUSH, AT TRUE LOCATION PER TR 33675-1 MB 441/64-69.
12. FD 3/4" I.P., NO TAG, FLUSH IN LIEU OF RCE 9455 TAG PER PM 35/76 & RS 14/91, ACCEPTED AS S.E. CORNER LOT 7, SEC. 12, MB 9/26, S.B.CO. SET TAG LS 5529.
13. FD. 3/4" I.P., RCE 862, FLUSH PER PM 35/76, ACCEPTED AS S.E. COR. PARCEL 1.
14. FD 3/4" I.P., NO TAG, DN 0.2' DISTURBED PER PM 35/76, 0.53' N.W. LY. OF CORNER, NOT ACCEPTED, FOUND 1" IP W/TAG LS 5529 BY INTERSECTION PER TR 33675-1 MB 441/64-69.
15. FD 3/4" I.P., TAGGED RCE 862, FLUSH PER PM 35/76, ACCEPTED AS S.W. CORNER PARCEL 1, PM 35/76.
16. FD 3/4" I.P., TAGGED RCE 9455, DN. 0.3' PER PM 17/41, ACCEPTED AS N.E. CORNER PARCEL 1, PM 17/41.
17. FD 3/4" I.P., R.C.E. 862, FLUSH HELD FOR POINT ON EASTERLY LINE PER PM 35/76.
18. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN 0.4' PER TB 107/16.
19. FD. COPPERWELD STAMPED RIV. CO. SURV. 1995, DN 0.3' PER MB 168/97-98 & 874-XX.
20. FD. COPPERWELD MON. "B.C. 341+25.57" DN 0.3' PER PM 35/76.
21. FD 1" I.P., TAG LS 5529, FLUSH PER TR 33675-1 MB 441/64-69.
22. FD. COPPERWELD MON. STAMPED "E.C. 333+00.21" DN 0.3' PER PM 103/89, PM 35/76 0.11' N.W. LY. & 0.52' W. LY. OF E.C. NOT ACCEPTED, FOUND 1" I.P., TAGGED LS 5529 PER TR 33675-1 M.B. 441/64-69, AT TRUE E.C. OF C/L.
23. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS P.R.C.
24. FD 3/4" I.P., LS 4055, DN. 0.8' PER PM 103/89.
25. FD NAIL & TAG RCE 862, FLUSH ON GRANITE ROCK IN LIEU OF 3/4" IP, RCE 862, PER PM 35/76, ACCEPTED AS THE NORTHWEST CORNER OF PAR. 1.
26. FD 3/4" IP W/REMAINS OF PLASTIC PLUG, FLUSH PER PM 35/76, 0.65' ELY OF B.C. NOT ACCEPTED ON P/L.
27. FD NAIL IN CONC. FL., IN LIEU OF NAIL W/TAG LS 4489 PER PM 103/89 ACCEPTED POSITION AS BEING THE NE CORNER OF PARCEL 3 OF PM 103/89.
28. FD 3/4" I.P., "R/CORNER", DN 0.1', IN LIEU OF 1 1/4" I.P. W/ RIV. CO. SURV. PLUG PER RS 75/47-55, HELD FOR JURUPA ROAD SLY R/W.
29. FD 3/4" I.P., "R/CORNER", FLUSH, PER RS 75/47-55, HELD FOR JURUPA ROAD SLY R/W.
30. FD 1" I.P., RCE 26406, FLUSH, NO REF., IN LIEU OF R/CORNER TAG PER RS 75/47-55, ACCEPTED AS POINT ON THE JURUPA ROAD SLY R/W.
31. FD 1" I.P., LS 5390, DN. 0.1' PER MB 255/1-3 AND MB 295/7-9, ACCEPTED AS INTERSECTION, C/L CAMINO REAL & CONSTRUCTION C/L JURUPA RD.
32. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS C/L INTERSECTION MISSION BLVD. & TYROLITE STREET.
33. FD 1" I.P. W/ RIV. CO. SURVEY TAG DN. 0.3' PER PM 103/89, PM 41/45-46 & T.B. 107/12 ACCEPTED AS B.C. OF C/L MISSION BLVD.

EASEMENT NOTES

1. AN EASEMENT FOR PUBLIC ROAD, UTILITIES, AND DRAINAGE PURPOSES RECORDED JUNE 30, 1987 AS INST. NO. 186839, O.R. RIVERSIDE COUNTY.
2. AN EASEMENT TO MARION L. FISH FOR FLUMES AND INCIDENTAL PURPOSES RECORDED JULY 23, 1893 IN DEED BOOK 159, PAGE 398, RECORDS OF SAN BERNARDINO COUNTY. CANNOT BE LOCATED FROM RECORD.
3. AN EASEMENT IN FAVOR OF STEARNS RANCHOS COMPANY AND JURUPA LAND AND WATER COMPANY FOR DITCHES, CANALS, PIPELINES, AND INCIDENTAL PURPOSES RECORDED IN BOOK 104, PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY AND BY DEEDS RECORDED MARCH 2, 1899 IN BOOK 69, PAGE 250; APRIL 10, 1902 IN BOOK 142, PAGE 101; AND JULY 24, 1897 IN BOOK 31, PAGE 337 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT BE LOCATED FROM RECORD.
4. AN EASEMENT FOR MAINTAINING OR REMOVING TREES IN FAVOR OF ARTHUR I. WITTE RECORDED MARCH 8, 1912 IN BOOK 346, PAGE 205, OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
5. (NOT USED)
6. AN EASEMENT FOR ACCESS TO MAINTAIN A BASIN INCLUDING INGRESS AND EGRESS IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED JANUARY 18, 2013 AS DOC. NO. 2013-0030061, O.R. RIV. CO.
7. (NOT USED)
8. A COMMUNITY TRAIL EASEMENT DEDICATED HEREON TO JURUPA AREA RECREATION AND PARK DISTRICT FOR TRAIL PURPOSES.
9. AN EASEMENT FOR STORM DRAIN, FLOOD CONTROL AND DRAINAGE PURPOSES IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED JANUARY 18, 2013 AS DOC. NO. 2013-0030060, O.R. RIV. CO.

LINE DATA TABLE

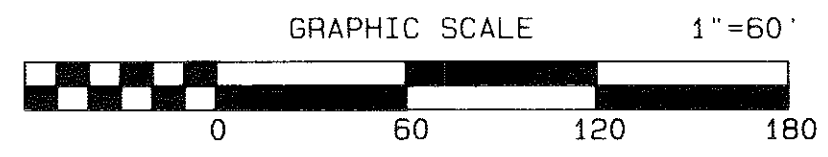
| LINE | BEARING | DISTANCE | RECORD |
|------|-------------|----------|-------------------------------|
| L1 | N00°15'58"W | 5.00' | (N00°00'30"E 5.00') (R1, R2) |
| L2 | N89°40'56"E | 33.30' | (N89°40'56"E 33.30') (R1, R2) |
| L3 | N88°31'55"E | 37.60' | (S88°49'00"E 37.60') (R1, R2) |
| L4 | N00°15'31"W | 5.00' | (N00°00'30"E 5.00') (R1, R2) |
| L5 | N89°40'53"E | 25.57' | (S89°40'53"W 25.57') (R2) |
| L6 | N88°31'55"E | 37.60' | (N88°49'00"E 37.60') (R2) |
| L7 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21') (R1, R2) |
| L8 | N00°15'32"W | 4.97' | (N00°15'32"W 4.97') (R1, R2) |
| L9 | N88°31'55"E | 37.60' | (N88°31'55"E 37.60') (R1, R2) |
| L10 | N69°14'04"E | 26.57' | (N69°14'04"E 26.57') (R1, R2) |
| L11 | N00°15'32"W | 88.50' | (N00°15'32"W 88.50') (R1, R2) |
| L12 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21') (R1, R2) |
| L13 | N00°15'32"W | 56.00' | (N00°15'32"W 56.00') (R1, R2) |
| L14 | N89°44'28"E | 10.00' | (N89°44'28"E 10.00') (R1, R2) |
| L15 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21') (R1, R2) |
| L16 | N89°44'28"E | 56.00' | (N89°44'28"E 56.00') (R1, R2) |
| L17 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21') (R1, R2) |
| L18 | N44°44'28"E | 21.21' | (N44°44'28"E 21.21') (R1, R2) |
| L19 | N89°44'28"E | 56.00' | (N89°44'28"E 56.00') (R1, R2) |
| L20 | N45°15'32"W | 21.21' | (N45°15'32"W 21.21') (R1, R2) |
| L21 | N10°29'36"W | 41.04' | (N10°29'36"W 41.04') (R2) |
| L22 | N00°17'33"W | 26.03' | (N00°17'33"W 26.03') (R2) |
| L23 | N73°43'51"E | 65.01' | (N74°39'29"E) (R2) |
| L24 | N73°43'51"E | 36.85' | (N74°39'29"E 36.85') (R2) |
| L25 | N88°31'05"E | 97.95' | (N89°26'47"E 97.94') (R2) |
| L26 | N68°25'55"E | 24.76' | (N68°25'55"E 24.76') (R2) |

CURVE DATA TABLE

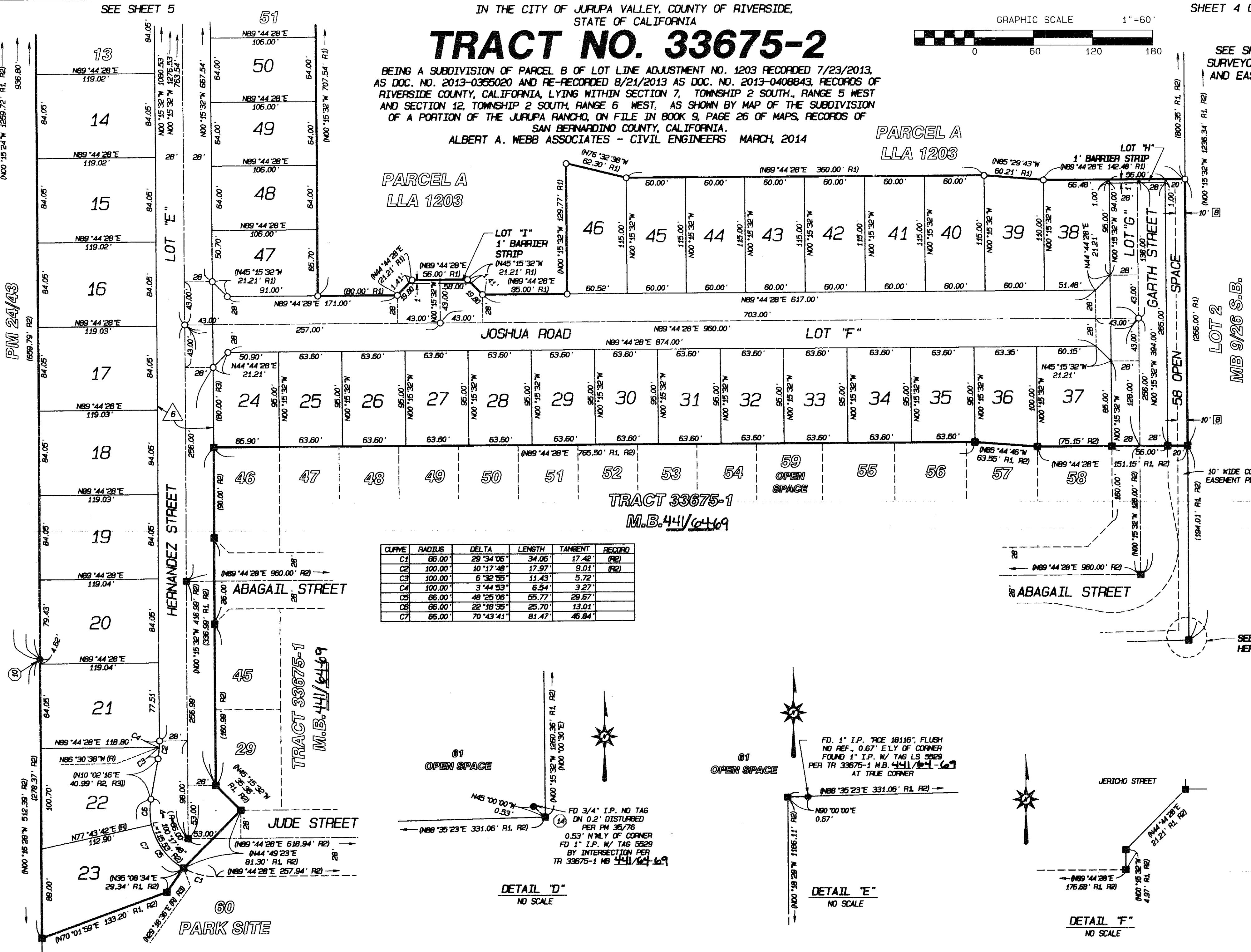
| CURVE | RADIUS | DELTA | LENGTH | TANGENT | RECORD |
|-------|-----------|-----------|---------|---------|--|
| C1 | 10045.00' | 0°48'34" | 141.92' | 70.96' | (R=10045.00' Δ=0°48'34" L=141.92' (R1, R2) |
| C2 | 25050.00' | 1°09'00" | 502.81' | 251.41' | (R=25050.00' Δ=1°09'00" L=502.81' (R1, R2) |
| C3 | 10050.00' | 0°29'44" | 86.96' | 43.48' | (R=10050.00' Δ=0°29'44" L=86.96' (R1, R2) |
| C4 | 10045.00' | 0°34'15" | 100.04' | 50.02' | (R=10045.00' Δ=0°34'15" L=100.04' (R1, R2) |
| C5 | 10069.00' | 1°03'42" | 186.60' | 93.30' | (R=10069.00' Δ=1°03'42" L=186.60' (R2) |
| C6 | 25069.00' | 0°28'32" | 208.05' | 104.02' | (R=25069.00' Δ=0°28'32" L=208.05' (R2) |
| C7 | 100.00' | 10°14'12" | 17.87' | 8.96' | (R=100.00' Δ=10°14'12" L=17.87' (R2) |
| C8 | 70.00' | 74°51'34" | 91.46' | 53.58' | (R=70.00' Δ=74°51'34" L=91.46' (R2) |
| C9 | 25050.00' | 0°19'08" | 139.31' | 69.66' | (R=25050.00' Δ=0°19'08" L=139.31' (R2) |
| C10 | 10000.00' | 1°04'39" | 188.05' | 94.03' | (R=10000.00' Δ=1°04'39" L=188.05' (R2) |
| C11 | 10000.00' | 0°48'46" | 141.87' | 70.94' | (R=10000.00' Δ=0°48'46" L=141.87' (R2) |
| C12 | 10000.00' | 1°24'20" | 245.34' | 122.67' | (R=10000.00' Δ=1°24'20" L=245.34' (R2) |
| C13 | 10000.00' | 2°13'11" | 387.42' | 193.73' | (R=10000.00' Δ=2°13'11" L=387.42' (R2) |
| C14 | 10000.00' | 2°13'07" | 387.21' | 193.63' | (R=10000.00' Δ=2°13'07" L=387.21' (R2) |
| C15 | 10000.00' | 2°13'09" | 387.32' | 193.68' | (R=10000.00' Δ=2°13'09" L=387.32' (R2) |
| C16 | 25000.00' | 1°09'00" | 501.80' | 250.91' | (R=25000.00' Δ=1°09'00" L=501.80' (R2) |
| C17 | 25050.00' | 0°40'28" | 294.92' | 147.46' | (R=25050.00' Δ=0°40'28" L=294.92' (R2) |

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
TRACT NO. 33675-2

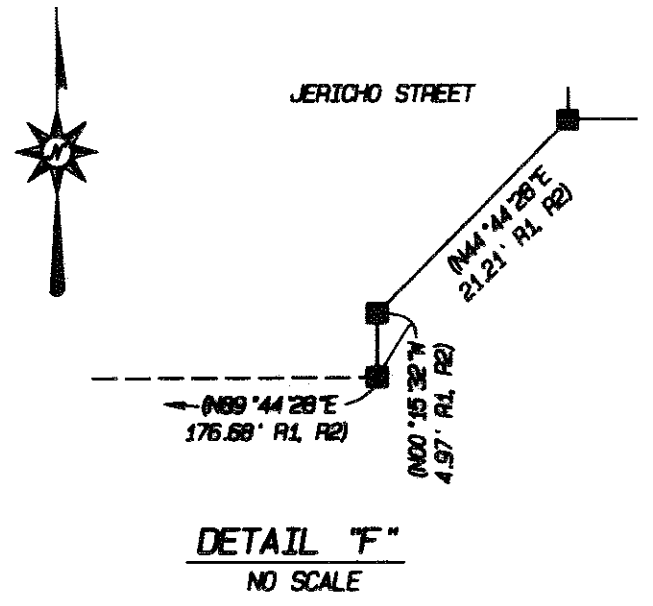
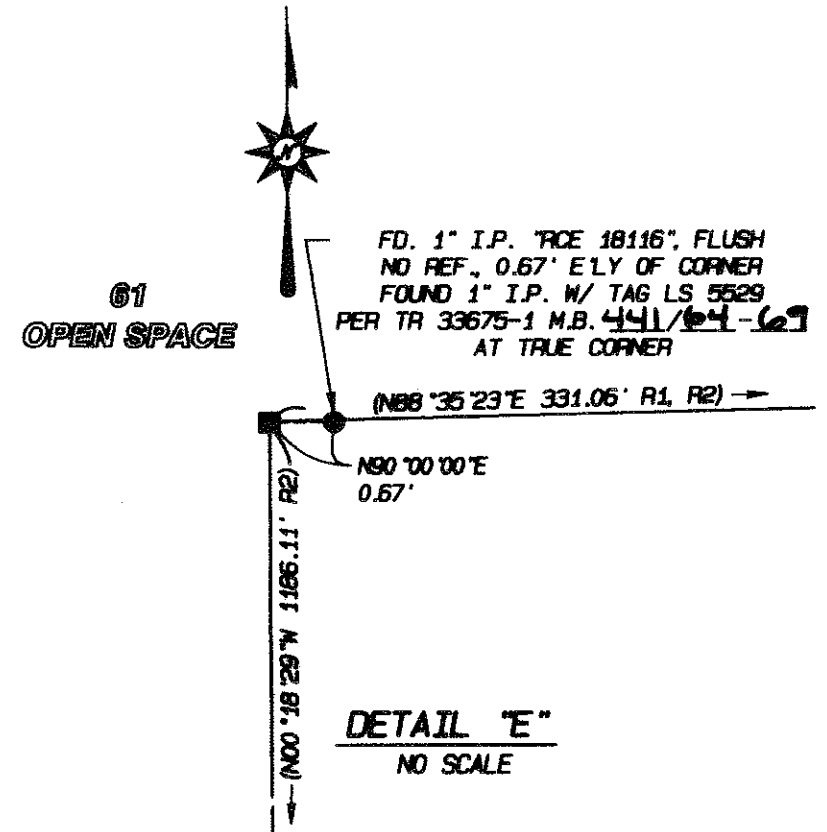
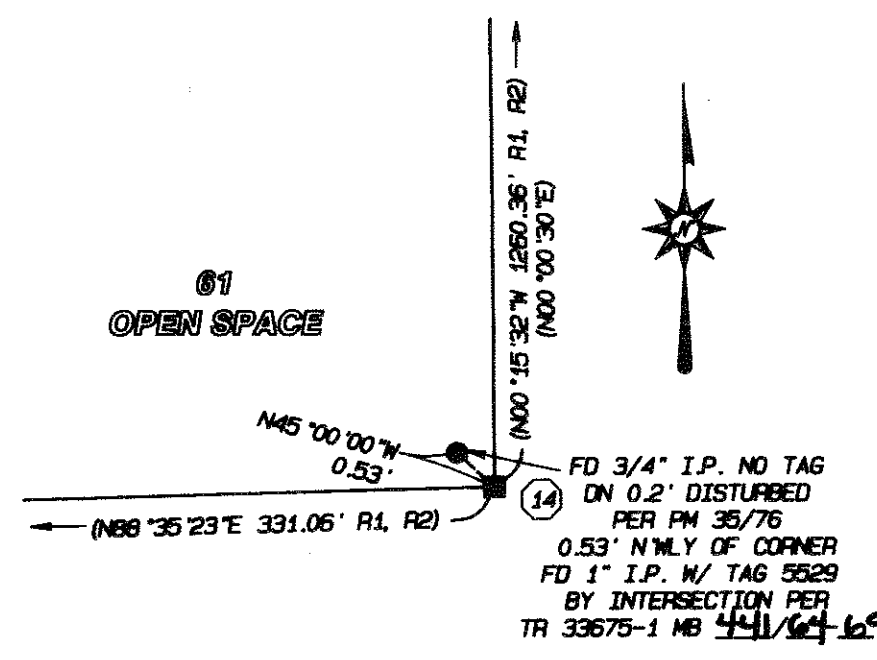
BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 1203 RECORDED 7/23/2013,
AS DOC. NO. 2013-0355020 AND RE-RECORDED 8/21/2013 AS DOC. NO. 2013-0408843, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH., RANGE 5 WEST
AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE SUBDIVISION
OF A PORTION OF THE JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF MAPS, RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2014



SEE SHEET 3 FOR
SURVEYOR'S MONUMENT
AND EASEMENT NOTES



| CURVE | RADIUS | DELTA | LENGTH | TANGENT | RECORD |
|-------|---------|-----------|--------|---------|--------|
| C1 | 66.00' | 29°34'06" | 34.06' | 17.42' | (R2) |
| C2 | 100.00' | 10°17'48" | 17.97' | 9.01' | (R2) |
| C3 | 100.00' | 6°32'55" | 11.43' | 5.72' | |
| C4 | 100.00' | 3°44'53" | 6.54' | 3.27' | |
| C5 | 66.00' | 48°25'06" | 55.77' | 29.67' | |
| C6 | 66.00' | 22°16'35" | 25.70' | 13.01' | |
| C7 | 66.00' | 70°43'41" | 81.47' | 46.84' | |

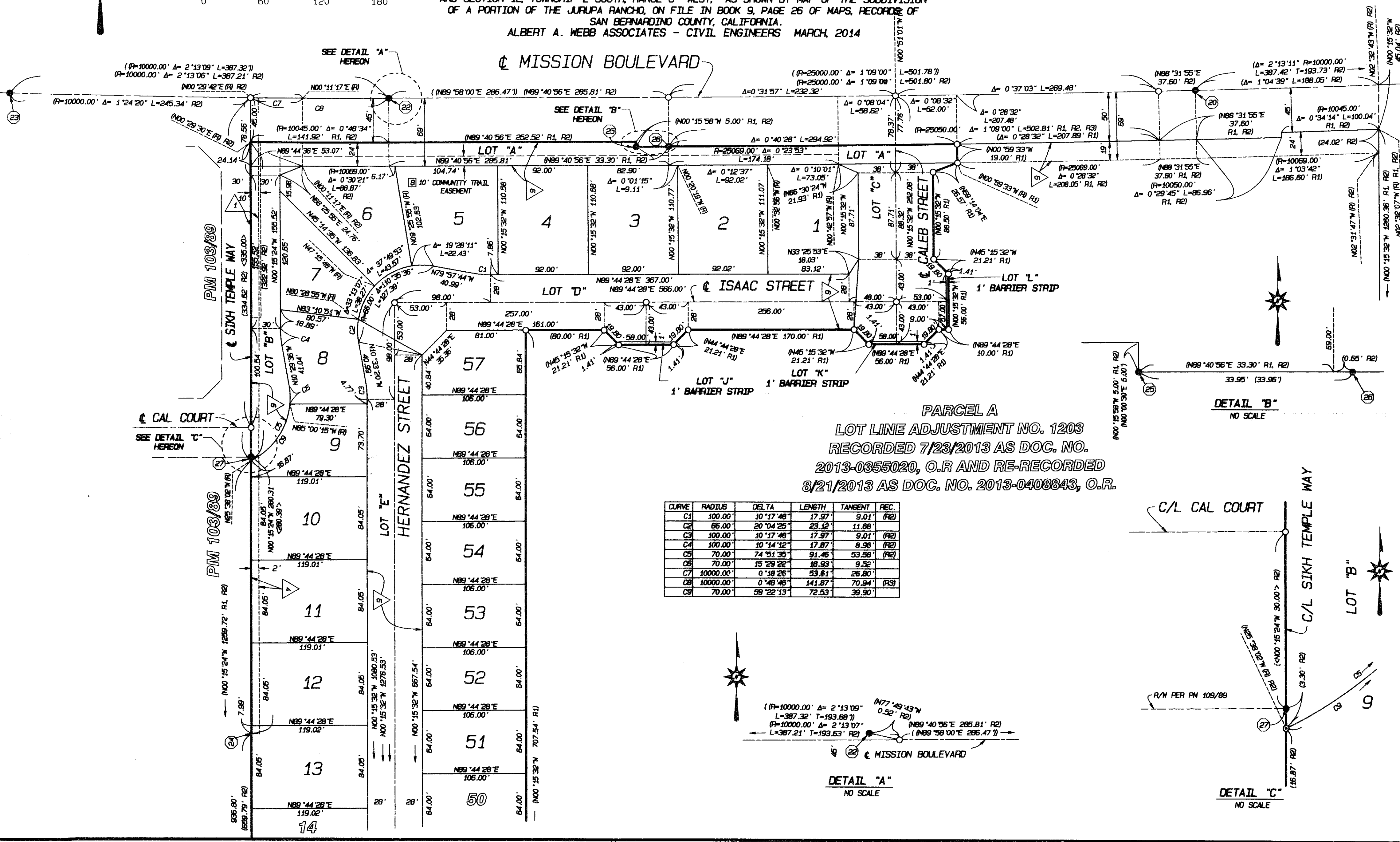
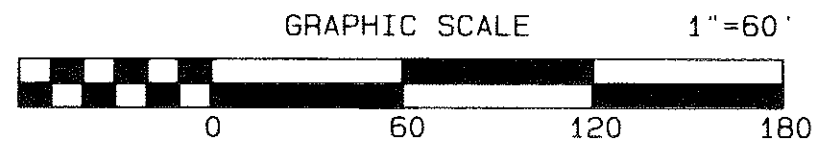


IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

TRACT NO. 33675-2

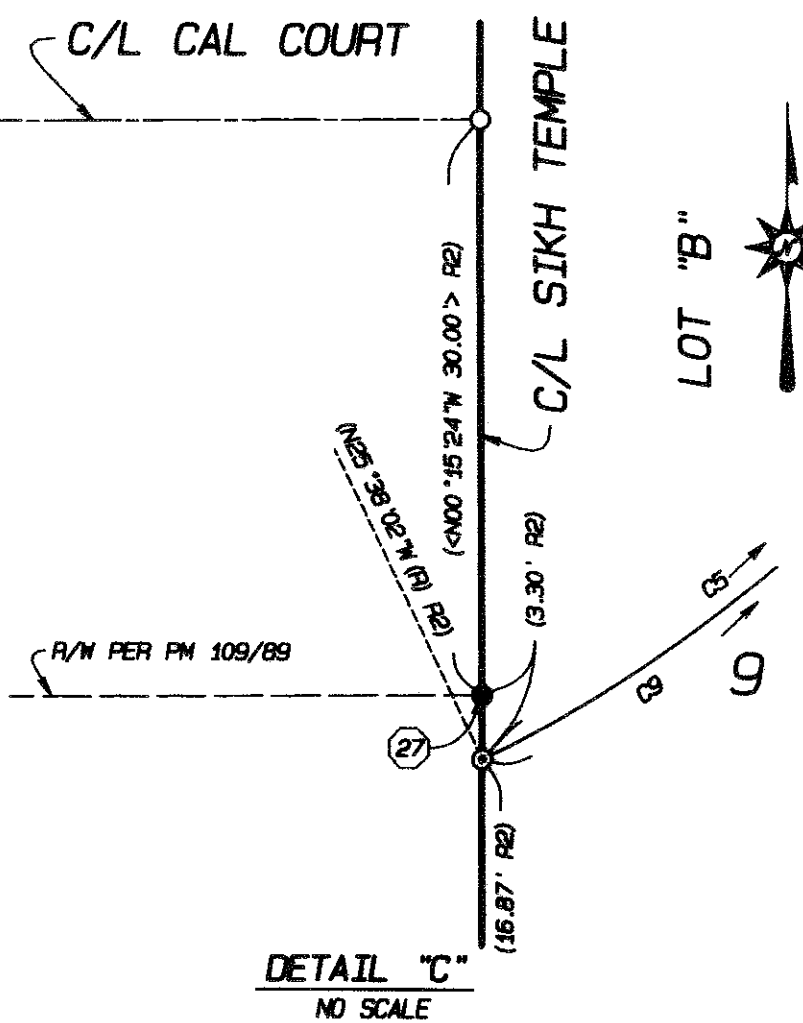
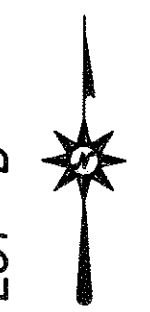
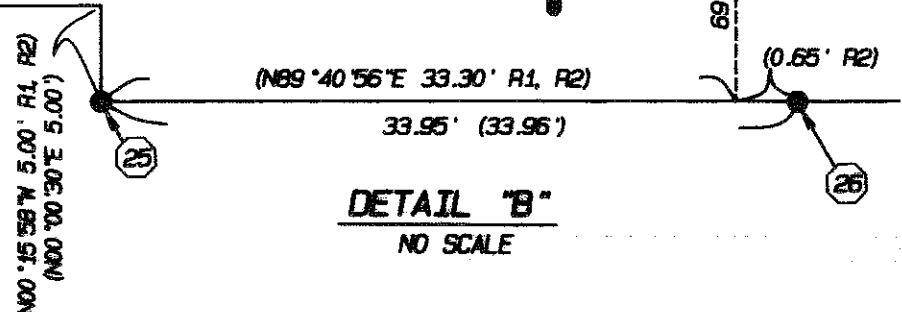
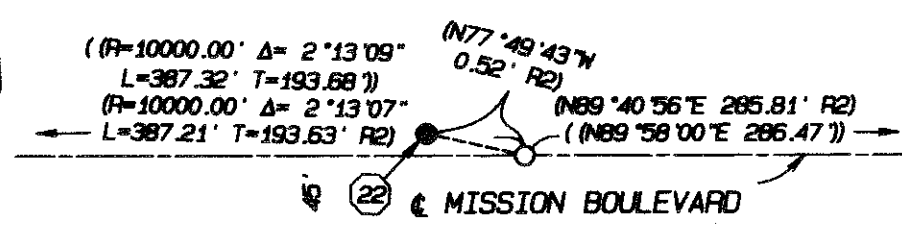
BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 1203 RECORDED 7/23/2013,
AS DOC. NO. 2013-0355020 AND RE-RECORDED 8/21/2013 AS DOC. NO. 2013-0408843, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST
AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF THE SUBDIVISION
OF A PORTION OF THE JURUPA RANCHO, ON FILE IN BOOK 9, PAGE 26 OF MAPS, RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS MARCH, 2014

SEE SHEET 3 FOR
SURVEYOR'S MONUMENT
AND EASEMENT NOTES



PARCEL A
LOT LINE ADJUSTMENT NO. 1203
RECORDED 7/23/2013 AS DOC. NO.
2013-0355020, O.R. AND RE-RECORDED
8/21/2013 AS DOC. NO. 2013-0408843, O.R.

| CURVE | RADIUS | DELTA | LENGTH | TANGENT | REC. |
|-------|----------|-------------|--------|---------|------|
| C1 | 100.00 | 10° 17' 48" | 17.97 | 9.01 | (R2) |
| C2 | 66.00 | 20° 04' 25" | 23.12 | 11.68 | (R2) |
| C3 | 100.00 | 10° 17' 48" | 17.97 | 9.01 | (R2) |
| C4 | 100.00 | 10° 14' 12" | 17.87 | 8.96 | (R2) |
| C5 | 70.00 | 74° 51' 35" | 91.46 | 53.58 | (R2) |
| C6 | 70.00 | 15° 29' 22" | 18.93 | 9.52 | (R2) |
| C7 | 10000.00 | 0° 18' 26" | 53.61 | 26.80 | (R2) |
| C8 | 10000.00 | 0° 48' 46" | 141.87 | 70.94 | (R3) |
| C9 | 70.00 | 59° 22' 13" | 72.53 | 39.90 | (R2) |



RECORDING REQUESTED

**BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

Notice of Completion

RECORDING REQUESTED BY

City of Jurupa Valley

AND WHEN RECORDED RETURN TO:

CITY CLERK

City of Jurupa Valley

8930 Limonite Avenue

Jurupa Valley CA, 92509

NOTICE OF COMPLETION
(Civil Code 9204 – Public Works)

NOTICE IS HEREBY GIVEN by the undersigned owner, a public entity of the State of California that a public work of improvement has been completed as follows:

Project title or description of work: Tract 33675-2 Mission Estates

Date of completion: October 31, 2020

Nature of owner: City/Public Entity

Interest or estate of owner: City of Jurupa Valley as public right-of-way

Address of owner: 8930 Limonite Avenue

Jurupa Valley, CA 92509

Name of contractor: Western Pacific Housing (DR Horton)

Street address or legal description of site: Tract Map 33675-2 (Mission Estates) Book 441
Pages 70-74

Signature of Owner:

Rod B. Butler, City Manager
City of Jurupa Valley

VERIFICATION

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the City Manager of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and the facts stated therein are true and correct.

Executed at Jurupa Valley, California on this 4th day of February, 2021.

By:

Attest:

Rod B. Butler, City Manager

Victoria Wasko, City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS
SUBJECT: AGENDA ITEM NO. 14.L

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY- MAINTAINED STREET SYSTEM (TRACT 36751 LOCATED ON ARMSTRONG ROAD BETWEEN 29TH STREET AND 34TH STREET) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2021-09, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS INTO THE CITY-MAINTAINED STREET SYSTEM (TRACT 36751 LOCATED ON ARMSTRONG ROAD BETWEEN 29TH STREET AND 34TH STREET) 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 Performance Bond and Labor and Materials Bond for the street improvements 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.

BACKGROUND

Tract Map 36751 was approved by the City Council on May 5, 2016 and recorded with the County Recorder's Office on May 12, 2016. The subdivision is a 85 lot single family residential development located on 23.11 acres. The owner dedicated to public use for street and public utility purposes streets designated as lettered lots on the map. Prior to recording the Final Map, Subdivision Agreements were executed and bonds were provided by the developer to secure required improvements.

ANALYSIS

Construction of the required improvements for Tract 36751 has been completed. Staff inspected the improvements for compliance with the approved plans, adopted conditions of approval, the City's Standard Plans and Specifications, and the Municipal Code. All improvements have been constructed and completed to the satisfaction of the City Engineer and a one year warranty period has been completed.

The streets now being accepted by this action are shown on the attached map.

The Performance Bond and Labor and Materials Bond will be released by the City Engineer 90 days after recording of the Notice of Completion. Monument bonds will be released once all monuments identified on the map are confirmed.

OTHER INFORMATION

Previous Actions:

- City Council meeting of May 5, 2016: City Council approved Final Tract Map 36751

FISCAL IMPACT

The Public Works Department will maintain the public improvements on the streets dedicated to the City and accepted on the map for Tract 36751. Maintenance of the public streets is primarily funded with Gas Tax (revenue from State gas tax). Maintenance of the water and sewer line facilities are the responsibility of the Jurupa Community Services District (JCSD) and the maintenance of the community trail and park is the responsibility of the Jurupa Area Recreation and Park District. Right-of-way, trail, and drainage easement landscaping maintenance along Armstrong Road, 29th Street, and 34th Street, along with the water quality basin maintenance will be funded by CFD 2016-001.

Reviewed by:



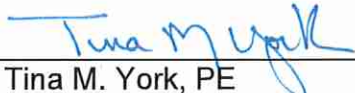
Paul Toor
Director of Public Works

Submitted by:



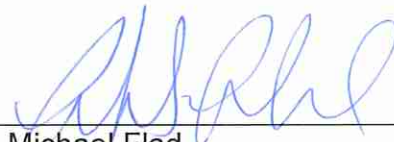
Rod Butler
City Manager

Prepared by:



Tina M. York, PE
Development Services Manager

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

Reviewed by:



Connie Cardenas
Director of Administrative Services

Attachments:

1. Resolution 2021-09
2. Tract Map 36751
3. Notice of Completion

**RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

RESOLUTION NO. 2021-09

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE
CITY INTO THE CITY-MAINTAINED STREET SYSTEM
(TRACT 36751 LOCATED ON ARMSTRONG ROAD BETWEEN
29TH STREET AND 34TH STREET) PURSUANT TO STREETS
AND HIGHWAYS CODE SECTION 1806**

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

Section 1. The City Council hereby finds, determines and declares that:

(a) Tract Map 36751 was recorded by the Riverside County Recorder on May 12, 2016 (“Tract Map”).

(b) Pursuant to Government Code Sections 66477.1 and 66477.2 and other applicable law, the Tract Map offered for dedication to the City certain land for streets, public utilities and associated drainage and public improvements as described on Exhibit A, attached hereto and incorporated herein by this reference (“Streets”).

(c) The City’s acceptance of the dedication of the Streets is conditioned on the completion of construction of the Streets and associated drainage and public improvements in accordance with City Standards and improvement plans approved by the City Engineer as provided in the Subdivision Improvement Agreement for the Streets entered into between the City and the owner of the tract.

(d) The City Engineer has inspected the Streets and has determined that the Streets and the public improvements related thereto have been satisfactorily completed in accordance with Improvement Plan No. IP15-010, approved by the City Engineer.

Section 2. The City Council hereby accepts the Streets and related drainage and public improvements as described and depicted on Exhibit A into the City-Maintained Street System pursuant to Streets and Highways Code Section 1806.

Section 3. The City Clerk shall cause this Resolution and its exhibits to be recorded in the Official Records of the County of Riverside.

Section 4. 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 4th 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 Resolution No. 2021-09 was duly passed and adopted at a regular meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 2021 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 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A

STREETS AND RELATED PUBLIC IMPROVEMENTS FOR TRACT 36751

QUARRY DRIVE

MONARCH WAY

VICEROY WAY

GOLDENROD WAY

REFLECTION WAY

SUNSET WAY

SUNSIGHT WAY

29TH STREET

ARMSTRONG ROAD

NUMBERED LOTS: 98
LETTERED LOTS: 10
GROSS AREA: 23.11 ACRES

- IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 36751

PARCELS "B", "C" AND "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4980, RECORDED APRIL 30, 2007 AS DOCUMENT NO. 2007-0289172, OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH LOTS 1 THROUGH 26, INCLUSIVE AND LOTS "A" THROUGH "D", INCLUSIVE, OF TRACT 32124, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LYING IN SECTIONS 5 AND 8 OF TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M.

S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731 AUGUST 2015

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 70,000.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL ASSESSMENTS NOT YET EXTENDED.

DATE: APRIL 21, 2016

DON KENT
COUNTY TAX COLLECTOR

BY: Donald Jack, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 70,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: APRIL 21, 2016

~~CASH~~ OR SURETY TAX BOND

DON KENT
COUNTY TAX COLLECTOR

BY: Donald Jack, DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT TO JURUPA WATER COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 1925 IN BOOK 629 OF DEEDS, PAGE 247 OF OFFICIAL RECORDS.

AN EASEMENT TO SUNNY SLOPE MUTUAL WATER COMPANY FOR PIPES, CONDUITS, FLUMES, ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 25, 1945 IN BOOK 658, PAGE 453 OF OFFICIAL RECORDS.

AN EASEMENT TO RIVERSIDE CEMENT COMPANY FOR CAST, THROW OR IN ANY WAY CAUSE OR PERMIT TO BE DEPOSITED ROCK, STONE, DUST, SMOKE OR OTHER MATERIAL AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 1950 IN BOOK 1229, PAGE 145 OF OFFICIAL RECORDS.

ALL RIGHTS TO OIL, MINERAL, NATURAL GAS AND ALL OTHER HYDROCARBONS, GEOTHERMAL HEAT AND ALL GEOTHERMAL SUBSTANCES IN FAVOR OF DRH ENERGY PER DEED RECORDED OCTOBER 19, 2015 AS DOCUMENT NO. 2015-0457680 OF OFFICIAL RECORDS.

AN EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR PIPE LINE OR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 19, 2006 AS INSTRUMENT NO. 2006-0769492 OF OFFICIAL RECORDS.

AN EASEMENT TO WILLIAM B. ENNIS AND MARGARET H. ENNIS, HIS WIFE, AND GEORGE H. ENNIS, AN UNMARRIED MAN FOR WAGON ROAD, PIPELINES, WATER CONDUITS, HYDRANTS, AND METER BOXES RECORDED MARCH 18, 1921 IN BOOK 543, PAGE 130 OF OFFICIAL RECORDS AND RECORDED SEPTEMBER 28, 1923 IN BOOK 592, PAGE 25 OF OFFICIAL RECORDS.

RECORDER'S STATEMENT

FILED THIS 12th DAY OF May, 2016
AT 12:41 P.M. IN BOOK 450 OF MAPS,
AT PAGES 1 THROUGH 9, AT THE REQUEST OF THE CITY
CLERK OF THE CITY OF JURUPA VALLEY.
NO. 2016-0194184
FEE \$ 26.00
PETER ALDANA ASSESSOR-COUNTY CLERK-RECORDER.
BY: Donna Long DEPUTY
SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF D.R. HORTON IN AUGUST, 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE/WILL BE SET SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 4-11-16

Robert C. Ollerton
ROBERT C. OLLERTON, PLS 7731



CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE TRACT MAP 36751 AS FILED, AMENDED, AND APPROVED BY THE JURUPA VALLEY CITY COUNCIL ON DECEMBER 18, 2014, THE EXPIRATION DATE BEING DECEMBER 18, 2017, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: April 27, 2016

Michael D. Myers
MICHAEL D. MYERS, CITY SURVEYOR
R.C.E. 30702



CITY COUNCIL STATEMENT

THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOT "A" (QUARRY DRIVE), LOT "B" (MONARCH WAY), LOT "C" (VICEROY WAY), LOT "D" (GOLDENROD WAY), LOT "E" (REFLECTION WAY), LOT "F" (SUNSET WAY), LOT "G" (SUNSIGHT WAY), LOT "H" (29TH STREET), LOT "I" (ARMSTRONG ROAD), AND LOT "J" (ARMSTRONG ROAD) THE COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS COUNCIL ADOPTED PURSUANT TO SECTION 1806 OF THE STREETS AND HIGHWAYS CODE.

THE OFFER OF DEDICATION OF THE DRAINAGE EASEMENT LYING WITHIN LOT 31, LOT 45, AND LOT 96 FOR DRAINAGE PURPOSES AND MAINTENANCE PURPOSES IS HEREBY ACCEPTED.

THE OFFERS OF DEDICATION OF LOTS 86 THROUGH 91, INCLUSIVE, LOTS 92, 95, 97 AND 98 FOR LANDSCAPE AND OPEN SPACE PURPOSES ARE HEREBY ACCEPTED.

THE OFFERS OF DEDICATION OF LOTS 93 AND 94 FOR OPEN SPACE, DRAINAGE AND WATER QUALITY PURPOSES ARE HEREBY ACCEPTED.

May 5, 2016
CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

BY: Laura Roughton
LAURA ROUGHTON, MAYOR

ATTEST:
CITY CLERK

BY: Victoria Wasko
VICTORIA WASKO, CITY CLERK

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "J", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "H" (29TH STREET), LOT "I" (ARMSTRONG ROAD), AND LOT "J" (ARMSTRONG ROAD), THE OWNERS OF LOT 17 AND LOTS 25 THROUGH 29, INCLUSIVE, LOTS 50 THROUGH 55, INCLUSIVE, AND LOT 93 AND 94 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY DEDICATE ABUTTERS' RIGHTS OF ACCESS ALONG 29TH STREET AND 34TH STREET. THE OWNERS OF LOTS 18 THROUGH 25, INCLUSIVE TOGETHER WITH LOTS 92 AND 95 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY DEDICATE TO THE CITY OF JURUPA VALLEY THE DRAINAGE EASEMENT LYING WITHIN LOT 31 AND LOT 45, AND A BLANKET DRAINAGE EASEMENT OVER LOT 96 DRAINAGE AND MAINTENANCE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF JURUPA VALLEY LOTS 86 THROUGH 91, INCLUSIVE, LOTS 92, 95, 97 AND 98 FOR LANDSCAPE AND OPEN SPACE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF JURUPA VALLEY LOTS 93 AND 94 FOR OPEN SPACE, DRAINAGE AND WATER QUALITY PURPOSES.

WE HEREBY DEDICATE TO THE JURUPA AREA RECREATION AND PARK DISTRICT OPEN SPACE LOT 96 FOR PARK PURPOSES AND THE TRAIL EASEMENT SHOWN HEREON FOR TRAIL PURPOSES.

D.R. HORTON CA2, INC., A CALIFORNIA CORPORATION

BY: Barbara M. Murakami
SIGNATURE

BARBARA M. MURAKAMI, VICE PRESIDENT

JURUPA AREA RECREATION AND PARK DISTRICT CERTIFICATE OF ACCEPTANCE

THE JURUPA AREA RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER OF DEDICATION OF LOT 96 MADE HEREON FOR PARK PURPOSES AND THE OFFER OF DEDICATION OF THE TRAIL EASEMENT MADE HEREON FOR TRAIL PURPOSES.

DATE: 4-11-2016

BY: Dan Rodriguez
DAN RODRIGUEZ, GENERAL MANAGER

ABANDONMENT STATEMENT

PURSUANT TO SECTION 66434 AND 66499.20 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

- THOSE PORTIONS OF ANDESITE STREET, MACADAM CIRCLE, AND 29TH STREET DEDICATED AND ACCEPTED ON TRACT NO. 32124, AS SHOWN BY MAP ON FILE IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE OF MAPS, RECORDED JULY 22, 2008, OFFICIAL RECORDS.
- THE PUBLIC STORM DRAIN EASEMENTS DEDICATED ON TRACT 32124, AS SHOWN BY MAP ON FILE IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE OF MAPS, RECORDED JULY 22, 2008, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, AND AS SHOWN ON THE ANNEXED MAP.
- THE PUBLIC LANDSCAPE EASEMENTS DEDICATED ON TRACT 32124, AS SHOWN BY MAP ON FILE IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE OF MAPS, RECORDED JULY 22, 2008, OFFICIAL RECORDS.
- THE CROSS-LOT DRAINAGE EASEMENTS OVER LOT 8, LOTS 18-21, AND LOTS 24-26 OF TRACT 32124, AS SHOWN BY MAP ON FILE IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE OF MAPS, RECORDED JULY 22, 2008, OFFICIAL RECORDS. SAID DRAINAGE EASEMENTS IN FAVOR OF LOT OWNERS WITHIN SAID TRACT.

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 36751

PARCELS "B", "C" AND "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4980, RECORDED APRIL 30, 2007 AS DOCUMENT NO. 2007-0289172, OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH LOTS 1 THROUGH 26, INCLUSIVE AND LOTS "A" THROUGH "D", INCLUSIVE, OF TRACT 32124, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LYING IN SECTIONS 5 AND 8 OF TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M.

S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731 AUGUST 2015

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Riverside } SS.

ON April 11, 2016 BEFORE ME Angelyn Gutierrez, A NOTARY PUBLIC

PERSONALLY APPEARED Barbara M. Murakami
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME
IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

PRINT NAME: Angelyn Gutierrez

MY COMMISSION EXPIRES: March 9, 2018

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____ } SS.

ON _____ BEFORE ME _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME
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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

MONUMENT NOTES

1. FD. 1" I.P. WITH P.P. "RIV. CO. SURVEYOR" DN. 1.1' PER PER RIV. CO. R/W MAP 932-Q
2. FD. 1" I.P. WITH ILLEGIBLE TAG DN. 0.2' ACCEPTED AS C/L INT. OF ARMSTRONG RD. & 30TH ST. PER PER M.B. 430/30-34. SET TAG "L.S. 7731"
3. FD. 1" I.P. WITH ILLEGIBLE PLASTIC PLUG FLUSH. ACCEPTED AS C/L INT. OF ARMSTRONG RD. & 29TH ST. PER PER M.B. 430/30-34. SET TAG "L.S. 7731"
4. FD. 2X2 HUB NO TAG FLUSH ACCEPTED AS LOT CORNER PER M.B. 430/30-34
5. FD. 2X2 HUB TAGGED "L.S. 1825" DN. 0.3' PER R.S. 13/58 & M.B. 430/30-34 EMBEDDED IN CONC. FENCE FOOTING.
6. SEARCHED FOUND NOTHING. SET NOTHING. ESTABLISHED PER R1.
7. FD. 3/4" I.P. TAGGED L.S. 3828 DN. 0.8' PER R1.

SURVEYOR'S NOTES

1. INDICATES FOUND MONUMENT AS NOTED.
2. INDICATES SET 1" IRON PIPE AND LS 7731 TAG, FLUSH, OR NAIL AND LS 7731 TAG IN CONCRETE, FLUSH OR NAIL AND LS 7731 TAG IN CONCRETE WALL FACE. (RIV. CO. ORD. 461.10)
3. INDICATES SET COPPERWELD MONUMENT STAMPED LS 7731, FLUSH, IN AC
4. R1 INDICATES RECORD AND MEASURED, OR CALCULATED DATA PER M.B. 430/30-34, RECORDS OF RIVERSIDE COUNTY.
5. R2 INDICATES RECORD DATA PER R.S. 6/70.
6. R3 INDICATES RECORD OR CALCULATED DATA PER RIVERSIDE COUNTY RIGHT-OF-WAY MAP 932-Q
7. S.F.N. INDICATES SEARCHED AND FOUND NOTHING.
8. INDICATES RESTRICTED ACCESS
9. INDICATES RESTRICTED ACCESS PER M.B. 430/30-34, OFFICIAL RECORDS OF RIVERSIDE COUNTY
10. SET NAIL AND LS 7731 TAG IN TOP OF CURB ON SIDE LOT LINES PROJECTED IN LIEU OF FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
11. SET NAIL AND LS 7731 TAG IN TOP OF CURB ON RADIAL LINES FOR EC'S AND BC'S AND CORNER CUTBACKS.
12. SET 1" IRON PIPE AND LS 7731 TAG, FLUSH, OR NAIL AND LS 7731 TAG IN CONCRETE AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, FLUSH, UNLESS OTHERWISE NOTED.
13. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ARMSTRONG ROAD TAKEN BETWEEN 30TH ST. AND 29TH BEING N31°12'09"E AS SHOWN ON M.B. 430/30-34, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
14. TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS: 23.11 ACRES GROSS

EASEMENT NOTES

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA WATER COMPANY, RECORDED 2-14-1925 IN BOOK 629 OF DEEDS, PAGE 247. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON)
2. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR TO SOUTHERN SIERRAS POWER COMPANY, RECORDED 11-28-1928 IN BOOK 791 OF DEEDS, PAGE 253 OF OFFICIAL RECORDS. NOT PLOTTABLE
3. AN EASEMENT FOR PIPES, CONDUITS, FLUMES, ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF SUNNY SLOPE MUTUAL WATER COMPANY RECORDED 1-25-1945 IN BOOK 658, PAGE 453 OF OFFICIAL RECORDS. NOT PLOTTABLE.
4. AN EASEMENT FOR CAST, THROW OR IN ANY WAY CAUSE OR PERMIT TO BE DEPOSITED ROCK, STONE, DUST, SMOKE OR OTHER MATERIAL AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE CEMENT COMPANY, RECORDED 12-18-1950 IN BOOK 1229, PAGE 145 OF OFFICIAL RECORDS. NOT PLOTTABLE.
5. AN EASEMENT TO WILLIAM B. ENNIS AND MARGARET H. ENNIS, HIS WIFE, AND GEORGE H. ENNIS, AN UNMARRIED MAN FOR WAGON ROAD, PIPELINES, WATER CONDUITS, HYDRANTS, AND METER BOXES RECORDED MARCH 18, 1921 IN BOOK 543, PAGE 130 OF OFFICIAL RECORDS AND RECORDED SEPTEMBER 28, 1923 IN BOOK 592, PAGE 25 OF OFFICIAL RECORDS. NOT PLOTTABLE
6. ALL RIGHTS TO OIL, MINERAL, NATURAL GAS AND ALL OTHER HYDROCARBONS, GEOTHERMAL HEAT AND ALL GEOTHERMAL SUBSTANCES IN FAVOR OF DRH ENERGY PER DEED RECORDED OCTOBER 19, 2015 AS DOCUMENT NO. 2015-0457680 OF OFFICIAL RECORDS.
7. AN EASEMENT FOR CONSTRUCTION RIGHT-OF-WAY TO CONSTRUCT, OPERATE, USE AND MAINTAIN ELECTRICAL AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 3-24-1993 AS INSTRUMENT NO. 93-109255 OF OFFICIAL RECORDS.
8. INDICATES AN EASEMENT FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED 10-12-2005 AS INSTRUMENT NO. 2005-0844610 OF OFFICIAL RECORDS. PARCEL 1 OF SAID EASEMENT IS NOT PLOTTABLE.
9. INDICATES AN EASEMENT FOR PIPE LINE OR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY, RECORDED 10-19-2006 AS INSTRUMENT NO. 2006-0769492 OF OFFICIAL RECORDS.
10. SANITARY SEWER EASEMENT IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT, RECORDED 03-16-2016 AS INSTRUMENT NO. 2016-0101321 OF OFFICIAL RECORDS.
11. SANITARY SEWER EASEMENT IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT, RECORDED 03-16-2016 AS INSTRUMENT NO. 2016-0101320 OF OFFICIAL RECORDS.
12. INDICATES A 10' WIDE TRAIL EASEMENT DEDICATED HEREON TO THE JURUPA AREA RECREATION AND PARK DISTRICT FOR TRAIL PURPOSES.
13. INDICATES A 10' WIDE DRAINAGE EASEMENT DEDICATED HEREON.

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

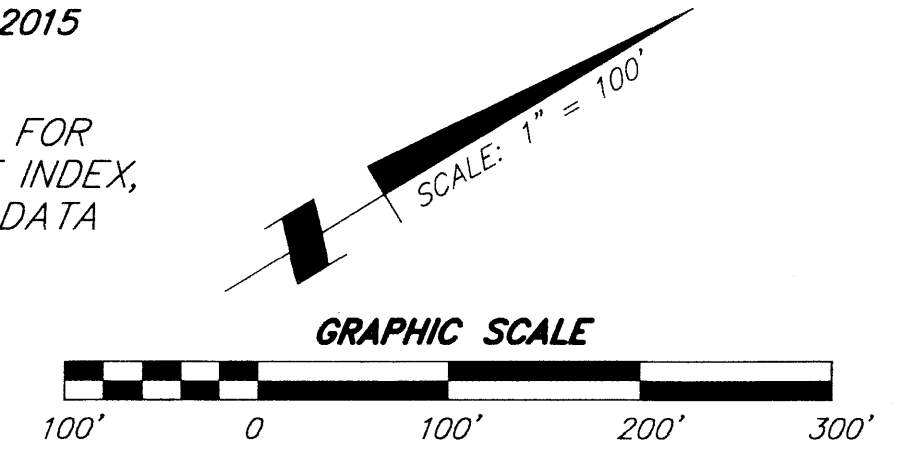
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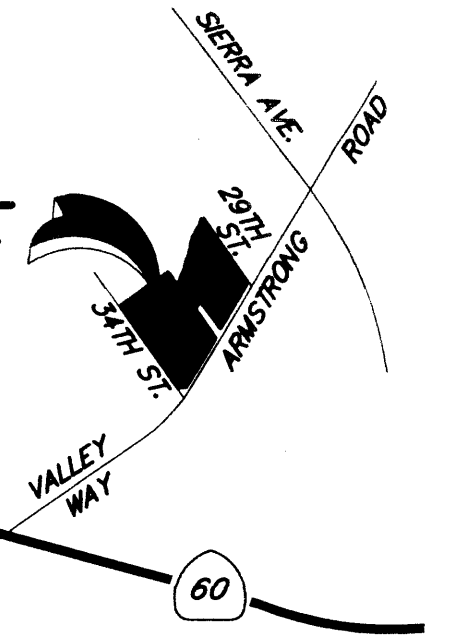
S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731 AUGUST 2015

SEE SHEET 4 FOR DETAILS, SHEET INDEX, AND TABLED DATA

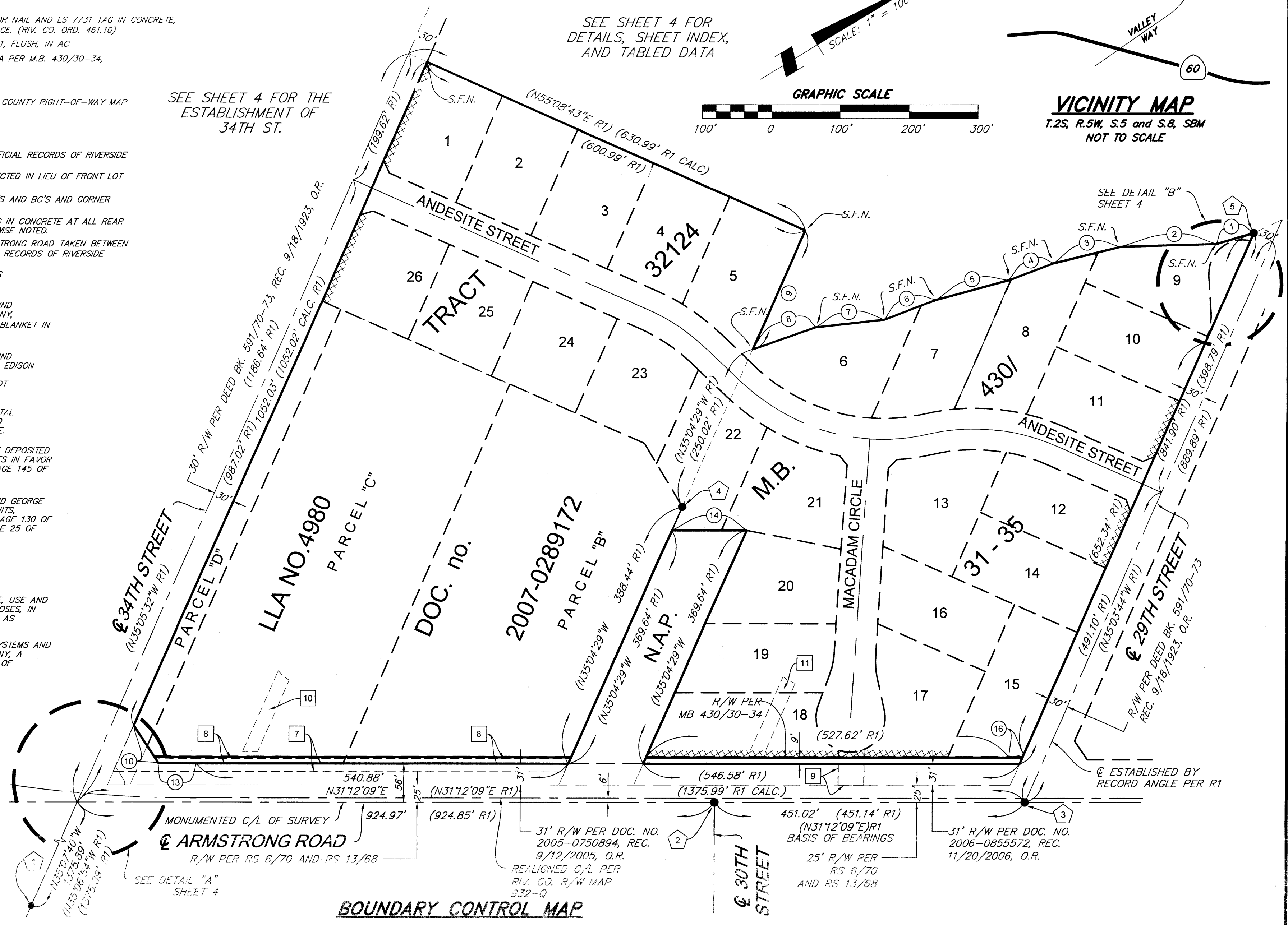
SEE SHEET 4 FOR THE ESTABLISHMENT OF 34TH ST.



SITE



VICINITY MAP
T.2S, R.5W, S.5 and S.8, SBM
NOT TO SCALE



BOUNDARY CONTROL MAP

Copy 450/4

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 36751

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S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731 AUGUST 2015

EASEMENTS TO BE ABANDONED

- A** THOSE PORTIONS OF ANDESITE STREET, MACADAM CIRCLE, AND 29TH STREET DEDICATED AND ACCEPTED ON TRACT NO. 32124, AS SHOWN BY MAP ON FILE IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE OF MAPS, RECORDED 7-22-2008, OFFICIAL RECORDS. ABANDONED HEREON.
- B** THE PUBLIC STORM DRAIN EASEMENT DEDICATED ON TRACT 32124, AS SHOWN BY MAP ON FILE IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE OF MAPS, RECORDED 7-22-2008, OFFICIAL RECORDS. ABANDONED HEREON.
- C** THE PUBLIC LANDSCAPE EASEMENTS DEDICATED ON TRACT 32124, AS SHOWN BY MAP ON FILE IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE OF MAPS, RECORDED 7-22-2008, OFFICIAL RECORDS. ABANDONED HEREON.
- D** THE CROSS-LOT DRAINAGE EASEMENTS OVER LOT 8, LOTS 18-21, AND LOTS 24-26 OF TRACT 32124, AS SHOWN BY MAP ON FILE IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE OF MAPS, RECORDED 7-22-2008, OFFICIAL RECORDS. SAID DRAINAGE EASEMENTS IN FAVOR OF LOT OWNERS WITHIN SAID TRACT. ABANDONED HEREON.

SEE CONTINUATION BELOW LEFT

SEE SHEET 3 FOR SURVEYOR'S & EASEMENT NOTES

NO MONUMENTS WERE FD. ON THE C/L OF 34TH ST. NORTH OF ARMSTRONG RD. 30' R/W PER DOC. NO. 2006-0835945 R/W PER DOC. NO. 1986-298889

REALIGNED C/L PER RIV. CO. R/W MAP 932-Q

S.F.N. FOR P.I. PER R3. APPEARS TO HAVE BEEN DESTROYED BY CONST.

ESTABLISHED BY RECORD ANGLE PER R3, DOC. NO. 2006-0835945, AND DOC. NO. 2005-0750894

HELD FOR BEARING (N31°12'09"W) R1 (451.02' (451.14') R1

S.F.N. PT. FALLS ON M.H. COVER ESTABLISHED BY DISTANCE-BEARING INTERSECTION. SET 4 COPPERWELD MONUMENTS STAMPED LS 7731 FLUSH FOR 5' CROSS TIES.

DETAIL "A" NTS

SEE DETAIL "B"

DATA TABLE

| # | BEARING/DELTA | RADIUS | LENGTH | TANGENT |
|----|--------------------------------------|---------------------------|-----------------------|-----------------------|
| 1 | (N14°39'16"E R1) | - | (56.60' R1) | - |
| 2 | (N29°34'16"E R1) | - | (140.00' R1) | - |
| 3 | (N17°16'16"E R1) | - | (100.00' R1) | - |
| 4 | (N10°35'16"E R1) | - | (70.00' R1) | - |
| 5 | (N16°04'16"E R1) | - | (110.00' R1) | - |
| 6 | (N10°24'16"E R1) | - | (80.00' R1) | - |
| 7 | (N24°51'16"E R1) | - | (100.00' R1) | - |
| 8 | (N11°55'39"E R1) | - | (97.45' R1) | - |
| 9 | (N35°01'33"W R1) | - | (188.96' R1) | - |
| 10 | N87°53'15"E (N88°58'22"E R3) | - | 64.93' (64.66' R3) | - |
| 11 | N87°53'15"E | - | 44.12' | - |
| 12 | 02°04'58" | 1833.00' | 66.63' | 33.32' |
| 13 | 01°42'34" (01°42'39" R3) | 1850.00' (1850.00' R3) | 55.20' (55.23' R3) | 27.60' (27.62' R3) |
| 14 | (N31°12'09"E R1) | - | (108.00' R1) | - |
| 15 | N18°30'33"E | - | 28.47' | - |
| 16 | (N18°30'33"E R1) | - | (21.58' R1) | - |
| 17 | (27°28'54" R1) | (100.00' R1) | (47.96' R1) | (24.45' R1) |
| 18 | (N62°32'38"W R1) | - | (50.00' R1) | - |
| 19 | (105°56'40" R1) | (50.00' R1) | (92.45' R1) | (66.29' R1) |
| 20 | (N35°03'44"W R1) | - | (11.98' R1) | - |
| 83 | (N35°05'32"W R1) (N34°00'25"E R3) | - | 14.54' (14.55' R3) | - |
| 84 | N87°53'15"E | - | 17.88' | - |
| 85 | N09°54'28"E | - | 21.21' | - |

SEE CONTINUATION ABOVE RIGHT

SEE DETAIL "A"

FLORINE AVE.

ARMSTRONG ROAD

R/W PER RS 6/70 AND RS 13/68

31' R/W PER DOC. NO. 2005-0750894, REC. 9/12/2005, O.R.

REALIGNED C/L PER RIV. CO. R/W MAP 932-Q

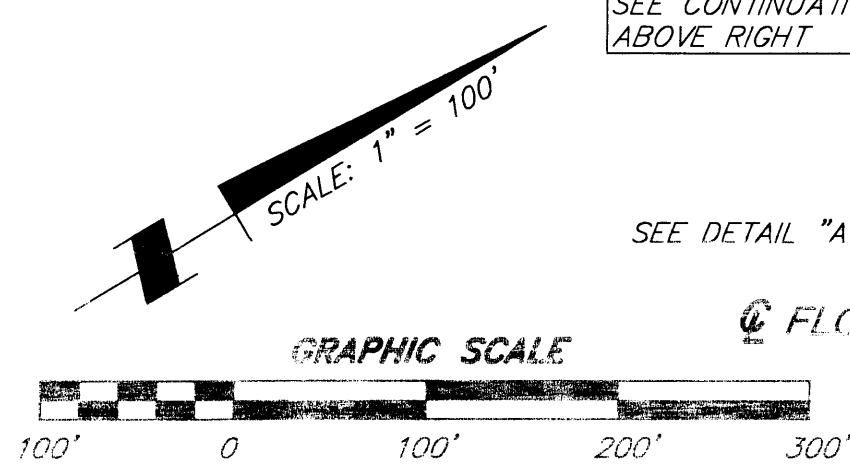
30TH STREET

451.02' (451.14' R1) (N31°12'09"E) R1 BASIS OF BEARINGS

25' R/W PER RS 6/70 AND RS 13/68

INDEX AND BOUNDARY DETAIL SHEET

DENOTES SHEET NUMBER

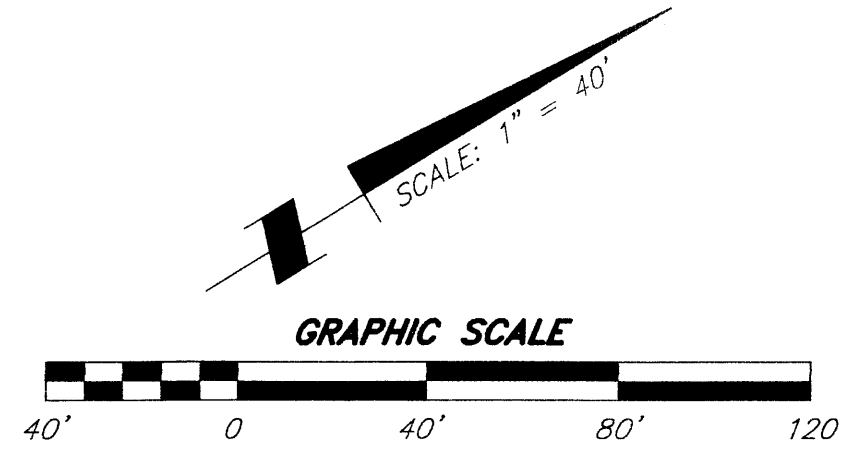


IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

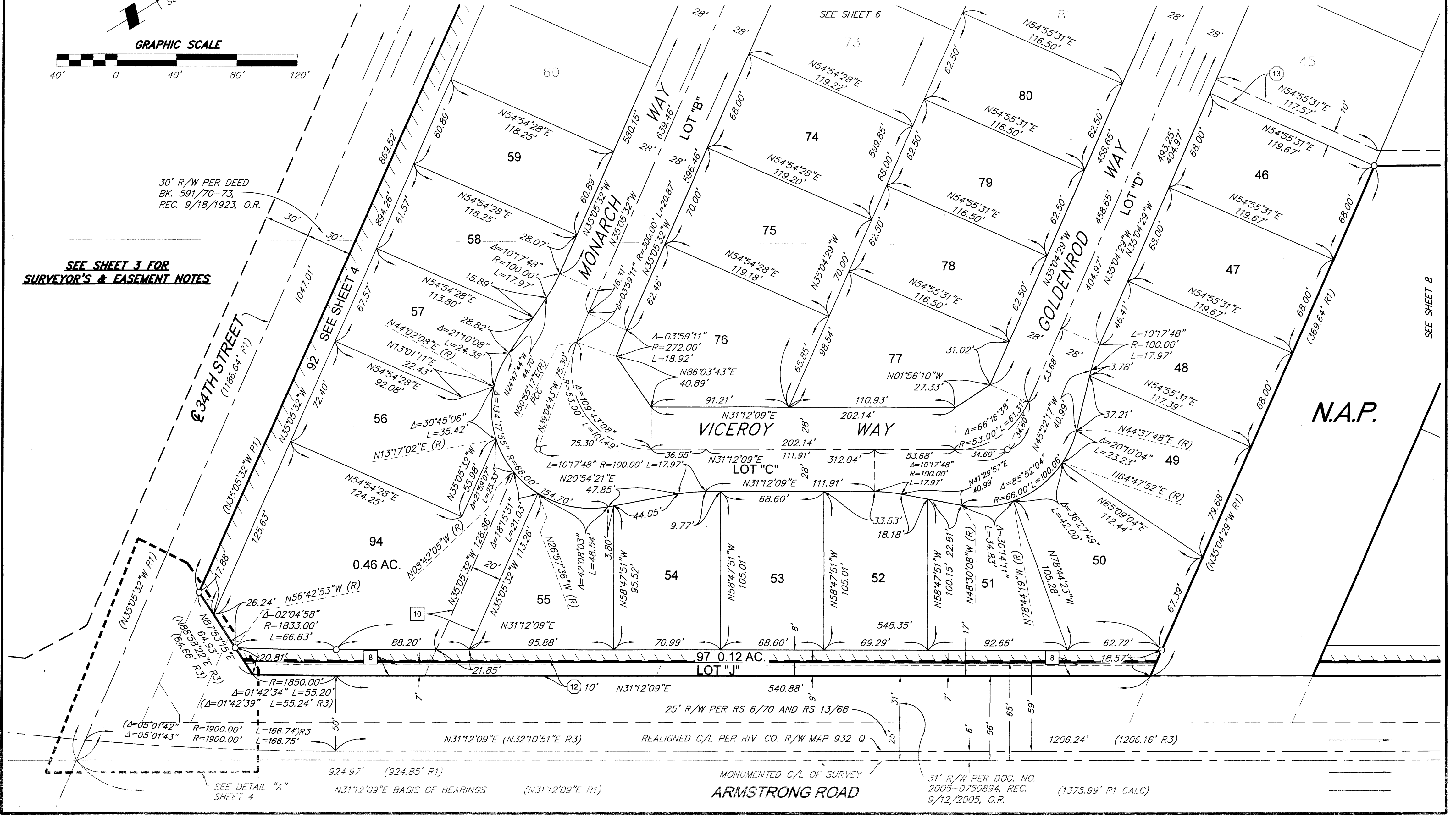
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S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731 AUGUST 2015



SEE SHEET 3 FOR
SURVEYOR'S & EASEMENT NOTES



30' R/W PER DEED
BK. 591/70-73,
REC. 9/18/1923, O.R.

SEE DETAIL "A"
SHEET 4

25' R/W PER RS 6/70 AND RS 13/68

REALIGNED C/L PER RIV. CO. R/W MAP 932-Q

MONUMENTED C/L OF SURVEY
ARMSTRONG ROAD

31' R/W PER DOC. NO.
2005-0750894, REC.
9/12/2005, O.R. (1375.99' R1 CALC)

DATA TABLE

| # | BEARING/ DELTA | RADIUS | LENGTH |
|----|-------------------|---------|--------|
| 22 | N62°34'36"W | — | 21.93' |
| 23 | N10°06'53"W | — | 28.00' |
| 24 | 06°39'19" | 300.00' | 34.85' |
| 25 | N32°05'47"E | — | 23.63' |
| 26 | 15°12'14" | 122.00' | 32.37' |
| 27 | 24°57'36" | 150.00' | 65.35' |
| 28 | 19°28'02" | 178.00' | 60.48' |
| 29 | N74°23'33"E (R) | — | 28.00' |
| 30 | 05°29'34" | 150.00' | 14.38' |
| 31 | 09°25'53" | 300.00' | 49.38' |
| 32 | N19°32'46"W (R) | — | 28.00' |
| 33 | N70°07'45"E (R) | — | 28.00' |
| 34 | 09°45'22" | 150.00' | 25.54' |
| 35 | 02°28'38" | 300.00' | 12.97' |
| 36 | N05°56'12"W (R) | — | 28.00' |
| 40 | N09°54'28"E | — | 21.21' |

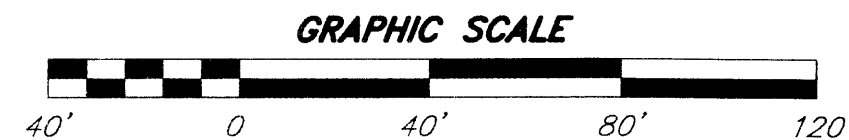
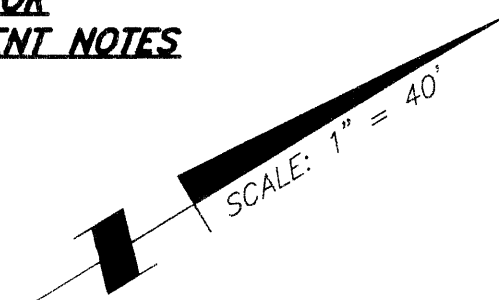
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 36751

PARCELS "B", "C" AND "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4980, RECORDED APRIL 30, 2007 AS DOCUMENT NO. 2007-0289172, OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH LOTS 1 THROUGH 26, INCLUSIVE OF TRACT 32124, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LYING IN SECTIONS 5 AND 8 OF TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M.

S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731 AUGUST 2015

SEE SHEET 3 FOR
SURVEYOR'S & EASEMENT NOTES



TRACT NO. 36751

PARCELS "B", "C" AND "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4980, RECORDED APRIL 30, 2007 AS DOCUMENT NO. 2007-0289172, OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH LOTS 1 THROUGH 26, INCLUSIVE OF TRACT 32124, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LYING IN SECTIONS 5 AND 8 OF TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M.

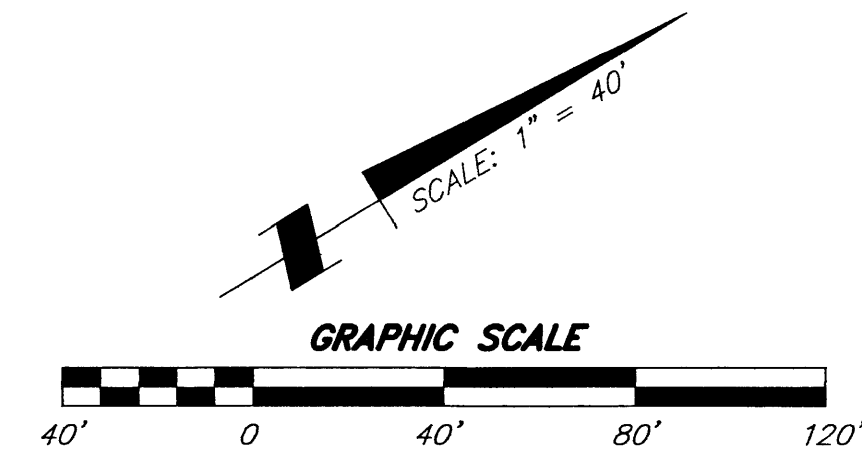
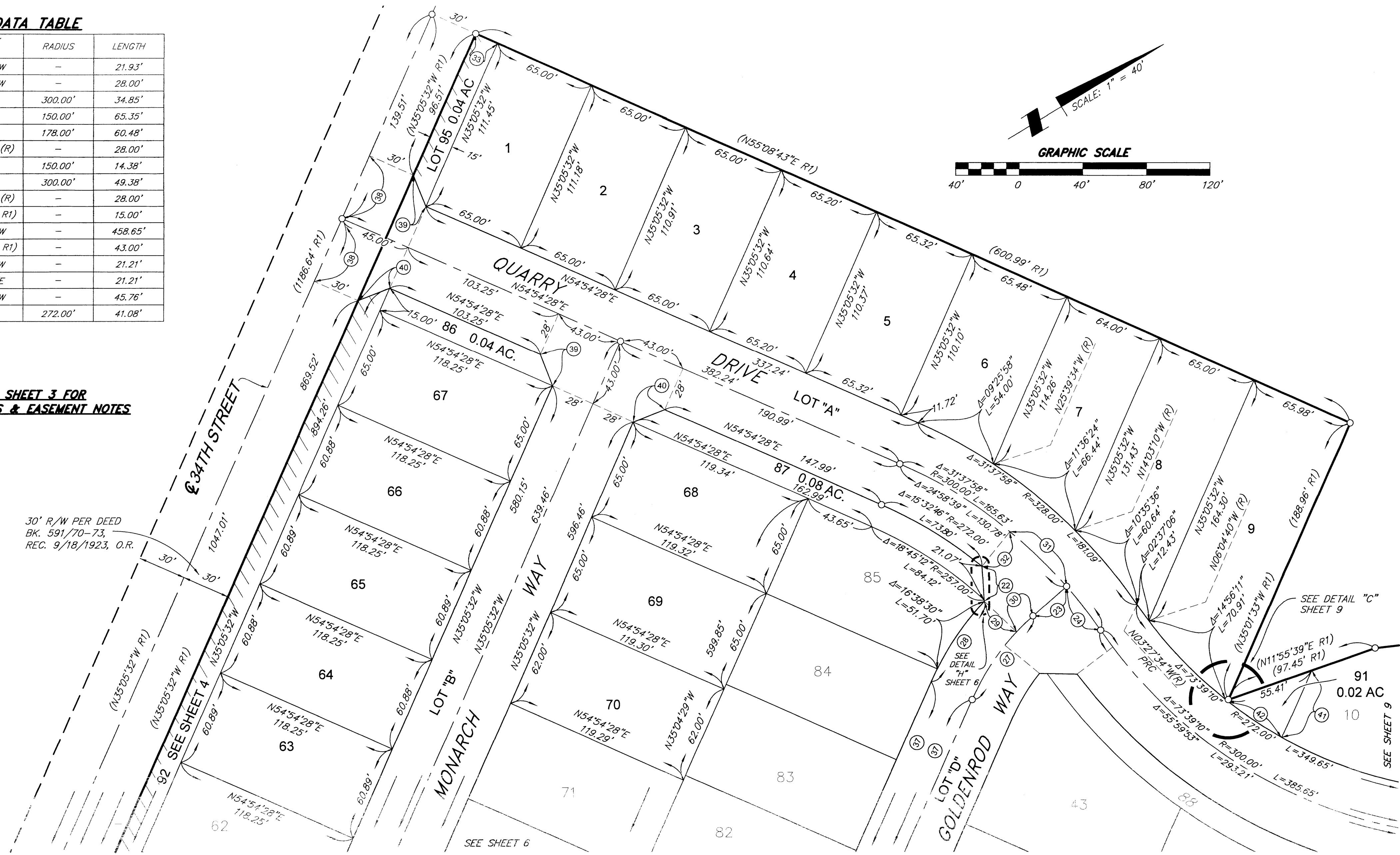
S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731 AUGUST 2015

DATA TABLE

| # | BEARING/ DELTA | RADIUS | LENGTH |
|----|-------------------|---------|---------|
| 22 | N62°34'36"W | - | 21.93' |
| 23 | N10°06'53"W | - | 28.00' |
| 24 | 06°39'19" | 300.00' | 34.85' |
| 27 | 24°57'36" | 150.00' | 65.35' |
| 28 | 19°28'02" | 178.00' | 60.48' |
| 29 | N74°23'33"E (R) | - | 28.00' |
| 30 | 05°29'34" | 150.00' | 14.38' |
| 31 | 09°25'53" | 300.00' | 49.38' |
| 32 | N19°32'46"W (R) | - | 28.00' |
| 33 | (N55°08'43"E R1) | - | 15.00' |
| 37 | N35°04'29"W | - | 458.65' |
| 38 | (N35°05'32"W R1) | - | 43.00' |
| 39 | N80°05'41"W | - | 21.21' |
| 40 | N09°54'28"E | - | 21.21' |
| 41 | N34°58'54"W | - | 45.76' |
| 42 | 08°39'12" | 272.00' | 41.08' |

SEE SHEET 3 FOR
SURVEYOR'S & EASEMENT NOTES

30' R/W PER DEED
BK. 591/70-73,
REC. 9/18/1923, O.R.



IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

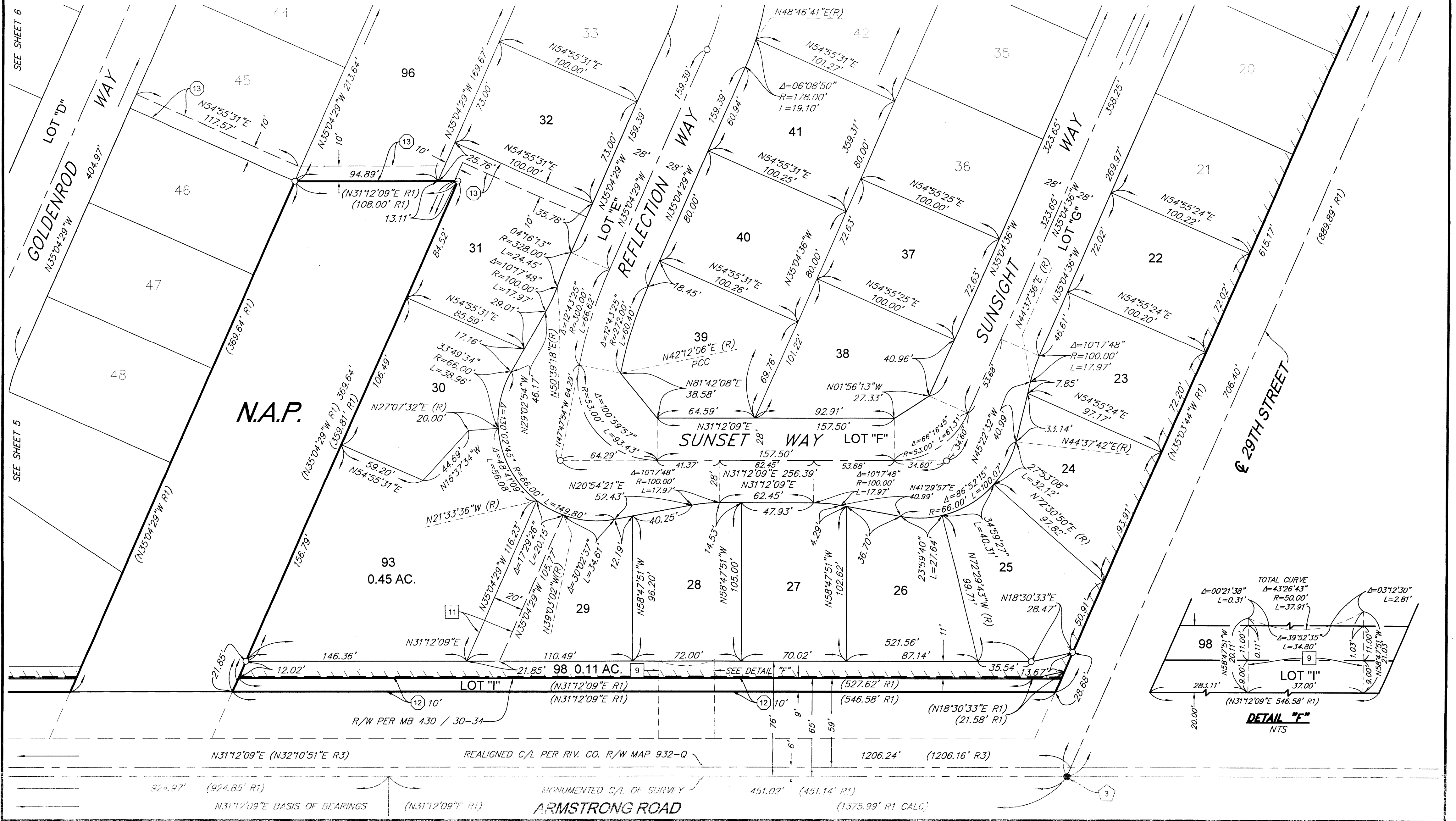
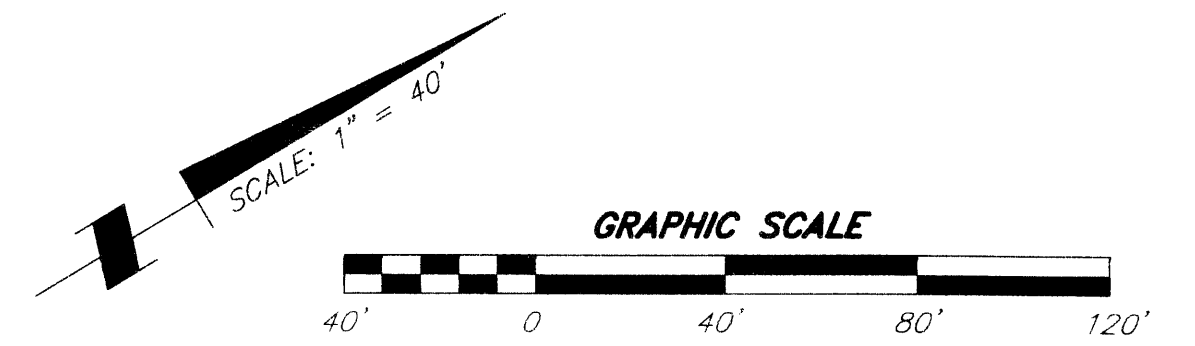
TRACT NO. 36751

SEE SHEET 3 FOR
SURVEYOR'S & EASEMENT NOTES

PARCELS "B", "C" AND "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4980, RECORDED APRIL 30, 2007 AS DOCUMENT NO. 2007-0289172, OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH LOTS 1 THROUGH 26, INCLUSIVE OF TRACT 32124, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LYING IN SECTIONS 5 AND 8 OF TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M.

S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731 AUGUST 2015

SEE SHEET 9



DATA TABLE

| # | BEARING/ DELTA | RADIUS | LENGTH |
|----|-------------------|---------|--------|
| 25 | N32°05'47"E | - | 23.63' |
| 26 | 15°12'14" | 122.00' | 32.37' |
| 35 | 02°28'38" | 300.00' | 12.97' |
| 36 | N05°56'12"W (R) | - | 28.00' |
| 41 | N34°58'54"W | - | 45.76' |
| 42 | 08°39'12" | 272.00' | 41.08' |
| 43 | N77°06'44"W | - | 10.00' |
| 44 | 10°31'09" | 328.00' | 60.22' |
| 45 | N16°11'31"W | - | 19.12' |
| 46 | N66°35'35"W (R) | - | 28.00' |
| 47 | 07°08'07" | 300.00' | 37.36' |
| 48 | 07°19'10" | 300.00' | 38.32' |
| 49 | N52°08'18"W (R) | - | 28.00' |
| 50 | N82°28'37"E | - | 21.07' |
| 51 | 06°32'59" | 150.00' | 17.15' |
| 52 | N37°05'31"E (R) | - | 28.00' |
| 53 | 03°40'01" | 150.00' | 9.60' |
| 54 | N34°12'33"E (R) | - | 28.00' |
| 55 | 00°48'42" | 178.00' | 2.52' |
| 56 | N59°27'28"W | - | 28.00' |
| 57 | 24°22'59" | 150.00' | 63.83' |

SEE SHEET 3 FOR
SURVEYOR'S & EASEMENT NOTES

DATA TABLE CONT.

| # | BEARING/ DELTA | RADIUS | LENGTH |
|----|-------------------|---------|--------|
| 58 | 17°50'00" | 122.00' | 37.97' |
| 59 | 20°42'58" | 178.00' | 64.36' |
| 60 | N12°53'16"E | - | 4.69' |
| 61 | N27°11'23"W | - | 19.31' |
| 62 | 00°50'20" | 178.00' | 2.61' |
| 63 | N22°43'58"E (R) | - | 28.00' |
| 64 | 09°50'42" | 150.00' | 25.77' |
| 65 | 13°03'48" | 343.00' | 78.20' |
| 66 | N66°52'10"E | - | 5.72' |
| 67 | N30°51'04"E (R) | - | 28.00' |
| 68 | N66°52'10"E | - | 18.55' |
| 69 | 13°45'26" | 178.00' | 42.74' |
| 70 | 06°08'50" | 178.00' | 19.10' |
| 71 | N02°09'42"W | - | 24.19' |
| 72 | N81°38'54"W | - | 21.44' |

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 36751

PARCELS "B", "C" AND "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4980, RECORDED APRIL 30, 2007 AS DOCUMENT NO. 2007-0289172, OFFICIAL RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH LOTS 1 THROUGH 26, INCLUSIVE OF TRACT 32124, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 430, PAGES 30 THROUGH 34, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LYING IN SECTIONS 5 AND 8 OF TOWNSHIP 5 SOUTH, RANGE 5 WEST, S.B.M.

S.B. & O. INC. ROBERT C. OLLERTON, P.L.S. 7731

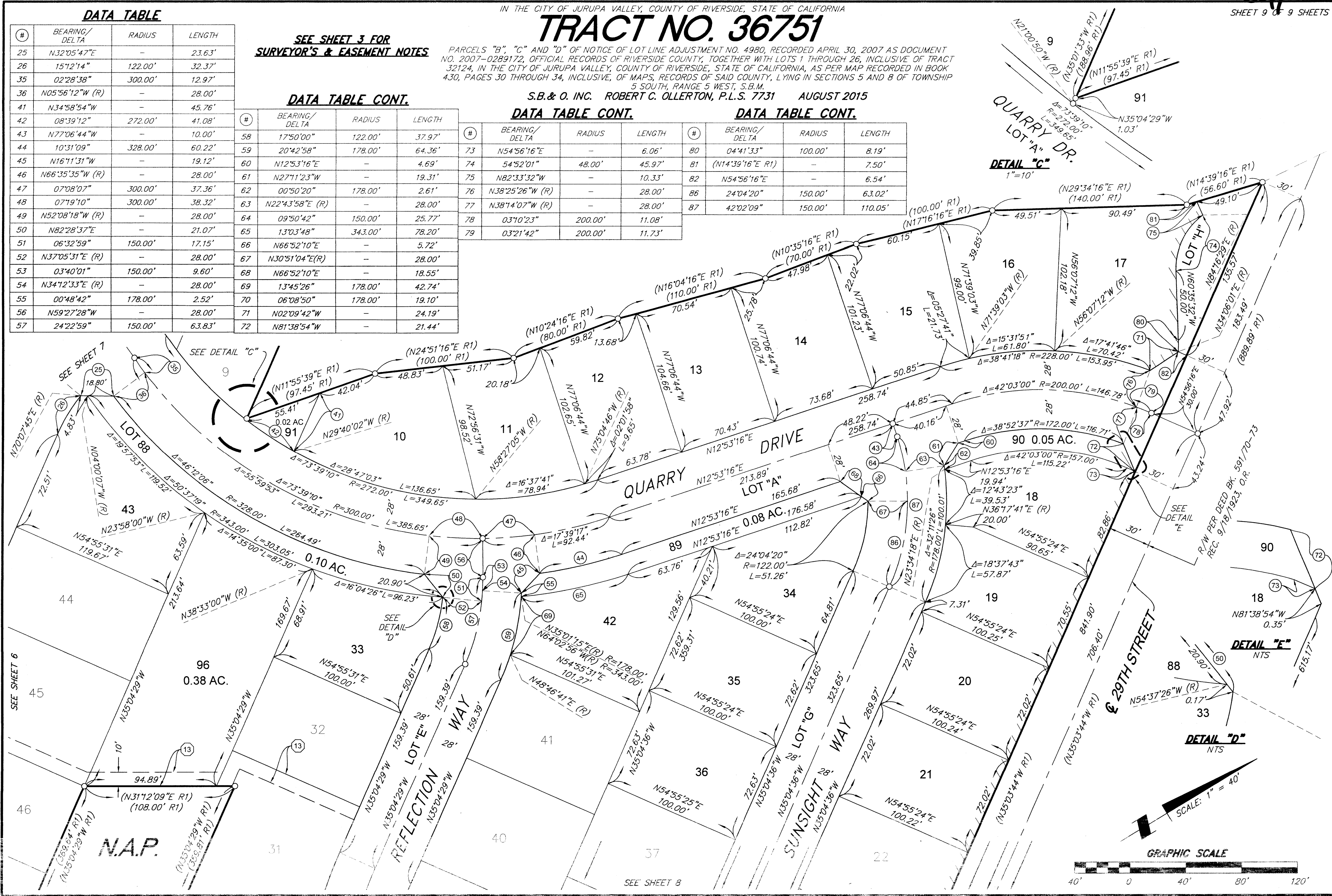
AUGUST 2015

DATA TABLE CONT.

| # | BEARING/ DELTA | RADIUS | LENGTH |
|----|-------------------|---------|--------|
| 73 | N54°56'16"E | - | 6.06' |
| 74 | 54°52'01" | 48.00' | 45.97' |
| 75 | N82°33'32"W | - | 10.33' |
| 76 | N38°25'26"W (R) | - | 28.00' |
| 77 | N38°14'07"W (R) | - | 28.00' |
| 78 | 03°10'23" | 200.00' | 11.08' |
| 79 | 03°21'42" | 200.00' | 11.73' |

DATA TABLE CONT.

| # | BEARING/ DELTA | RADIUS | LENGTH |
|----|-------------------|---------|---------|
| 80 | 04°41'33" | 100.00' | 8.19' |
| 81 | (N14°39'16"E R1) | - | 7.50' |
| 82 | N54°56'16"E | - | 6.54' |
| 86 | 24°04'20" | 150.00' | 63.02' |
| 87 | 42°02'09" | 150.00' | 110.05' |



RECORDING REQUESTED

**BY AND WHEN RECORDED
MAIL TO:**

City Clerk
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

EXEMPT FROM RECORDING FEE PER GOVT. CODE § 6103

Notice of Completion

RECORDING REQUESTED BY

City of Jurupa Valley

AND WHEN RECORDED RETURN TO:

CITY CLERK

City of Jurupa Valley

8930 Limonite Avenue

Jurupa Valley CA, 92509

NOTICE OF COMPLETION
(Civil Code 9204 – Public Works)

NOTICE IS HEREBY GIVEN by the undersigned owner, a public entity of the State of California that a public work of improvement has been completed as follows:

Project title or description of work: Tract 36751 Quarry

Date of completion: January 22, 2021

Nature of owner: City/Public Entity

Interest or estate of owner: City of Jurupa Valley as public right-of-way

Address of owner: 8930 Limonite Avenue
Jurupa Valley, CA 92509

Name of contractor: DR Horton CA2, Inc.

Street address or legal description of site: Tract Map 36751 (Quarry) Book 450 Pages 1-9

Signature of Owner:

Rod B. Butler, City Manager
City of Jurupa Valley

VERIFICATION

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the City Manager of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and the facts stated therein are true and correct.

Executed at Jurupa Valley, California on this 4th day of February, 2021.

By:

Attest:

Rod B. Butler, City Manager

Victoria Wasko, City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
SUBJECT: AGENDA ITEM NO. 14.M

ACCEPTANCE OF GRANT DEED (DED20-003) TO THE CITY OF JURUPA VALLEY FOR PORTION OF LOT 7 OF TRACT NO. 36702, LOCATED ON SETTLERS COURT, FOR WATER QUALITY BASIN, DRAINAGE, AND TRAIL PURPOSES

RECOMMENDATION

1. That the City Council adopt Resolution No. 2021-10, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING ACCEPTANCE OF GRANT DEED (DED20-003) FOR LOT 7 OF TR36702 PURSUANT TO GOVERNMENT CODE SECTION 7050 FOR WATER QUALITY BASIN, DRAINAGE, AND TRAIL PURPOSES

2. That the City Council authorize the Mayor to sign the Certificate of Acceptance of the grant deed.

BACKGROUND

Final Tract Map 36702 was approved by the City Council at its meeting on December 5, 2019 and recorded in Map Book 470, pages 98 - 102 in the Office of the Riverside County Recorder. The approval was for the development of 17 single-family residential units, right-of-way and Lot 18 which was dedicated in fee to the City for water quality basin, drainage, and trail purposes. This subdivision is located on the east side of Stone Avenue, approximately 200 feet south of Martingale Drive, on Settlers Court.

As part of the conditions of approval, Crestwood Communities, operating as Stone Ranch, LLC (the "Owner") was required to provide an accessible trail and drainage swale along the northern tract boundary, which would allow for connectivity to the adjacent existing equestrian trail and control of runoff just outside the eastern tract boundary. After recordation of the Tract Map and during construction, it was discovered

that a physical connection between the existing and proposed trails could not be reasonably made. This is due to an existing block wall and concrete drainage swale just outside the northeast corner of the tract which collects and directs drainage from properties to the east of this tract and which would be extremely difficult to reconfigure. To accommodate access to the existing equestrian trail, as required by the conditions of approval, it was determined that a dedication of a small triangular portion of Lot 7, adjacent to the City-owned Lot 18, would facilitate the connection without altering the existing drainage facilities.

The Owner has granted a portion of the northeast corner of Lot 7 as described in Exhibit "A" and shown in Exhibit "B" of the DED20-003 as Parcel "A" of Attachment 1.

Staff reviewed the grant deed (DED20-003) and related documentation and finds the deed in compliance with the California Government Code 7050 (Dedication of Real Property for Public Purposes), local ordinances, and the conditions of approval for this development.

ANALYSIS

Per Government Code 66410 et seq; dedication of a portion of a property to or from a public agency are exempt from the Subdivision Map Act. Therefore, dedication of a portion of a property from Lot 7 is not considered a subdivision.

In this case, in compliance with Government Code 27281 (Documents to be Recorded), the deed cannot be accepted for recordation without the consent of the grantee (City) evidenced by its certificate or resolution of acceptance. The Certificate of Acceptance, included as Attachment A of the resolution (Attachment 2), satisfies this requirement when the certificate is signed by the Mayor. After the Mayor's signature the City Clerk will cause the deed, with certificate attached, to be recorded by the County Recorder.

With recordation of the deed the Owner/Developer can complete the necessary work for connectivity to the existing trail and the condition of approval can be deemed satisfied.

FISCAL IMPACT

There is no financial impact in the acceptance of the grant deed. Although the City will be responsible for maintenance of the water quality basin, drainage and trail over Lot 18 and this dedicated portion of Lot 7. Funding for the cost of this maintenance is assured through a Community Facilities District (CFD) funded by an assessment against the Owners of Lots 1 through 17.

ALTERNATIVES

1. Provide alternative direction to staff.
2. Take no action at this time to accept the deed and direct staff to obtain from the Owner an Irrevocable Offer of Dedication which when recorded may be accepted by the City Council at any future date.

Prepared by:



Desiree Flores, PE
Associate Engineer

Reviewed by:



Connie Cardenas
Administrative Services Director

Approved as to Form:



Peter M. Thorson
City Attorney

Submitted by:



Rod B. Butler
City Manager

Reviewed by:



Paul Toor
Director of Public Works/City Engineer

Attachments:

1. Grant Deed
2. Resolution No. 2021-10

RECORDING REQUESTED BY:

CITY OF JURUPA VALLEY, CALIFORNIA

WHEN RECORDED MAIL TO:

City of Jurupa Valley
8930 Limonite Ave Avenue
Jurupa Valley, CA 92509
Attn: City Clerk

Exempt: Government Code Section 6103

CERTIFICATE of ACCEPTANCE SEE ATTACHED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN(S): _____

GRANT DEED

FEE SIMPLE INTEREST
WATER QUALITY BASIN, DRAINAGE AND TRAILS
(GOVERNMENT CODE SECTION 7050)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

____ Stone Ranch, LLC _____, grantor, hereby grants to CITY OF JURUPA VALLEY, a municipal corporation, grantee, fee simple interest, for water quality basin, drainage and trail purposes, all that real property in the City of Jurupa valley, County of Riverside, State of California described in Exhibit "A" and depicted in Exhibit "B" and attached hereto and made a part hereof.

Dated: November 19 _____, 2020 _

OWNER(S) Stone Ranch, LLC _____

BY:

BY:


Signature

Signature

Kathleen A. Garvey, Managing Partner

Printed Name

Title

Printed Name

Title

NOTE: OWNER'S SIGNATURE(S) SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO OWNER'S BUSINESS ENTITY OR STATUS OF OWNER(S) AS INDIVIDUAL(S).

California All-Purpose
Certificate of Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

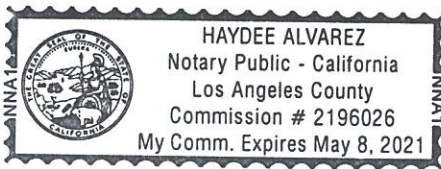
County of Los Angeles

On November 19, 2020, before me, Haydee Alvarez - Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Kathleen A. Garvey,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document date _____

(Additional information)

Capacity Claimed By The Signer

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other: _____

Additional Information

- ☐ Additional Signer(s)
☐ Signer(s) Thumbprint(s)
☐ Other

Signer's Name: _____

Signer's Name: _____

Right Thumbprint
of Signer

Right Thumbprint
of Signer

EXHIBIT "A"
DED 20-003
COMMUNITY TRAIL EASEMENT
LEGAL DESCRIPTION

PARCEL "A"

BEING A PORTION OF LOT 7 OF TRACT NO. 36702, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 470 OF MAPS, AT PAGES 98 THROUGH 102 INCLUSIVE THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 18 AS SHOWN BY SAID TRACT MAP NO. 36702;

THENCE SOUTH 42°56'04" WEST ALONG THE EASTERLY LINE OF SAID LOT 18, A DISTANCE OF 20.28 FEET FOR THE **TRUE POINT OF BEGINNING**, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 7;


THENCE SOUTH 42°56'04" WEST ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 19.89 FEET TO A POINT THEREON;

THENCE LEAVING SAID EASTERLY LINE, NORTH 47°03'55" WEST, A DISTANCE OF 21.86 FEET TO THE NORTHERLY LINE OF SAID LOT 7;

THENCE SOUTH 89°21'24" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 29.56 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 217 SQUARE FEET, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION



Michael E. Johnson, L.S. 7673

11/17/20

Date



Prepared By: JM
Checked By: ry

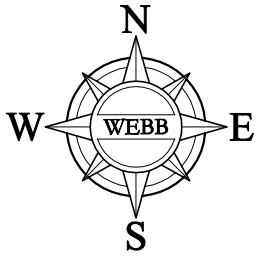
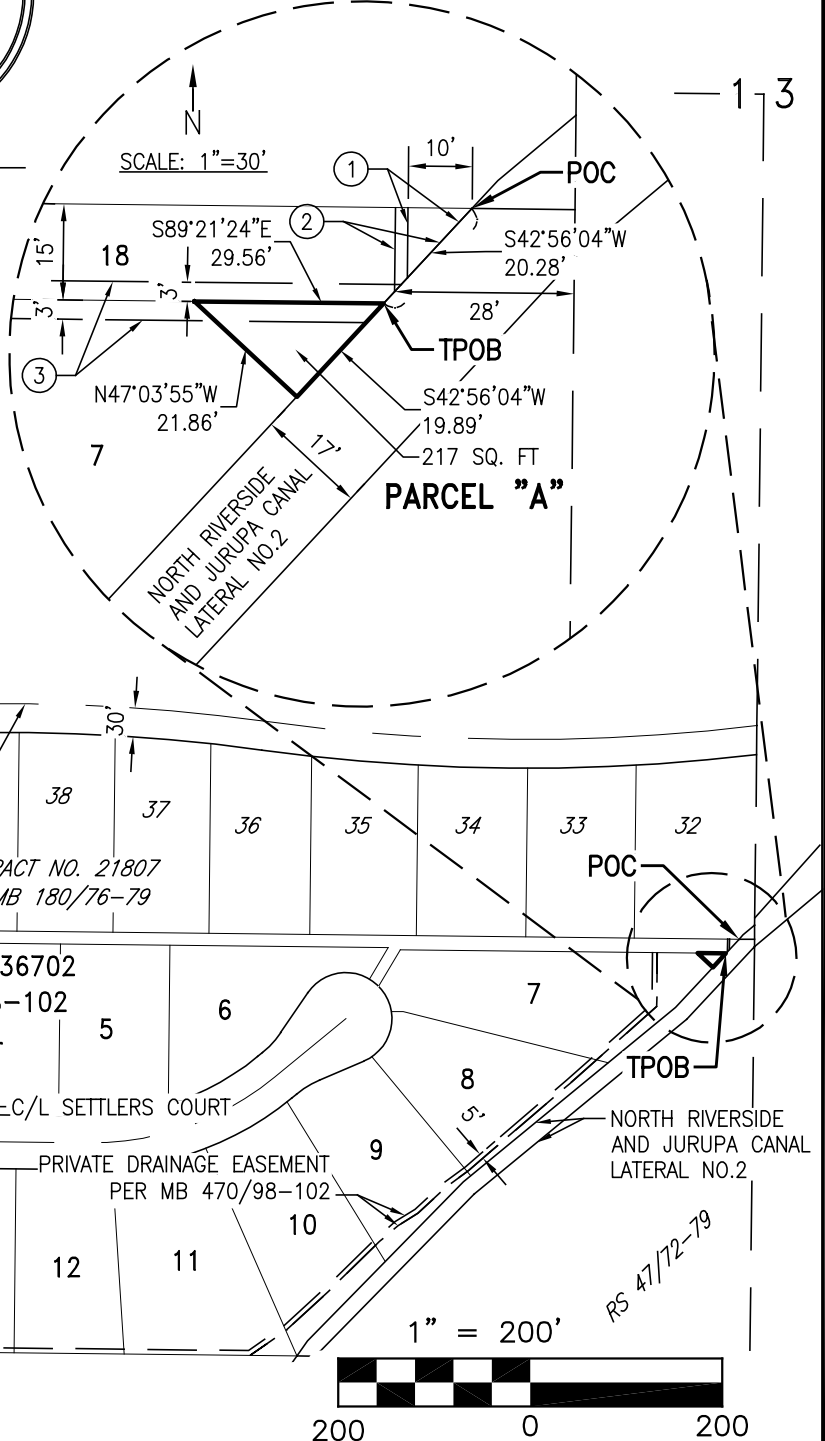


EXHIBIT "B"
DED 20-003
COMMUNITY TRAIL EASEMENT

EASEMENT NOTES:

DATE: 11/17/20

- ① AN EASEMENT TO RECOTA ACRES FOR WATER PIPELINES, REC. 01/28/1969 AS INST. NO. 8650, O.R.
- ② AN EASEMENT TO METROPOLITAN WATER DISTRICT FOR PUBLIC UTILITIES, REC. 10/29/1940 PER DEED BK. 482, PG. 92, O.R.
- ③ AN EASEMENT TO SCE FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, REC. 08/04/2020 AS INST. NO. 2020-0350233, O.R.
- 4 STEARNS RANCHOS COMPANY AND ITS ASSIGNS, OWNER OF A RIGHT-OF-WAY RESERVED FOR DITCHES AND PIPE LINES, SUCH DITCHES AND PIPE LINE TO FOLLOW THE BOUNDARY LINES OF THE PROPERTY HEREIN DESCRIBED. CANNOT BE LOCATED FROM THE RECORD.



SEC. 13, T2S, R6W, SBM

ALBERT A.
WEBB
ASSOCIATES

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, CALIFORNIA

H:\2019\19-0204\Drawings\Mapping\Legals & Plats\TRAIL ESMNT\19-0204-V-TRAIL ESMNT.dwg
11/16/2020 12:37 PM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.
19-0204

SCALE: 1"=200'

DRWN BY JTM
CHKD BY MEJ

DATE
DATE

SUBJECT: COMMUNITY TRAIL EASEMENT

RESOLUTION NO. 2021-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING ACCEPTANCE OF GRANT DEED (DED20-003) FOR LOT 7 OF TR36702 PURSUANT TO GOVERNMENT CODE SECTION 7050 FOR WATER QUALITY BASIN, DRAINAGE, AND TRAIL PURPOSES

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

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

(a) Tract Map 36702 was recorded on December 11, 2019 as Document Number 2019-0510845 recorded in Book 470 of Maps, at Pages 98-102 of the Official Records of Riverside County ("TR36702").

(b) The owner of TR36702 dedicated the real property described on Exhibit "A" and depicted on Exhibit "B" of the Grant Deed ("DED20-003") for water quality basin, drainage, and trail purposes.

Section 2. Pursuant to the authority of Government Code Section 7050, the City Council hereby accepts the Grant Deed for Tract Map 36702 described in Section 1.(b) of this Resolution and authorizes the Mayor to execute the Certificate of Acceptance in substantially the form set forth in Attachment A, attached hereto and incorporated herein as through set forth in full and attach it to the Grant Deed prior to its recordation.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.

Section 4. 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 4th 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 Resolution No. 2021-10 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 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, on this 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A
CERTIFICATE OF ACCEPTANCE

(Government Code 27281)

This is to certify that the interest in real property conveyed by the attached Grant Deed or grant dated November 19, 2020 from Stone Ranch LLC, a California Limited Liability Company, doing business as Crestwood Communities to CITY OF JURUPA VALLEY, a municipal corporation (“Grantee”), is hereby accepted by Resolution No. 2021-10 of the City Council of the City of Jurupa Valley on this 4th day of February, 2021 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 2021

By: _____
Lorena Barajas, Mayor

ATTEST:

Vicki Wasko, CMC
City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: TIM JONASSON, SENIOR MANAGER, DEVELOPMENT SERVICES

AGENDA ITEM NO. 16.A

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; AND MAKING A FINDING OF SIGNIFICANT BENEFITS FOR THE FINANCING OF CERTAIN IMPROVEMENTS BY A COMMUNITY FACILITIES DISTRICT TO BE FORMED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

RECOMMENDATION

- 1) That the City Council conduct a public hearing (the “**Hearing**”) regarding the financing of public improvements to be owned by the City of Jurupa Valley (the “**City**”) or the Jurupa Area Recreation and Park District (the “**Park District**”) in connection with the Sequanota Heights development through the formation of a community facilities district and the issuance of bonds by the California Municipal Finance Authority (the “**CMFA**”); and
- 2) That the City Council adopt Resolution No. 2021-11, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT IN CONNECTION WITH THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM AND MAKING A FINDING OF SIGNIFICANT BENEFITS FOR THE FINANCING OF CERTAIN IMPROVEMENTS BY A COMMUNITY FACILITIES DISTRICT TO BE FORMED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

BACKGROUND

CMFA is a joint exercise of powers authority, the members of which include numerous cities, counties and other local agencies in the State of California, including the City.

At the request of Sequanota Partners, LP (the “**Developer**”), CMFA intends to conduct proceedings under the Mello-Roos Community Facilities Act of 1982 (California Government Code section 53311 et seq.) (the “**Mello-Roos Act**”) to form a Community Facilities District (the “**CFD**”) for the Sequanota Heights development as part of CMFA’s Bond Opportunities for Land Development (“**BOLD**”) program. Once formed, the CFD will levy special taxes to be paid by the property taxpayers within the CFD. It is expected that the CFD will issue bonds to be secured and repaid by the special tax revenues. The purpose of forming this CFD is to finance certain facilities (the “**CFD Improvements**”) and/or development impact fees (which fees are used for capital improvements) (the “**CFD Fees**”).

Although the CFD will be formed within the City’s jurisdiction, the use of the BOLD program means that the CMFA and its consultant team will form and approve the CFD. CMFA will use the services of a special tax consultant and administrator to create the special tax formula and administer, levy, and collect the special taxes. CMFA will issue and handle the sale of the CFD bonds and handle continuing disclosure reporting requirements relating to the bonds. Except for the holding of the Hearing and as described below in connection with the JCFA, the City will have minimal involvement in any of the formation of the CFD, the issuance of the bonds, or the CFD administration.

Per information provided by CMFA and the Developer, it is currently intended that the financed projects will consist of facilities and capital improvements to be owned by the City or the Park District.

ANALYSIS

Public Hearing and Finding of Public Benefits

CMFA has requested that the City Council hold the Hearing. CMFA’s counsel has indicated that pursuant to Government Code Section 6586.5, CMFA can issue bonds for the financing only after the City -- which has land use jurisdiction over the Sequanota Heights development -- holds a public hearing and finds that the financing will result in significant public benefit. Such finding will pertain to not just the City improvements but also the Park District improvements to be financed.

CMFA has provided a copy of the Park District’s resolution, making a finding that the improvements to be financed by the Park District will result in significant public benefit.

By adopting the attached resolution at the conclusion of the Hearing, the City Council will make a finding of significant benefits with respect to the financing of the City improvements and the Park District improvements, based on the Hearing and the Park District resolution.

Joint Community Facilities Agreement (JCFA); City Projects to be Financed

Under the Mello-Roos Act, CMFA must enter into the JCFA with the City in order to include the City's improvements as part of the CFD financing. City staff understands that CMFA will enter into a similar agreement with the Park District in connection with the Park District's improvements.

Pursuant to the City's JCFA, after CMFA issues bonds for this financing, a portion of the bond proceeds will be deposited into a "Project Fund," from which the City can request disbursements. It is intended that the disbursements will satisfy certain development impact fees that would otherwise be paid by the Developer. The City will then spend moneys so received on capital improvements that would have been funded by the related development impact fees.

CMFA bonds will be issued as "tax-exempt bonds" -- the interest on which, when received by a bondholder, will generally be excluded from federal income tax. There are strict federal tax rules relating to the issuance of tax-exempt bonds. As indicated in the form of disbursement request attached to the JCFA, the City will have to make certain representations and covenants for the benefit of CMFA in connection with each draw from the Project Fund. Per CMFA's counsel, to comply with the applicable federal tax law, at the time of bond issuance, there must be a reasonable expectation that a significant portion of the bond proceeds will be spent down within three years.

Because of the restrictions under federal tax law, staff recommends that only the transportation circulation improvements of the recently approved Development Impact Fee (DIF) program be included in the JCFA. These projects are the only component of the DIF that staff believes can meet the expenditure time frame. Staff estimates that the transportation circulation improvements fee for residential development amounts to 57% of the overall DIF for the Sequanota Heights development project.

Certain Costs

As described above, it is anticipated that CMFA will issue bonds to provide financing for the City's and the Park District's improvements. CMFA will pay debt service (principal and interest) on the bonds from the special tax revenues to be collected from the property taxpayers within the CFD. The special tax rates will be established by CMFA taking into consideration the anticipated amounts to be deposited into the project funds for the City improvements and the Park District improvements (and the bond sizing

necessary to generate such amounts), plus the costs of issuance of the bonds, and other costs of administering the CFD.

On July 16, 2021, the City Council held a workshop where the BOLD program was discussed. Council expressed concerns about limiting additional financing costs that would ultimately be passed onto the future residents of the development.

In light of Council's concerns, City staff has requested CMFA to include a provision in the JCFA to the effect that, the overall tax rates on the properties in the CFD (after taking into account not just the special tax be levied by CMFA's CFD, but any assessment or special taxes anticipated to be levied by the City) will not exceed the maximum amount set forth in the City's policies (currently two percent of assessed value). Such a provision was added to Section 1 of the JCFA.

CMFA charges an annual fee for the administration of each community facilities district it forms and a fee for each issuance of bonds (the latter of which is paid out of the bond proceeds). CMFA contributes a portion of the fees it receives to local charities. In light of the concern that this can be construed as an additional cost to be paid by the CFD taxpayers, the City has requested that, for this CFD financing, CMFA lower its fees in lieu of the charitable contributions. CMFA has declined the City's request indicating that its fee structure (including the charitable donation) is an integral part of the program and cannot be waived for a particular financing.

FINANCIAL IMPACT

None. All of the costs and expenses related to the formation, issuance of bonds and ongoing administration for the CFD to be formed by the BOLD program is the responsibility of CMFA and there is no fiscal impact on the City.

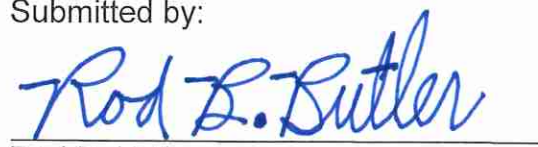
ALTERNATIVES

The City Council can decide to not make the public benefit finding and not approve the JCFA.

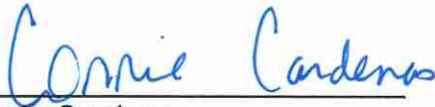
Prepared by:


Timothy R. Jonasson, PE
Senior Manager

Submitted by:

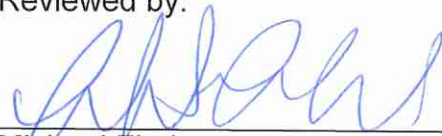

Rod B. Butler
City Manager

Reviewed by:



Connie Cardenas
Administrative Services Director

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

Attachments:

- 1) Resolution Approving JCFA and Making Finding of Benefits
- 2) Exhibit A - JCFA
- 3) JARPD Resolution No. 2019-05

RESOLUTION NO. 2021-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT IN CONNECTION WITH THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM AND MAKING A FINDING OF SIGNIFICANT BENEFITS FOR THE FINANCING OF CERTAIN IMPROVEMENTS BY A COMMUNITY FACILITIES DISTRICT TO BE FORMED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

WHEREAS, the California Municipal Finance Authority (the “CMFA”) is a joint exercise of powers authority, the members of which include numerous cities, counties and other local agencies in the State of California (the “State”), including the City of Jurupa Valley (the “City”); and

WHEREAS, at the request of Sequanota Partners, LP (the “Developer”), CMFA intends to conduct proceedings under the Mello-Roos Community Facilities Act of 1982 (California Government Code section 53311 et seq.) (the “Act”) to form a community facilities district (the “CFD”) to finance certain public facilities and development impact fees used for capital improvements authorized to be financed under the Act (the “CFD Improvements” and the “CFD Fees,” respectively) as part of its Bond Opportunities for Land Development (“BOLD”) program; and

WHEREAS, CMFA intends to utilize the proceeds of sale of special tax bonds of the CFD to finance some or all of the CFD Improvements and CFD Fees; and

WHEREAS, the CFD Improvements and the public improvements to be financed by the CFD Fees will include roads, parks and other facilities (together, the “Financed Improvements”) to be owned by the City or the Jurupa Valley Recreation and Park District (the “Park District”); and

WHEREAS, herein, the Financed Improvements to be owned by the City shall be referred to as the “City Improvements” and the Financed Improvements to be owned by the Park District shall be referred to as the “Park District Improvements”; and

WHEREAS, under Section 53316.2 of the Act, the CMFA may form the CFD to, among other things, finance CFD Fees payable and/or CFD Improvements to be acquired by the City, provided CMFA and the City enter into a joint community facilities agreement; and

WHEREAS, the City is willing to cooperate with CMFA in accomplishing the financing of the City CFD Fees and/or City Improvements eligible to be financed by the Act, and to confer upon CMFA full power to provide financing for such items in the event that proceeds of special taxes and/or bonds in the CFD become available and are utilized for such purpose; and

WHEREAS, pursuant to Government Code Section 6586.5, notice was published at least five days prior to the adoption of this resolution at a public hearing (the “Hearing”), which was duly conducted by this City Council concerning the significant public benefits of the BOLD Program and the financing of the City Improvements and Park District Improvements; and

WHEREAS, the governing board of the Park District adopted Resolution No. 2019-05 on January 24, 2019 (the “Park District Resolution”), and made finding that the issuance of bonds by CMFA in connection with the BOLD Program for the financing of the Park District Improvements will provide significant benefit, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs and the more efficient delivery of local agency services to residential and commercial development;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jurupa Valley as follows:

Section 1. Based on the Hearing and the Park District Resolution, the City Council hereby finds and declares that the issuance of bonds by the CMFA in connection with the BOLD Program for the financing of the City Improvements and the Park District Improvements will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs and the more efficient delivery of local agency services to residential and commercial development within the City.

Section 2. The City Council hereby approves the execution and delivery of a joint community facilities agreement with CMFA in connection with the development of the approximately 10-acre property owned by the Developer known as “Tract No. 37211” or “Sequanota Heights”. The joint community facilities agreement shall be substantially in the form presented to the City Council and attached hereto as Exhibit A (the “JCFA”), with such changes as the City Manager may deem appropriate or necessary, the execution and delivery of the JCFA being conclusive evidence of the approval of such changes. The City Council further finds and declares that entrance into the JCFA will be beneficial to residents of the City.

Section 3. The City Manager and other officers of the City are hereby authorized and directed to take such other actions and execute and deliver such other documents as may be necessary or appropriate to accomplish the purposes of this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this resolution and the JCFA, as executed by the City, to the Secretary of the CMFA.

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:

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. 2021-11 was duly passed and adopted at a regular meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 2021 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 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A

Joint Community Facilities Agreement

(Substantial final form)

See attached

EXHIBIT A
FORM OF JOINT COMMUNITY FACILITIES AGREEMENT

CMFA BOLD PROGRAM

**Joint Community Facilities Agreement
by and between
CMFA and City of Jurupa Valley**

Relating to Sequanota Project (Tract 37211) in the City

This Joint Community Facilities Agreement (this "Agreement"), dated as of _____, 20__, by and between the California Municipal Finance Authority, a joint exercise of powers authority duly organized and existing under the Constitution and laws of the state of California (the "CMFA"), and the City of Jurupa Valley, a municipal corporation and general law city, duly organized and existing under the Constitution and laws of the state of California (the "City," and together with CMFA, the "Parties").

WITNESSETH:

WHEREAS, at the request of Sequanota Partners, LP (the "Developer"), CMFA intends to conduct proceedings under the Mello-Roos Community Facilities Act of 1982 (California Government Code section 53311 et seq.) (the "Act") to form a community facilities district (the "CFD") to finance certain public facilities and development impact fees used for capital improvements authorized to be financed under the Act (the "CFD Improvements" and the "CFD Fees," respectively) as part of its Bond Opportunities for Land Development ("BOLD") program;

WHEREAS, the CFD Improvements and CFD Fees will be described in the resolution of formation for the CFD, including CFD Fees payable and/or CFD Improvements to be acquired by the City and set forth on Exhibit A hereto (the "City Fees" and the "City Improvements," respectively);

WHEREAS, CMFA intends to utilize the proceeds of sale of special tax bonds of the CFDs (the "Bonds") to finance some or all of the City Fees and/or City Improvements;

WHEREAS, under Section 53316.2 of the Act, CMFA may form the CFD to, among other things, finance the City Fees and/or City Improvements, provided that CMFA and the City enter into a joint community facilities agreement such as this Agreement; and

WHEREAS, City is willing to cooperate with CMFA in accomplishing the financing of the City Fees and/or City Improvements eligible to be financed by the Act, and to confer upon the CMFA full power to provide financing for the City Fees and/or City Improvements in the event that proceeds of special taxes and/or bonds in a CFD become available and are utilized for such purpose; provided, that each other local agency having its development impact fees or similar amounts financed through the CFD (e.g., school district fees) are doing so without receiving any premium above the fee or amount that would otherwise be due and payable;

WHEREAS, this Agreement is made under the authority of Section 53316.2 of the Act; and

WHEREAS, in consideration for the mutual undertakings of the Parties stated herein, the Parties agree as follows:

AGREEMENT:

1. Administration of CFD and Issuance of Bonds by CMFA. CMFA shall administer the CFD, including employing and paying all consultants, annually levying the special tax and paying and administering the Bonds, and complying with all state and federal requirements appertaining to the proceedings establishing the CFD and issuing and using the proceeds of the Bonds, including the requirements of the United States Internal Revenue Code of 1986, as amended (the "Code"). In addition, the rate and method of apportionment of special tax for the CFD shall take into account the City's policies regarding overall projected tax rates on properties in the City and account for any special taxes and/or assessments anticipated to be levied by the City (including, but not limited to, those to be levied any community facilities district to be formed by the City to finance services) on properties within the CFD, such that, after taking into account the anticipated assessments to be levied by the City and any other applicable local agencies on properties within the CFD, the overall projected tax rates on properties in the CFD shall not exceed any maximum amount set forth in any such City policy in effect at the time of formation of the applicable CFD.

2. Agreement to Hold City Fees. CMFA shall hold or cause to be held within a separate fund, account or subaccount (the "Project Fund") special taxes and/or Bond proceeds from the CFD. All City Fees funded through Bond proceeds shall be deemed paid by the Developer in the amount of the Bond proceeds on the date that such Bond proceeds are deposited in the Project Fund. CMFA shall disburse, or cause to be disbursed, moneys on deposit in the Project Fund only as provided herein.

3. Disbursements from Project Funds. Moneys on deposit in the Project Fund shall be disbursed pursuant to written requisitions of the CMFA following receipt by CMFA of requisitions signed by the City, in substantially the form attached hereto as Exhibit B and executed by the City Manager or his or her designee (each, an "Authorized Officer"). CMFA and its designees, including any trustee or fiscal agent holding funds in a Project Fund, may conclusively rely on such requisitions for purposes of making such disbursements. All disbursements from the Project Fund to the City shall be made by wire transfer of immediately available funds or by check payable to the City's bank account number at a bank located within the United States on file with CMFA as part of the BOLD program, unless another method of payment is requested in writing by the City.

4. Use of City Fees for Public Capital Improvements. City shall utilize the City Fees for public capital improvements to be owned by the City. The City acknowledges that, subject to approval of disbursements as set forth in Section 3 above, the City Fees may be financed through a CFD formed by CMFA as part of the BOLD program, through the issuance of one or more series of Bonds and/or from proceeds of special taxes of the CFD.

5. Purchase of City Improvements. To the extent the City is acquiring City Improvements using Bond proceeds or special taxes generated by a CFD, City shall work with the Developer to put in place all necessary agreements, certificates or other documents required for the City to acquire such improvements. Neither CMFA nor any of its agents shall be responsible for inspection or review of any such documents relating to financed City

Improvements, unless set forth in a separate written agreement between CMFA and the City providing for the same.

6. Amendments. This Agreement may be amended by a writing signed by the Parties, including to update Exhibit A to reflect additional or different City Fees and/or City Improvements to be financed by the CFD.

7. Term of this Agreement. This Agreement shall be in full force and effect from this date to and including its termination by mutual written agreement of the parties hereto. CMFA agrees to terminate this agreement upon request of the City upon delivery to CMFA of an opinion Bond Counsel to the effect that the termination of this Agreement will not adversely affect the exclusion from gross income of interest on the Bonds for federal income tax purposes.

8. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

[Signatures on Following Page]

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their authorized representatives as of the effective date stated above.

CMFA:

CALIFORNIA MUNICIPAL
FINANCE AUTHORITY

CITY:

CITY OF JURUPA VALLEY

By: _____
Authorized Signatory

By: _____
Name:
Title:

EXHIBIT A

DESCRIPTION OF CITY FEES AND/OR CITY IMPROVEMENTS

Development Impact Fees for Transportation/Circulation Improvements, as approved by the City Council per Resolution No. _____, adopted on _____, 2021

EXHIBIT B

DISBURSEMENT REQUEST FORM

To:

California Municipal Finance Authority
2111 Palomar Airport Road, Suite 320
Carlsbad, California 92011
Email: _____

Re: BOLD Program - Request for Disbursement of Bond Proceeds

The undersigned, a duly authorized officer of the City of Jurupa Valley (the "City") hereby requests a disbursement from the Project Fund set forth below, and certifies that the amounts of development impact fees and/or capital improvements listed below have been or will be spent by the City as of the date indicated below or within 5 days thereafter:

| <u>Subaccount(s)</u> | <u>Amount(s)</u> |
|---|------------------|
| [example, CMFA CFD No. 20__ - __, Special Tax Bonds Series 20__, Project Fund] | \$ |

Total:

Wiring Instructions: _____

The undersigned hereby additionally certifies as follows:

1. These funds have been or will be used to acquire and/or construct capital improvements, and this disbursement is not being made for the purpose of reinvestment.
2. None of the expenditures for which payment is requested have been reimbursed previously from other sources of funds.

3. If the total amount above is greater than the funds held by CMFA on behalf of the City in the Subaccount(s) identified above, CMFA is authorized to amend the amount requested to be equal to the amount of such funds.

4. The amounts being disbursed pursuant to this request are being used to finance or refinance certain public infrastructure and facilities (the "Improvements"). The City will own, and for the entire useful life of such Improvements reasonably expects to own, all of such Improvements. The Improvements consist of the following:

[Describe the improvements]

5. To the extent any of such Improvements are sold to an entity that is not a state or local government, the City will seek the advice and approval of bond counsel to CMFA for the BOLD program prior to any such sale. The City will not allow any of such Improvements to be used (for example, by lease or other contract) in the trade or business of any nongovernmental persons (other than in their roles as members of the general public). All of such Improvements will be used in the performance of essential governmental functions of the City or another state or local government agency. The average expected useful life of such Improvements is at least ____ years. The representations and covenants contained in this paragraph are intended to support the conclusion that the interest paid on the bonds issued to finance the Improvements is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code").

Dated: _____

Signature: _____

Print Name: _____

RESOLUTION NO. 2019-05

RESOLUTION AUTHORIZING USE OF THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT (BOLD) PROGRAM; AUTHORIZING THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT PROCEEDINGS AND LEVY SPECIAL TAXES WITHIN THE TERRITORY OF THE JURUPA AREA RECREATION AND PARK DISTRICT PURSUANT TO THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, AS AMENDED; AND AUTHORIZING RELATED ACTIONS

WHEREAS, the California Municipal Finance Authority (the "CMFA") is a joint exercise of powers authority the members of which include numerous cities, counties and other local agencies in the State of California (the "State"); and

WHEREAS, the CMFA has established the Bond Opportunities for Land Development Program (the "BOLD Program") to allow the financing of certain public facilities and development impact fees that finance public facilities (together, the "Improvements") levied by local agencies in the State through the levy of special taxes under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"); and

WHEREAS, the BOLD Program will also allow the financing of Improvements for construction and/or acquisition by the Jurupa Area Recreation and Park District ("Park District"); and

WHEREAS, the Park District desires to allow the owners of property being developed within its jurisdiction ("Participating Developers") to participate in the BOLD Program and to allow the CFMA to conduct proceedings under the Act to form community facilities districts ("CFDs") under the Act, to levy special taxes within such CFDs, and to issue bonds secured by such special taxes under the Act to finance Improvements, provided that such Participating Developers voluntarily agree to participate and consent to the levy of such special taxes and the issuance of such bonds; and

WHEREAS, eligible property owners within the jurisdiction of the Park District may in the future elect to be Participating Developers, and the CMFA may conduct proceedings under the Act to form a CFD, levy special taxes within such CFD and issue bonds secured by such special taxes to finance Improvements; and

WHEREAS, the Park District will not be responsible for the conduct of any proceedings under the Act for the formation of any CFD; the levy or collection of special taxes for any CFD or any required remedial action in the case of delinquencies in any special tax payments; or the issuance, sale or administration of any bonds issued in connection with the BOLD Program; and

WHEREAS, pursuant to Government Code Section 6586.5, notice was published at least five days prior to the adoption of this resolution at a public hearing, which was duly conducted by this Board concerning the significant public benefits of the BOLD Program and the financing of the Improvements;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Jurupa Area Recreation and Park District as follows:

Section 1. The use of the BOLD Program in connection with the financing of Improvements is hereby authorized and approved.

Section 2. The Park District hereby finds and declares that the issuance of bonds by the CMFA in connection with the BOLD Program will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs and the more efficient delivery of local agency services to residential and commercial development within the Park District.

Section 3. In connection with the issuance of bonds by the CFMA for the BOLD Program, a form of acquisition agreement, joint community facilities agreements or similar agreement will be required to be entered into, and the form of such agreement will be presented to this Board for approval at a future meeting.

Section 4. The appropriate officials and staff are hereby authorized and directed to allow BOLD Program participation available to all property owners who are subject to the payment of fees for new development and/or who are conditioned to install public improvements in connection with new development, and to advise such owners requesting participation in BOLD that the City has approved the BOLD Program; provided, that the CMFA shall be responsible for providing applications and processing of documentation and related materials at its own expense.

Section 5. This Resolution shall take effect immediately upon its adoption. The Clerk of the Board is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of the CMFA.

* * * * *

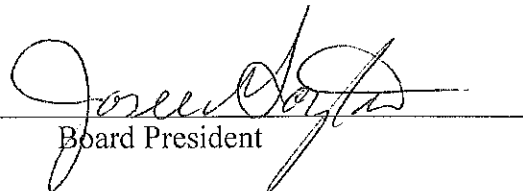
PASSED AND ADOPTED this 24th day of January, 2019 by the following vote, to wit:

AYES: Board Members R. Anderson, A. Anderson, J. Guevara, K. Johnson, R. Segui

NOES: Board Members _____


ABSENT: Board Members _____

ABSTAIN: Board Members _____



Board President

ATTEST:



Clerk of the Board

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 04, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: TERRI ROLLINGS, ASSISTANT TO THE CITY MANAGER/PIO

SUBJECT: AGENDA ITEM NO. 17.A

**CONSIDERATION OF ANIMAL FIELD AND SHELTER SERVICES
AGREEMENT BETWEEN THE CITY AND THE COUNTY OF
RIVERSIDE**

RECOMMENDATION

- 1) That the City Council approve the Agreement for Animal Field and Shelter Services between the City of Jurupa Valley and the County of Riverside; and
- 2) Authorize the Mayor to execute the Agreement on behalf of the City in substantially the form submitted to the City Council.

BACKGROUND

On June 20, 2017, the City and the County of Riverside ("County") entered into an Agreement for Animal Services ("2017 Agreement"). The 2017 Agreement provided for animal field and shelter services and an integrated canine licensing program. On February 6, 2020, the City Council approved an amendment to the 2017 Agreement to permit a reduction in dog licensing fees where the term of the dog license is adjusted to match the expiration of the dog's vaccination. On that same date, the City Council also introduced Ordinance No. 2020-02, which codified the reduction in dog licensing fees where the term of the dog license is adjusted to match the expiration of the dog's vaccination in Section 10.08.020.I. of the Jurupa Valley Municipal Code ("JVMC"). The Council adopted Ordinance No. 2020-02 on February 20, 2020, and it took effect on March 21, 2020. Although a copy of the amendment to the 2017 Agreement was forwarded to the Clerk of the Riverside County Board of Supervisors by the City's Deputy City Clerk on February 7, 2020, it is staff's understanding from County staff that the Amendment was never presented to the Board of Supervisors for their consideration and approval.

The 2017 Agreement covered a three-year period through June 30, 2020. However, the County has continued to provide animal control services to the City in anticipation of entering into a new proposed Agreement for Animal Field and Shelter Services (Attachment 1) that will cover the period of July 1, 2020, through June 30, 2023.

ANALYSIS

The proposed Agreement for Animal Field and Shelter Services continues to provide for similar animal field and shelter services. The animal field services are detailed in Exhibit A to the proposed Agreement, and the animal shelter services are detailed in Exhibit B to the proposed Agreement. Note that the County of Riverside Department of Animal Services (“DAS”) moved towards an appointment-based model for its shelters earlier this year when DAS closed its shelter doors due to the COVID-19 pandemic. DAS now uses a system called “Acuity” to schedule one-on-one appointments with members of the community for DAS services, while keeping residents and DAS staff safe. Licensing a dog, scheduling adoption appointments and appointments to retrieve a missing pet can now also be performed through DAS’s website 24-hours a day, 7 days a week.

Some key revisions to the 2017 Agreement include:

- **City Obligations.** A provision has been included to clarify the City’s responsibilities for providing legal services to County Department of Animal Services officers upon their request made to the City Attorney’s office. (See Section I.C.2.)
- **City Obligations.** A provision has been included that requires the City to adopt the current verbatim language of the regulations, provisions, and rates found in Riverside County Ordinance Nos. 534, 560, 630, 716, 771, and 878 within six months following the effective date of the Agreement. Additionally, language has been included to address the dog licensing provisions that the City adopted through Ordinance No. 2020-02 to allow for the reduction in dog licensing fees where the term of the dog license is adjusted to match the expiration of the dog’s vaccination. (See Section I.C.3.)
- **Dispute Resolution.** Dispute resolution provisions have been included that require the parties to attempt to resolve disputes amicably at a working level or through senior staff before resolving disputes through mediation or legal action. (See Section XIII.)

In order for DAS to know how and what to charge dog owners in terms of prorated dog license fees, County staff has requested that the City adopt and provide a pro-rated fee schedule and City guidelines for implementing backdated and prorated dog license fees. County Ordinance No. 630 does not allow for these types of fee adjustments, and DAS does not have procedures set up for such fee adjustments. Staff recommends that the discounted fee be calculated by dividing the total dog licensing fee by the number of months within the license period and then subtracting from that the licensing fee the

per month license fee cost per the number of months backdated. For example, JVMC Section 10.08.020.F.(1) provides that the fee for a 1-year dog license for a sterile dog is \$16. If DAS issues a 1-year license for the time period of January 1, 2021, through December 31, 2021, but the date of expiration of the subject dog's vaccination immunity is October 31, 2021, the owner of the subject dog may request that DAS backdate the date of expiration of the dog license to a date concurrent with the expiration date of the vaccination. If dog license is backdated to October 31, 2021 (concurrent with the expiration date of the vaccination), then the prorated dog license fee would be calculated as follows: $\$16 - [(\$16/12 \text{ months}) \times 2 \text{ backdated months}] = \13.34 . Similarly, a 3-year licensed issued for \$35 under JVMC Section 10.08.020.F.(5) that is backdated by four months upon the dog owner's request would be prorated as follows: $\$35 - [\$35/36 \text{ months} \times 4 \text{ backdated months}] = \31.11 .

Additionally, effective January 28, 2021, DAS will implement new shelter operations hours at the Western Riverside County/City Animal Shelter. The new hours will be Monday through Saturday from 10 a.m. to 4 p.m., and the shelter will continue to be closed Sundays and major holidays. Previously, the shelter hours were 11 a.m. to 4 p.m. The adjustment will make the shelter hours consistent with DAS's other shelters. The changes will not, however, affect DAS's phone center hours, which are 8 a.m. to 5 p.m. or DAS's field services hours, which are 24 hours a day, 7 days a week. DAS intends to post a notice regarding the change in shelter hours on each of its social media accounts (Twitter, Facebook, and Instagram) as well as on Google and Yelp to alert the public of the adjusted hours. DAS will also update the hours on the shelter's building signage, including the hours listed on the doors and the electronic billboard.

FINANCIAL IMPACT

The County's rates for animal field and sheltering services and fees for the issuance of license fees and for impounds and quarantines are set forth in Exhibit C to the proposed Agreement.

The estimated annual cost for animal field and sheltering services is \$1,102,275. The County will issue and collect the City's fees for canine licenses and retain \$10 per license on all canine license revenue generated by City residents during the term of the Agreement. The City will also be responsible for all costs associated with animals that are seized within the City's boundaries and held in a shelter by the County.

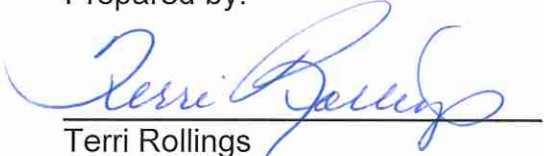
Further, the proposed Agreement provides for optional services such as County vaccination or spay/neuter clinics at a cost of \$3,000 per event, and County education outreach events at a cost of \$2,553 per event.

The approved Fiscal Year 2020/2021 budget allocates \$1,107,360 to animal control services. Staff believes the cost of services provided under the first year of the proposed Agreement will be covered by the current budget allocation.

ALTERNATIVES

1. Elect not to approve the proposed Agreement for Animal Field and Shelter Services and provide staff with input regarding appropriate revisions to be incorporated into the proposed Agreement for the County's and the Council's consideration.

Prepared by:


Terri Rollings
Assistant to the City Manager/PIO

Submitted by:


Rod B. Butler
City Manager


Reviewed by:


Connie Cardenas
Administrative Services Director

Reviewed by:


Michael Flad
Assistant City Manager

Reviewed by:


Peter M. Thorson
City Attorney

Attachments:

1. Proposed Agreement for Animal Field and Shelter Services

AGREEMENT FOR ANIMAL FIELD AND SHELTER SERVICES
BETWEEN THE CITY OF JURUPA VALLEY AND THE COUNTY OF RIVERSIDE

THIS AGREEMENT FOR ANIMAL FIELD AND SHELTER SERVICES (“Agreement”), is made and entered into as of July 1, 2020 (“Effective Date”) by and between the CITY OF JURUPA VALLEY, a general law city, (“CITY”), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, on behalf of its Department of Animal Services (“COUNTY”), collectively referred to as the “Parties” and individually as a “Party”.

RECITALS

WHEREAS, CITY desires to contract with COUNTY to provide animal field and shelter services for the purpose of safeguarding the health and safety of CITY’s population and the health and safety of its domestic animals;

WHEREAS, CITY desires to promote the humane treatment of animals;

WHEREAS, COUNTY has the personnel and experience to provide such services and is willing to enter into a contract with CITY for the provision of such services subject to the terms and conditions for compensation as hereinafter set forth; and

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and advantages herein stated, the Parties hereto agree as follows:

SECTION I. OBLIGATIONS OF PARTIES

A. Recitals:

1. The aforementioned Recitals are true and correct and incorporated herein by this reference.

B. County Obligations:

1. COUNTY shall provide the field and shelter services within the corporate jurisdictional limits of CITY as outlined and specified in **Exhibit A**, Scope of Animal Field Services, attached hereto and incorporated herein by this reference, and; **Exhibit B**, Scope of Animal Shelter Services, attached hereto and incorporated herein by this reference.

C. City Obligations:

1. CITY shall reimburse COUNTY for the services performed and the expenses incurred as set forth in **Section III.**, Compensation, and **Exhibit C**, Payment Provisions, attached hereto and incorporated herein by this reference.
2. CITY shall be responsible for handling, whether directly or by its own legal counsel, administrative or criminal proceedings, including and without limitation, appeals and enforcement actions, arising under the services provided in this Agreement. COUNTY shall cooperate with CITY in making available such COUNTY animal control service employees for such proceedings if necessary, for providing testimony or information.

3. In order for COUNTY to provide the full scope of services to CITY under this Agreement, within six months following the Effective Date of this Agreement, CITY shall adopt the current verbatim language of the regulations, provisions, and rates found in Riverside County Ordinance Nos. 534, 560, 630, 716, 771, and 878 (“Animal Control Ordinances”), and shall amend its CITY municipal code when COUNTY amends its Animal Control Ordinances, from time to time. COUNTY shall provide the verbatim language to the CITY that shall be adopted into CITY’s municipal codes. Notwithstanding the foregoing, CITY retains all legislative authority pertaining to the regulation of animals within its jurisdiction. The County regulates the issuance of dog licenses in one, two or three year increments as provided in Section 2 of Riverside County Ordinance No. 630. The CITY intends to or has adopted additional provisions in its municipal code Section 10.08.020.I that would permit issuing a dog license for a period of less than a year due to backdating the license issuance date to align the expiration date of the dog license with the expiration of the vaccination and to provide for a pro-rata reduction or discount of the license fee as a result of the backdating. The Parties will work cooperatively to develop a schedule of pro-rated fees for use by the COUNTY when in issuing any licenses where such backdating was performed pursuant to Jurupa Valley Municipal Code Section 10.08.020.I. The schedule of pro-rated fees will be prepared using the following formula: The discounted fee would be calculated by dividing the total dog licensing fee by the number of months within the license period and then subtracting from that the licensing fee the per month license fee cost per the number of months backdated. For illustrative purposes only, the following examples demonstrate how the fees would be pro-rated: *JVMC Section 10.08.020.F.(1) provides that the fee for a 1-year dog license for a sterile dog is \$16. If COUNTY issues a 1-year license for the time period of January 1, 2021, through December 31, 2021, but the date of expiration of the subject dog’s vaccination immunity is October 31, 2021, and the dog license is backdated to that October date, then the prorated dog license fee would be calculated as follows: $\$16 - [(\$16/12 \text{ months}) \times 2 \text{ backdated months}] = \13.34 . Similarly, a 3-year licensed issued for \$35 under JVMC Section 10.08.020.F.(5) that is backdated by four months upon the dog owner’s request would be prorated as follows: $\$35 - [\$35/36 \text{ months} \times 4 \text{ backdated months}] = \31.11 .*

SECTION II. PERIOD OF PERFORMANCE

The Effective Date of this Agreement shall be from July 1, 2020 and shall terminate on June 30, 2023, unless terminated earlier as provided herein under **Section VI**, Termination.

SECTION III. COMPENSATION

CITY shall pay actual costs and reimburse COUNTY for the services performed and the expenses incurred in accordance with the terms of **Exhibit C**, subject to any applicable changes in the rates and fees adopted by the Board of Supervisors of COUNTY.

SECTION IV. HOLD HARMLESS/INDEMNIFICATION

- A.** CITY shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives from any liability, claim, damage or action whatsoever, based or asserted upon any actions of CITY, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever and resulting from any reason whatsoever arising from the negligent or willful actions by CITY, its officers, agents, employees, subcontractors, agents or representatives of this Agreement. CITY shall defend, at its sole expense, all costs and fees including but not limited to attorney fees, cost of investigation, defense and settlements or awards of all Agencies, Districts, Special Districts and Departments of the County of Riverside, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives in any such action or claim or action based upon such alleged acts or omissions.

- B.** With respect to any action or claim subject to indemnification herein by CITY, CITY shall, at its sole cost, have the right to use counsel of its own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CITY's indemnification to COUNTY as set forth herein. CITY's obligation to defend, indemnify and hold harmless COUNTY shall be subject to COUNTY having given CITY written notice within a reasonable period of time of the claim or of the commencement of the related action, as the case may be, and information and reasonable assistance, at CITY's expense, for the defense or settlement thereof. CITY's obligation hereunder shall be satisfied when CITY has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.

- C.** The specified insurance limits required in this Agreement shall in no way limit the CITY's obligations to indemnify and hold harmless COUNTY herein from third party claims.

- D.** COUNTY shall indemnify and hold harmless the CITY, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, City Council, elected and appointed officials, employees, agents and representatives from any liability, claim, damage or action whatsoever, based or asserted upon any actions of COUNTY, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever and resulting from any reason whatsoever arising from the negligent or willful actions by COUNTY, its officers, agents, employees, subcontractors, agents or representatives of this Agreement. COUNTY shall defend, at its sole expense, all costs and fees including but not limited to attorney fees, cost of investigation, defense and settlements or awards of all Agencies, Districts, Special Districts and Departments of the CITY, their respective directors, officers, City Council, elected and appointed officials,

employees, agents and representatives in any such action or claim or action based upon such alleged acts or omissions.

- E.** With respect to any action or claim subject to indemnification herein by COUNTY, COUNTY shall, at its sole cost, have the right to use counsel of its own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of CITY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes COUNTY's indemnification to CITY as set forth herein. COUNTY'S obligation to defend, indemnify and hold harmless CITY shall be subject to CITY having given COUNTY written notice within a reasonable period of time of the claim or of the commencement of the related action, as the case may be, and information and reasonable assistance, at COUNTY's expense, for the defense or settlement thereof. COUNTY's obligation hereunder shall be satisfied when COUNTY has provided to CITY the appropriate form of dismissal relieving CITY from any liability for the action or claim involved.
- F.** The specified insurance limits required in this Agreement shall in no way limit the COUNTY's obligations to indemnify and hold harmless CITY herein from third party claims.
- G.** Solely for the purpose of applying the indemnity and hold harmless obligations of the PARTIES pursuant to paragraphs A, B, C and D of this Section IV, COUNTY animal Control service employees shall not be deemed to be officials, employees, subcontractors, agents or representatives of the City, but shall be employees of the COUNTY.

SECTION V. INSURANCE

COUNTY agrees to maintain the following insurance coverage during the term of this Agreement:

A. Workers' Compensation:

COUNTY shall maintain Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. The policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident.

B. Commercial General Liability:

COUNTY shall maintain Commercial General Liability Insurance coverage for claims, which may arise from or out of COUNTY's performance of its obligations hereunder. This coverage shall have a limit of liability not less than \$1,000,000 per occurrence combined single limit.

C. Vehicle Liability:

If vehicles or mobile equipment is used in the performance of the obligations under this Agreement, then COUNTY agrees to maintain automobile liability insurance for vehicles provided by the COUNTY for use under this Agreement. This coverage shall have a limit of liability of not less than \$1,000,000 combined single limit.

D. General Insurance Provisions – All Lines:

1. 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 A: VIII (A:8).
2. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance.

SECTION VI. TERMINATION

- A. Either Party may terminate this Agreement without cause upon no earlier than six (6) months advance written notice served on the other Party stating the extent and effective date of termination.
- B. If a six (6) month notice of termination is served on the other Party, after receiving said notice of termination, COUNTY shall stop work under this Agreement on the termination date specified in the notice of termination; and after termination, CITY shall make payment to COUNTY for performance up to the date of termination in accordance with this Agreement.
- C. If the COUNTY materially defaults under this Agreement, the CITY may terminate this Agreement for cause. CITY shall make payment to COUNTY for performance up to the date of termination in accordance with this Agreement.

SECTION VII. FORCE MAJEURE

If either Party is unable to comply with any provision of this Agreement due to causes beyond its reasonable control, and which could not have been reasonably anticipated, such as acts of God, acts of war, civil disorders, or other similar acts, such Party shall not be held liable for such failure to comply.

SECTION VIII. AMENDMENTS

Any amendments, including but not limited to alterations, variations, or supplements, to the terms of this Agreement shall be in writing and signed by the Parties hereto, and shall have the approval of the Board of Supervisors of COUNTY and CITY's City Council. Any amendments will be presented to CITY's City Manager prior to CITY's City Council approval.

This Agreement, including any exhibits, constitutes the entire Agreement of the Parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing.

SECTION IX. SEVERABILITY

Each paragraph or provision of this AGREEMENT is severable from each other provision, and if any provision or part thereof is declared invalid, the remaining provisions shall nevertheless remain in full force and effect.

SECTION X. RECORDS

COUNTY shall maintain and keep records of all expenditures and obligations incurred pursuant to this Agreement and all income and fees received thereby according to generally recognized accounting principles. Such records and/or animal control operations of COUNTY shall be open to inspection and audit by CITY or its authorized representative as is deemed necessary by the CITY's City Manager, or designated representative, upon written notice to COUNTY.

SECTION XI. NO THIRD PARTY BENEFICIARIES

This Agreement between the Parties is intended for the mutual benefit of the two signing Parties only. No rights are created under this Agreement in favor of any third party or any party who is not a direct signatory to this Agreement.

SECTION XII. NONDISCRIMINATION

COUNTY shall not discriminate in the provision of services, allocation of benefits, accommodation in facilities, or employment of personnel on the basis of race, ethnicity, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition, marital status, sex, sexual orientation, or gender identity in the performance of this Agreement; and, to the extent they shall be found to be applicable hereto, shall comply with the provisions of the California Fair Employment and Housing Act (Gov. Code 12900 et. seq.), the Federal Civil Rights Act of 1964 (Pub. L. 88-352) and the Americans with Disability Act of 1990 (42 U.S.C. 12101 et seq.).

SECTION XIII. DISPUTE RESOLUTION AND VENUE

- A. The Parties shall attempt to resolve any disputes amicably at a working level. If that is not successful, the dispute shall be referred to the senior management of the Parties.
- B. Prior to filing any legal action related to this Agreement, the Parties shall be obligated to attend a mediation session in Riverside County before a neutral third party mediator. A second mediation session shall be required if the first session is not successful. The Parties shall share the cost of the mediations.
- C. This Agreement shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in Riverside, California, and the Parties waive any and all provisions of law providing for a change of venue to another location.

SECTION XIV. ASSIGNMENT

This Agreement shall be binding upon COUNTY and its successors. Neither this Agreement nor any part thereof nor any moneys due or to become due hereunder may be assigned by the Parties without the prior written consent of the other Party. CITY and COUNTY hereby agree to the full performance of the covenants contained herein.

SECTION XV. NOTICES

All correspondence and notices required or contemplated by this Agreement shall be delivered to the respective Parties at the addresses set forth below and are deemed submitted two (2) days after their deposit in the United States mail, postage prepaid:

COUNTY:

Department of Animal Services
Attention: Director
6851 Van Buren Boulevard
Jurupa Valley, CA 92509

CITY:

City of Jurupa Valley
Attention: City Manager
8930 Limonite Avenue
Jurupa Valley, CA 92509

Or to such other addresses as the parties may hereinafter designate in writing.

SECTION XVI. CONTRACT PERFORMANCE AND ADMINISTRATION

COUNTY's Director of Department of Animal Services, or designated representative, is designated as the Contract Administrator and will meet as necessary to discuss contract performance with CITY's City Manager, or designated representative.

SECTION XVII. HEADINGS

The Section and other headings contained in this Agreement are included for the purpose of convenient reference only and shall not restrict, amplify, modify or otherwise affect in any way the meaning or interpretation of this Agreement or the exhibits and schedules hereto.

SECTION XVIII. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement, binding on all of the Parties.

SECTION XIX. WAIVER OF BREACH, RIGHT OR REMEDY

The waiver by any Party of any breach or violation by another Party of any provision of this Agreement or of any right or remedy permitted the waiving Party in this Agreement (a) shall not waive or be construed to waive any subsequent breach or violation of the same provision, (b) shall not waive or be construed to waive a breach of violation of any other provision, and (c) shall be in writing and may not be presumed or inferred from any Party's conduct. Except as expressly provided otherwise in this Agreement, no remedy conferred by this Agreement is intended to be exclusive of any other remedy, and each and every remedy shall be in addition to every other remedy granting in this Agreement or now or hereafter existing at law or in equity, by statute or otherwise. The election of any one or more remedies by a Party shall not constitute a waiver of the right to pursue other available remedies.

SECTION XX. INDEPENDENT CONTRACTOR

The COUNTY is acting as an independent contractor to the CITY under this Agreement. Each Party to this Agreement shall have no power to incur any debt, obligation, or liability on behalf of another Party to this Agreement.

SECTION XXI. COOPERATION, FURTHER ACT

The Parties shall cooperate fully with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Agreement.

COUNTY OF RIVERSIDE,
a Political Subdivision of
the State of California

By: _____
Karen Spiegel, Chairperson
Board of Supervisors

CITY OF JURUPA VALLEY,
a General Law City

By: _____
Lorena Barajas
Mayor

ATTEST:

Kecia R. Harper
Clerk of the Board

By: _____
Deputy

ATTEST:

Victoria Wasko, CMC
City Clerk

By: _____
City Clerk

APPROVED AS TO FORM:

Gregory P. Priamos
County Counsel

By: _____
Synthia M. Gunzel
Chief Deputy County Counsel

APPROVED AS TO FORM:

By: _____
Peter M. Thorson
City Attorney

EXHIBIT A
SCOPE OF ANIMAL FIELD SERVICES
CITY OF JURUPA VALLEY

The County of Riverside, on behalf of its Department of Animal Services (“COUNTY”), agrees to provide the following animal field services for the City of Jurupa Valley (“CITY”):

A. PROVISION OF FIELD SERVICES

The animal field services to be provided by COUNTY for CITY within the corporate jurisdictional limits of CITY shall include the following activities:

1. **Field Service Assistance:** Respond to calls for field service assistance pursuant to the priority of calls as described in **Section E** below.
2. **Impoundment:** Impound dogs and livestock found at large and collect such impound fees as established in the appropriate CITY municipal code.
3. **Proper Care and Treatment:** Provide humane care and treatment to any stray or abandoned animal impounded by field personnel in accordance with State of California (“State”) laws and regulations.
4. **Animal Bites:** Investigate reported bites by animals. COUNTY shall respond in person to all reported bites by animals or by suspected rabid or wild animals. CITY shall be responsible for any appeals arising from administrative proceedings resulting therefrom.
5. **Quarantine:** Quarantine all animals suspected to be rabid and/or that have bitten a person as prescribed by the California Compendium of Rabies Control and Prevention, the State law, and COUNTY policy.
6. **Stray and Barking Animal (Nuisance) Complaints:** Respond to and process nuisance complaints, including stray and barking animal complaints, as referenced the appropriate CITY Municipal Code. City shall be responsible for any appeals arising from administrative proceedings resulting therefrom.
7. **Dead Animals:** Remove dead animals from the public right-of-way except in such cases where an animal is on a state highway within CITY limits. In such cases, COUNTY shall immediately (or as soon as practicable) notify the State Department of Transportation by telephone, facsimile, email or other means.
8. **Return of Impounded Animals:** Encourage the return of any lost/stray animal impounded by field personnel while in the field to the rightful owner and at the shelter, subject to the payment of impound fees.
9. **Kennels and Catteries:** COUNTY shall inspect and issue licenses to operate dog kennels and catteries within CITY jurisdictional limits pursuant to CITY’s municipal codes, and

collect fees in connection therewith. All fees for licenses to operate dog kennels and catteries shall be retained by COUNTY.

10. **Issuance of Warnings and Citations:** Perform enforcement activities for all applicable provisions of CITY's municipal code as necessary, including the issuance of warning notices or citations, for violations of the provisions of said municipal code. CITY shall be responsible for the prosecution of any criminal enforcement actions or any appeals arising from administrative proceedings resulting therefrom.
11. **Service to Public:** Provide service to the public on matters covered in this Agreement consistent with established policies and procedures that promote courteous and efficient service and good public relations. Other policies and procedures notwithstanding, COUNTY, in processing any type of complaint or request for service, shall indicate to the caller that a response can be expected as per **Section E** below.
12. **Field Services Related to Canine Licenses:** COUNTY shall verify canine license status when responding to requests for service or when responding to complaints about animal behavior. The Animal Control Officer, as part of the officer's regular animal control duties as defined by, but not limited to, the terms of this Agreement, shall conduct license inspection activities during animal control investigations to ascertain the number of unlicensed dogs, to license such dogs, and to promote and foster compliance with CITY's municipal code.
13. **Wildlife:** COUNTY will not impound free roaming wildlife unless it is a danger to the community, unhealthy, injured, or part of an animal cruelty or animal bite case.
14. **Mutual Animal Welfare Programs:** If mutually agreeable between the Parties, COUNTY and CITY shall work together to establish animal welfare programs that benefit the animals and residents of CITY.
15. COUNTY will perform humane investigations of suspected animal neglect and cruelty and will be responsible for investigation, citation and preparing materials for prosecution.
16. COUNTY and CITY will work together on educational outreach, promotion of spay/neuter and vaccination clinics, other owner surrender diversion program, responsible pet ownership and adoption programs and activities.
17. In case of a disaster, COUNTY and CITY will work collaboratively on animal needs and communication as it relates to rescue, response and recovery efforts.

B. SHELTER CARE AND DISPOSITION SERVICES

The COUNTY shall house CITY's animals at the Western Riverside City/County Animal Shelter, or other County operated shelter at the County's discretion, as set forth in **Exhibit B**.

C. PROVISION OF VEHICLES AND RADIO EQUIPMENT

COUNTY shall provide animal control vehicles and equip them with the appropriate animal control boxes mounted on the truck chassis and with an air conditioning unit mounted on the animal control truck boxes for use in the provision of services as set forth in this Agreement. The COUNTY shall fuel and maintain said vehicles.

D. MISSING OR STOLEN ANIMALS

COUNTY shall file a report with the appropriate law enforcement agency within twenty four (24) hours if an impounded animal is missing or suspected to have been stolen from an animal control vehicle or while in COUNTY's custody. COUNTY shall indicate on the police report the circumstances of the animal's disappearance.

E. PRIORITY OF FIELD SERVICES

1. "Services" are those enforcement activities rendered by COUNTY pursuant to the relevant sections of CITY's municipal code and related State law, and are assembled for into two categories: Emergency and Non-Emergency.
2. "Priority Ranking" refers to the order of priority with which a call will be handled. All calls will go directly to the dispatcher or assigned clerical staff for relay to the Animal Control Officer. If a call is "exceptional," as set forth in **Section F** below, it shall be referred to the supervisor for evaluation and processing.
3. The following definitions of "Regular Service Hours," "Limited Service Hours" and "Holidays" are intended to identify the broad time frames during which specific levels of service will be provided.
 - a. "Regular Service Hours" are between the hours of 7:30 am to 5:00 pm, Monday through Friday, Holidays excepted.
 - b. "Limited Service Hours" are between the hours of 5:00 pm to 7:30 am, Monday through Friday, all day Saturday, Sunday and on Holidays.
 - c. "Holidays" are those days as established by the COUNTY and the CITY where the CITY or COUNTY is closed for service on a business day that would otherwise be a regular service day.
4. Field service activities shall be performed daily and generally based on both the Priority Ranking and the time a call for service is received in accordance with this Agreement. All calls involving imminent danger shall be responded to within sixty (60) minutes if reasonably possible, subject to considerations involving the time of day, traffic conditions, or other circumstances. An Animal Control Officer shall respond to animal medical emergencies and other emergencies involving danger to humans within thirty (30) minutes or less during Regular Service Hours, and within sixty (60) minutes or less during Limited

Service Hours and Holidays. CITY acknowledges that response time may be affected by traffic congestion or other hindering circumstances uncontrollable by COUNTY. COUNTY shall provide a means for responding to calls for service that take place during Limited Service Hours which are of an emergent nature pursuant to this **Exhibit A**. Field service personnel may be assigned to patrol and perform other service field tasks as defined by COUNTY and CITY.

5. **Telephone Service:** The COUNTY shall answer all telephone calls for field services during Regular Service Hours. Calls shall be received by the COUNTY answering service during Limited Service Hours and on Holidays, as noted above. Calls answered by the answering service will be handled on an emergency basis as outlined in this **Exhibit A**. The dispatcher and/or clerical support staff shall maintain a detailed record of all requests for service, both emergency and routine, received during Regular Service Hours and Limited Service Hours, including time and date, when the calls were answered, and the disposition of those calls. Records of these calls shall be maintained for at least thirty (30) days.
6. The CITY and COUNTY agree that any incident reports to the COUNTY by residents or through emergency services involving a dangerous, aggressive, injured or sick animal constitute an emergency and require immediate action by the COUNTY pursuant to this Agreement. Calls for service received during Limited Service Hours that are not of an emergent nature shall be answered by an answering service and referred to call-back on the next business day during phone center operational hours. These calls will then be scheduled for response in accordance with this **Exhibit A**.
7. **Calls Considered Emergencies to be Handled Without Delay:**
 - a. Animals endangering health or safety of the community
 - b. Police Department requests for service
 - c. Sick or injured stray animals
 - d. Animals in distress
 - e. Humane investigations that are life threatening. (Depending on immediate circumstances)
8. **Calls Considered Non-Emergency to be Handled during Regular Service Hours:**
 - a. Pick-up confined, healthy, stray-animals
 - b. Dead animal removal
 - c. Quarantine investigations
 - d. Leash law enforcement
 - e. Nuisance animal investigations
 - f. Permit investigations

F. EXCEPTIONS

The Director of Animal Control, or designee, may, on a case-by-case basis, authorize variations of priority when circumstances require such a variance.

G. LICENSE FEES (Section 2 of Riverside County Ordinance No. 630)

Licenses shall be issued upon payment of the license fees at the same rate as established in Section 2 of Riverside County Ordinance No. 630 and are subject to change as amended by COUNTY's Board of Supervisors, from time to time.

H. RABIES VACCINATION CERTIFICATE DATA

Rabies vaccination certificates shall be collected from area veterinarians and downloaded into COUNTY's database after the data has been cleared of inconsistencies. Reminders of licensing requirements shall be automatically generated and mailed to dog owners. Those dog owners who fail to comply may be subsequently issued administrative citations. Remittance options include the web licensing portal on COUNTY's website, www.rcdas.org. COUNTY shall verify dog license status when responding to requests for service or when responding to complaints. COUNTY shall also provide an automated or manual verification system whereby owners can verify the status of their animal's license by telephone.

I. COLLECTION OF LICENSE FEES

CITY authorizes COUNTY to issue and collect the fees for canine licenses and retain ten dollars (\$10) per license on any and all canine license revenue generated by CITY residents during the term of the Agreement. All fees collected for canine licenses shall be accounted for by the COUNTY on a monthly basis and the COUNTY shall credit to CITY the net amount of license fees collected for each month. For purposes of this Agreement, the net amount of license fees shall mean the total amount of license fees collected in a month less the sum total of \$10 per each canine license issued and shall be separate and apart from the monthly compensation rate due and payable by the CITY as required in **Exhibit C, Payment Provisions**. CITY shall be responsible for a one-time conversion fee for new data entered into COUNTY's licensing database.

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EXHIBIT B
SCOPE OF ANIMAL SHELTER SERVICES
CITY OF JURUPA VALLEY

The County of Riverside, on behalf of its Department of Animal Services (“COUNTY”), agrees to provide the following Animal Shelter Services for the City of Jurupa Valley (“CITY”). All capitalized terms set forth herein are defined in Section B below.

A. COUNTY ANIMAL SHELTER LOCATION

1. **Shelter Location:** The COUNTY shall maintain CITY’s animals at the Western Riverside County/City Animal Shelter (“Shelter”), or other shelter operated by COUNTY at COUNTY’s discretion.

The COUNTY shall be responsible for the operation and maintenance of its shelters and the care of the animals on a twenty four (24) hour basis.

2. **Shelter Hours of Operation:** COUNTY shall maintain hours of operation at the Shelter to provide maximum public access to the animals, to the extent possible.

B. DEFINITIONS

1. “Animal Shelter Services” shall include the following activities and services:
 - a. Impoundment, admittance, receipt of, care of, custody of and/or feeding of stray animals and as part of investigations.
 - b. Redemption, treatment, sale, adoption, and/or disposal of all animals.
 - c. Counseling and advising animal owners.
 - d. Posting on Shelter’s website of photographs of all newly impounded animals and identifying each animal individually.
 - e. Ensuring that all dogs, four (4) months and older, released from the COUNTY to a resident of County of Riverside are licensed and spayed/neutered and, if not licensed, to sell license to the owner or other person taking custody of such dog. In accordance with COUNTY ordinances, require the micro-chipping of released animals at the owner’s expense.
 - f. Humane euthanasia of animals as lawful and necessary, including the creation of a log detailing those animals that are euthanized and the reasons for such euthanasia on an animal-by-animal basis. This log shall include whether the animal was unhealthy and/or unsuitable for adoption.
 - g. Proper disposal of dead animals at the rate as set forth in **Exhibit C**, Payment Provisions.
 - h. “Care” includes, but is not limited to providing a safe, temporary refuge for any animal impounded, and providing needed medical services for injured/sick animals or transfer of animal to the appropriate agency.
2. “Adoptable Animal” shall mean an animal eight (8) weeks of age or older that at or subsequent to the time the animal is impounded or taken into possession, has manifested no sign of disease, injury, or congenital or hereditary condition that adversely affects the

health or temperament of the animal, or that is likely to adversely affect the animal's health in the future. Dogs declared "vicious" or "potentially dangerous" under State and/or local laws shall be deemed unadoptable.

3. "Treatable" shall mean an animal with a medical condition such as skin problems, bad flea or skin infestations, a broken limb, abscesses, or problems that may be treated with appropriate resources, holding space, treatment and/or time. "Treatable" shall also mean an animal with behavioral conditions that may be corrected with time and proper training, such as chasing animals/objects, food aggression, etc.
4. "Untreatable Animal" shall mean any animal that is irremediably suffering from a serious illness or physical injury or behavioral condition and shall not be held for owner redemption or adoption.
5. "Impounded Animal" shall include animals found running at large, removed from private property, or that are taken into the custody by COUNTY or law enforcement.
6. "Seized Animal" shall include animals that are confiscated under Penal Code 597.1 from an owner when ordered by a court of competent jurisdiction, whether the seizure was determined justified or not, when exigent circumstances exist.

C. SCOPE OF ANIMAL SHELTER SERVICES

1. **Treatment of Animals:** COUNTY shall provide adequate care and treatment of CITY's animals while in custody of COUNTY to ensure that impounded animals are provided with humane and appropriate levels of care, including a clean environment, fresh water, adequate nutrition and appropriate medical care.
2. **Level of Service Provided:** COUNTY shall provide Animal Shelter Services as defined in this Agreement. COUNTY's policies and procedures for Animal Shelter Services shall be based on standards and/or guidelines derived from reputable animal care organizations including, but not limited to, the Humane Society of the United States, American Humane Association and American Veterinary Medical Association.
3. **Feeding Protocols:** All animals shall be fed in amounts appropriate to meet their nutritional needs.
4. **Disease Control and Sanitation:** COUNTY shall maintain the Shelter in a clean and sanitary condition. COUNTY's policies and procedures may include beneficial standards and/or guidelines derived from reputable animal care organizations including, but not limited to, the Humane Society of the United States, American Humane Association and American Veterinary Medical Association.
5. **Provision of Personnel and Supplies:** COUNTY shall provide personnel, supplies, materials, medication, pharmaceuticals, and equipment, including forms and reports, to perform all aspects of the Animal Shelter Services described herein.
6. **Holding Periods:** COUNTY shall hold all stray-impounded animals, not otherwise owner identifiable, for the holding periods as required by State law.

7. **Euthanasia:** Humane euthanasia services shall be provided as required for impounded animals held at the Shelter for the lawful number of days, if such animal is not reclaimed by the animal's owner and is deemed not adoptable by COUNTY. Untreatable Animals that are irremediably suffering from a serious illness or severe injury may not be held for owner redemption or adoption. Only euthanasia methods approved by the American Veterinary Medical Association shall be used. Records shall be kept for a period of not less than three (3) years on each euthanized animal shall include the following information: breed; sex; color; weight; other distinguishing characteristics; date, time and location where animal was found; method of euthanasia, and reason for use of method.
8. **Quarantine:** COUNTY shall quarantine, as prescribed by the California Compendium of Rabies Control and Prevention, State law, and COUNTY policy, all animals suspected of being rabid, or involved in a bite investigation.
9. **Impoundments and Quarantines:** COUNTY shall house, feed and care for all animals impounded and/or quarantined at the Shelter.
 - a. **Animals Surrendered by their Owners:** Owner Surrenders will be impounded on a case by case basis. Diversion programs will be offered to assist with pet retention.
10. Any pet surrendered by the owner to an Animal Control Officer and transported to the COUNTY shelter shall incur prevailing owner surrender charges. Such fees shall be collected from the owner and conveyed to the COUNTY, or be charged directly to the CITY at the established stray animal rate.
11. **Wildlife:** COUNTY will work with constituents to ensure public safety while maintaining wildlife in the wild. COUNTY will triage wildlife reports to determine the appropriate response. Wildlife will be impounded if there is a public safety hazard, if the animal's welfare is at risk, if the animal is injured or orphaned, if the animal has been involved in a bite, or involved in an animal cruelty investigation.
12. **Vicious and Potentially Dangerous Dogs:** Any dog declared or determined to be vicious or potentially dangerous and in custody of COUNTY either under impoundment or quarantine shall be deemed unsuitable for adoption and shall not be released except as required by State law or at the Director of Animal Services' discretion.
13. **Incoming Animal Identification:** Incoming animals shall be checked immediately for collar tags and scanned for microchip by qualified Shelter staff within one (1) hour of arrival to the Shelter. Shelter staff shall make all attempts to notify owners within twenty-four (24) hours of an Impounded Animal delivered by CITY to COUNTY.
14. **Incoming Animal Examinations/Assessments:** A cursory exam of an animal shall be performed within twelve (12) hours, except during Limited Service Hours when the examination will be performed within twenty-four (24) hours. Incoming animal assessment shall include the following:

- a. A physical examination to determine if a medical condition exists which requires a veterinarian's attention
 - b. Routine vaccinations and de-worming, as needed
 - c. External parasite treatment, as needed
 - d. Document the animal's incoming weight
 - e. Scan for microchip identification
 - f. Establish unique identifier for the animal
 - g. Document any identifying features or abnormalities. The COUNTY shall properly document on an animal-by-animal basis that an examination/assessment has been performed.
15. **Enforcement:** Enforce all relevant provisions of CITY's municipal code and State law as may be applicable to animals housed, kept or maintained at the Shelter.
16. **Adoption:** Animals identified as being available for adoption shall be up for adoption in the shelter or by posting online.
17. **Spay and Neuter:** COUNTY shall ensure that all dogs and cats adopted from the Shelter are spayed or neutered, or that adequate provisions are made for such spaying or neutering if COUNTY transfers any animals, or if an adopted animal is unable to receive spaying or neutering due to a medical condition.
In accordance with California Food and Agricultural ("F&A") Code Sections 30503 and 31751.3, if veterinarian employed at the Shelter certifies that a dog or cat is too sick or injured to be spayed or neutered, the COUNTY shall collect a spay/neuter deposit from the adopter or purchaser and this deposit shall be deposited into a segregated fund maintained by the COUNTY. The deposit shall be fully refunded to the adopter or purchaser if proof of sterility is provided within thirty (30) business days from the date of surgery, at which the deposit is forfeited in accordance with F&A Code Sections 30503 and 31751.3. Spay and neuter deposits shall only be used by the COUNTY for canine and feline spay and neuter programs.
18. **Community Adoption Partners:** COUNTY shall comply with F&A Code Sections 31108 and 31752 that provide that any stray dog or cat that is impounded "shall, prior to the euthanasia of that animal be released to a nonprofit, as defined in Section 501(c)(3) of the Internal Revenue Code, animal rescue or adoption organization if requested by the organization prior to the scheduled euthanasia of that animal. The public or private shelter may enter into cooperative agreements with any animal organization or adoption organization. In addition to any required spay or neuter deposit, the public or private shelter, at its discretion, may assess a fee, not to exceed the standard adoption fee, for animals adopted or released."
19. **Foster Care Placement:** Certain animals may be placed in COUNTY's foster care placement program so to improve animal care, give certain animals a better chance of adoption, and lift the spirits and morale of staff and volunteers.

20. **Drug Enforcement Agency (DEA):** COUNTY shall comply with all applicable Drug Enforcement Agency (DEA) regulations regarding storage, record-keeping, inventory, use, and disposal of all controlled substances used in the ordinary course of its operations and services.
21. **Staffing and Volunteers:** COUNTY will staff and supervise all necessary personnel for the office, kennel, veterinary and other areas of the Shelter. Staffing shall include any and all full or part-time personnel and shall include the recruitment, supervision and assignment of volunteers in suitable Shelter-related activities. Personnel employed at the Shelter in the performance of Shelter-related activities shall be designated as COUNTY employees and any and all volunteers engaged in Shelter activities shall participate in activities designated by COUNTY and shall be under the auspices of COUNTY. Use of volunteers at the Shelter shall be determined by COUNTY.
22. **Missing Animals:** COUNTY shall notify an appropriate law enforcement agency immediately of any animal missing from the Shelter that had previously been impounded and/or in protective custody.
23. **CITY Access:** COUNTY shall provide access of the entire Shelter to the authorized representatives of CITY during Regular Service Hours or at such other times upon written notice.
24. **Livestock and Fowl Care:** COUNTY shall provide food, care and shelter to livestock and fowl, either at the Shelter or at another location, when such animals cannot be cared for at the Shelter.
Costs of housing any livestock or fowl, regardless of Shelter location shall be charged to the owner of the animal, if known. If the animal's owner wishes to redeem the animal, the owner shall first pay all applicable fees and charges at the Shelter; except as otherwise required by law, then and only, will the COUNTY authorize release of the animal. COUNTY shall notify CITY in writing when said expenses reach the amount of \$5,000 or greater per incident. Such expenses shall not exceed the amount of \$25,000 per incident unless authorized in writing by CITY.
25. **Animal Disposal:** COUNTY shall prohibit any animal whether dead or alive, which has been impounded, in custody, or in quarantine at the Shelter to be given away, disposed of, traded, sold or in any manner given over to another person, organization or entity for experimentation, regardless of purpose. COUNTY shall be responsible for the disposal of animal remains in its custody or control, subject to applicable State laws.

D. COMPENSATION

1. **Compensation for Animal Shelter Services:**
Additional compensation for Animal Shelter Services may be required. Additional costs for large animal sheltering are incurred at \$20 per animal, per day for horses and cattle, and \$12 per animal, per day for swine, goats and sheep in accordance with COUNTY's

Animal Control Ordinances and shall be billed based on actual sheltering on a monthly basis.

2. **Impound/Quarantine Fees:** CITY shall be responsible for all costs associated with any and all animals seized within the CITY boundaries and brought to COUNTY, which are held in Shelter, including facilities that have agreements with the COUNTY to provide additional shelter services under the supervision of the COUNTY. This includes, but is not limited to, animals held in association with any criminal prosecution of animal abuse and welfare cases, animals being held as evidence in a court filing, or rabies quarantine. The COUNTY agrees to assist the CITY in seeking reimbursement from the owner by providing invoices for all services provided. All services provided to each animal involved shall be charged as of the current date including but not limited to the following: IMP 1-collection; State Fine 1-collection, Board collection- all fees due; QT Board collection-if applicable; Rabies Vaccination collection- if applicable; DA2PPV collection; Bordatella collection; microchip collection; any and all medications provided to each animal; and personnel charges. All fees will be in accordance with the COUNTY's current fee schedule.
3. **Outreach Activities:** CITY shall work with COUNTY to promote responsible pet ownership, lost and found animals, mutually agreeable animal welfare program, Spay/Neuter Services, and adoption of animals through its own educational outreach, and through its own social media pages. If requested by CITY, the daily flat rates for educational outreach events, vaccination clinics or spay/neuter clinics shall be billed based actual outreach days scheduled at a rates below:
 - a. Vaccination or Spay/Neuter Clinic: \$3,000* per event, flat rate billed on actual use.
*The cost for staff, vaccinations and microchips, free to constituents with a two hundred (200) animal cap per event.
 - b. Education Outreach Event: \$2,553* per event, flat rate billed on actual use.
*The cost to staff an outreach event for the purpose of educating CITY constituents.

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EXHIBIT C
PAYMENT PROVISIONS
CITY OF JURUPA VALLEY

City of Jurupa Valley (“CITY”) shall compensate the County of Riverside (“COUNTY”) on a monthly basis all fees and rates in accordance with the COUNTY’s current fee schedule as set forth below:

A. Animal Field and Sheltering Services Rates*

| Service | Impounds | Amount | Total Yearly | Monthly Installments |
|--|-----------------|---------------|---------------------|-----------------------------|
| Animal Control Officer (two full-time) | - | \$172,640 | \$345,280 | \$28,773 |
| Animal Sheltering* | 3,221 | \$20 per day | \$644,200 | \$53,683 |
| Wildlife Impounds | 147 | \$138 each | \$20,286 | \$1,691 |
| Deceased Animal Pick-Up and Disposal | 745 | \$70 each | \$52,150 | \$4,346 |
| Operation & Maintenance* | 3,221 | \$12.53 each | \$40,359 | \$3,363 |
| Total Sheltering Cost | | | \$1,102,275 | \$91,856 |

* Yearly cost estimate based on statistics provided by CITY of its prior year’s impound rate of 3,221 stray dogs and cats per year, based on an average of ten (10) kenneling days. Rates are established by the Board of Supervisors and are subject to change as amended by COUNTY from time to time.

City shall be provided with actual impound statistics each month that detail the number of animals impounded and the number of kenneling days.

Large Animal Sheltering: \$20/animal (horses, ponies, cattle) per day of sheltering.

Large Animal Sheltering: \$12/animal (swine, goats, sheep) per day of sheltering.

B. Collection of License Fees

CITY authorizes COUNTY to issue and collect the fees for canine licenses and retain ten dollars (\$10) per license on any and all canine license revenue generated by CITY residents during the term of the Agreement. All fees collected for canine licenses shall be accounted for by the COUNTY on a monthly basis and the COUNTY shall credit to CITY the net amount of license fees collected for each month. For purposes of this Agreement, the net amount of license fees shall mean the total amount of license fees collected in a month less the sum total of \$10 per each canine license issued and shall be separate and apart from the monthly compensation rate due and payable by the CITY as set forth above in **Section A**.

C. Impound/Quarantine Fees

CITY shall be responsible for all costs associated with any and all animals seized within the CITY boundaries and brought to COUNTY held in the Shelter, including facilities that have agreements

with the COUNTY to provide additional shelter services under the supervision of the COUNTY. This includes, but is not limited to, animals held in association with any criminal prosecution of animal abuse and welfare cases, animals being held as evidence in a court filing, or rabies quarantine. The COUNTY agrees to assist the CITY in seeking reimbursement from the owner by providing invoices for all services provided. All services provided to each animal involved shall be charged as of the current date including but not limited to the following: IMP 1-collection; State Fine 1-collection, Board collection- all fees due; QT Board collection-if applicable; Rabies Vaccination collection- if applicable; DA2PPV collection; Bordatella collection; microchip collection; any and all medications provided to each animal; and personnel charges.

D. Optional Services at City's Request. If requested by CITY, the daily flat rates for optional services shall be billed based on actual outreach days scheduled at the rates below:

1. **Vaccination or Spay/Neuter Clinic:** \$3,000 per event, flat rate billed on actual use. The service provided herein shall be free to constituents, with a two hundred (200) animal cap per vaccination clinic, or thirty (30) spay and/or neuter surgeries per spay/neuter clinic.
2. **Education Outreach Event:** \$2,553 per event, flat rate billed on actual use. The cost for staff an outreach event for the purpose of educating CITY constituents.

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 4, 2021

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: AGENDA ITEM NO. 17.B

MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION, CONVENIENCE STORE (WITHOUT ALCOHOL SALES), 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)

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2021-12, 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, 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

BACKGROUND

At its January 21, 2021 meeting, the City Council approved the Extension of Time for Conditional Use Permit No. 17004 with the following added conditions:

- **CONDITION NO. 30: NO ALCOHOL SALES.** Alcohol sales are prohibited.
- **CONDITION NO. 31: PARCEL 2 DEVELOPMENT.**

- Parcel 2 shall be fully developed with on-site parking, right-of-way improvements, utility connections to the restaurant pad, landscaping, and lighting improvements, **prior to the issuance of Final Occupancy Permit** for the gas station or convenience store, whichever occurs first.
- The restaurant pad shall be secured with a 42-inch high P.V.C. fencing around the perimeter of the pad and the pad area shall contain drought tolerant ground cover to prevent dust emissions.

Prior to the issuance of the first building permit for the entire project site, a (1) "Wall and Fence" plan and (2) landscape and irrigation plan demonstrating compliance with these conditions of approval shall be approved by the Community Development Director. Such fencing and ground cover materials shall be identified within the landscape and wall plans.

- **CONDITION NO. 32: ON-SITE SECURITY PERSONNEL.** Should Parcel 2 have on-going maintenance issues which are not resolved through standard code enforcement action, then the City will require that the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, hire an on-site security guard for the duration as determined by the Community Development Director to prevent ongoing maintenance, vagrancy and other related problems.
- **CONDITION NO. 33: PROPERTY MAINTENANCE.** Applicant shall maintain the property and all related on-site improvements and landscaping thereon, including without limitation, buildings, parking areas, lighting, signs, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicants sole cost and expense. Such maintenance and repair shall include, but not be limited to the following: (i) sweeping and the removal of trash and debris as soon as possible but at least within 24 hours; (ii) the care of all shrubbery, plantings and other landscaping in a healthy condition and replacement of diseased or dead plant material with new material at an age similar to the material being replaced; (iii) maintenance of all irrigation systems in properly operating condition; (iv) the removal of graffiti within 24 hours; and (v) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition.
- **CONDITION NO. 34: FREEWAY-ORIENTED PYLON SIGN.** Sign shall be designed to comply with Title 7 (Zoning) including the maximum height allowed.

City Council gave direction for a resolution for approval to be presented at the February 4, 2021 City Council meeting.

Approved Freeway Pylon Sign. On November 10, 2020, on a 5-0 vote, the Planning Commission approved a Site Development Permit and a Variance (MA19151) for three

freestanding signs for this project including a 75-foot-high freeway-oriented pylon sign. Due to the grade separation between the project site and the State Route (SR) 60 freeway, the site is significantly lower than the freeway which would create visibility issues necessary to attract auto traffic to this project site. The Planning Commission staff report for November 10, 2020 meeting, including the findings for the Variance, are attached to this staff report.

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. 2021-12 Approving an Extension of Time for Conditional Use Permit No. 17004 to permit construction of a gas station, a convenience store (without alcohol sales), 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.
2. Deny the extension of time request for MA20131 (Conditional Use Permit No. 17004).
3. Provide direction to staff.

Prepared by:



Joe Perez
Community Development Director

Submitted by:



Rod Butler
City Manager

Reviewed by:



Connie Cardenas
Administrative Services Director

Reviewed by:



Peter M. Thorson
City Attorney

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FINANCIAL IMPACT

Time to process this application will be covered by a developer application deposit. No additional costs to the City are anticipated.

ALTERNATIVES

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2. Deny the extension of time request for MA20131 (Conditional Use Permit No. 17004).
3. Provide direction to staff.

Prepared by:



Joe Perez
Community Development Director

Submitted by:

Rod Butler
City Manager

Reviewed by:

Connie Cardenas
Administrative Services Director

Reviewed by:

Peter M. Thorson
City Attorney

Attachments

1. City Council Resolution No. 2021-12 (Approval of EOT for CUP)
 - a. Exhibit A. Recommended Conditions of Approval
2. Planning Commission staff report for November 10, 2021 (MA19151 – Signs for Chevron Project Site)

RESOLUTION NO. 2021-12

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, 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

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. Following the close of the public hearing the Council considered the matter and directed Staff to bring back a resolution for denial of the application for its consideration at the January 21, 2021 meeting.

(g) At the January 21, 2021 meeting Council heard public testimony concerning the decision resolution and directed the Staff to bring back a resolution for approval of the application with conditions of approval.

(h) 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 does hereby make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the “Guidelines”) (14 Cal. Code Regs. §15000 *et seq.*), City staff has considered the potential environmental impacts of the Extension of Time for Conditional Use Permit No. 17004. City staff has also reviewed the Initial Study and Mitigated Negative Declaration (“MND”) prepared for Tentative Parcel Map No. 37483, Conditional Use Permit No. 17004, and Determination of Public Convenience or Necessity (PCN No. 18001), and adopted by the Planning Commission on September 12, 2018, including the impacts and mitigation measures identified therein and the Mitigation Monitoring and Reporting Program (MMRP) adopted by the Planning Commission on September 12, 2018, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior MND. All potential environmental impacts associated with Conditional Use Permit No. 17004 and the Extension of Time for Conditional Use Permit No. 17004 are

adequately addressed by the prior MND, and the mitigation measures contained in the prior MND and MMRP will reduce those impacts to a level that is less than significant.

(b) The City Council has independently reviewed the Previous Environmental Document Review Determination, and based upon the whole record before it, the Previous Environmental Document Review Determination, and its independent review and judgment, finds that that the Project, as modified, is not subject to further environmental review pursuant to the Guidelines because:

1) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior MND; and

2) All potential environmental impacts associated with Conditional Use Permit No. 17004 and the Extension of Time for Conditional Use Permit No. 17004 are adequately addressed by the prior MND, and the mitigation measures contained in the prior MND and MMRP will reduce those impacts to a level that is less than significant.

(c) The custodian of records for the prior MND, and all other materials that constitute the record of proceedings upon which the City Council's recommendation is based, is the Planning Department of the City of Jurupa Valley. Those documents are available for public review in the Planning Department located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 5. Findings for Approval 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 the proposed Extension of Time for Conditional Use Permit No. 17004 should be granted because the Applicant has demonstrated the following valid reasons for the Applicant not using the permit within the initially approved two (2) year period of time:

(a) The Applicant has established valid reasons for the Applicant not using the permit within the approved two (2) year term of Conditional Use Permit No. 17004.

(b) Despite problems with initial engineer for the approved Project, the Applicant has had made substantial progress in performing required testing, development of improvement plans, obtaining plan checks, paying water, sewer, and utility fees, and the prerequisites for obtaining 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 receiving interest from restaurant chains interested in developing the restaurant pad, none have been willing to commit to development of a restaurant on the site due to the short term impacts of the COVID-19 Pandemic and the unknown long term effects of the Pandemic.

(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.

(e) With the exception of the finding of public convenience and necessity, the findings set forth in the original approval remain valid.

Section 6. **Approval of Master Application No. 20131, with Conditions.** Based on the foregoing, the City Council of the City of Jurupa Valley hereby approves 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 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), subject to the revised conditions of approval for the Project approved by the Applicant, attached hereto as Exhibit “A” and incorporated herein as though set forth in full. Conditional Use Permit No. 17004 shall expire on September 12, 2021. At the request of the Applicant, the Council hereby amends the scope of the Project to delete therefrom the concurrent sale of beer and wine for off-premises consumption and to add a condition prohibiting the sale of alcoholic beverages on the Site. No further extensions may be granted per Section 9.240.280.(5) of the Jurupa Valley Municipal Code.

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 4th 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 Resolution No. 2021-12 was duly passed and adopted at a regular meeting of the City Council of the City of Jurupa Valley on the 4th day of February, 2021 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 4th day of February, 2021.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT A

REVISED CONDITIONS OF APPROVAL FOR THE PROJECT

EXHIBIT "A"

Note: Conditions reflect subsequent approvals

PLANNING DEPARTMENT

1. PROJECT PERMITTED.

MA17245 (CUP17004 and TPM37483) is for a two (2) phased development: Phase 1 includes a Chevron gas station with 2,900 square-foot fueling canopy and 12 fueling positions; a 4,500 square-foot convenience store and a 2,100 square-foot office on the second floor of the convenience store on proposed Parcel 1. Phase 2 includes a 2,500 square-foot pad for future drive-thru restaurant. Restaurant design shall require separate approval of a Site Development Permit (SDP). Tentative Parcel Map No. 37483 is for the subdivision of 9 parcels into 6 commercial parcels and the PCN is for the sale of alcoholic beverages for off-site consumption in an over concentrated census tract. On-site advertising signs are not part of this approval. Parcels 1-4 are located at the northwest corner of Pedley Road and Ben Nevis Boulevard and Parcels 5 & 6 are located at the southeast corner of Ben Nevis Boulevard and Avon Street. Parcels 1 and 2 are associated with the gas station development and restaurant pad. APNS: 169-031-001; 169-031-002; 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008; 169-032-002 & 169-032-004.

MA20131 (EOT FOR CUP17004) is for the approval of a one (1) year Extension of Time (EOT) for CUP17004 for a Chevron gas station with 2,900 square-foot fueling canopy and 12 fueling positions; a 4,500 square-foot convenience store (without alcohol sales) and a 2,100 square-foot office on the second floor of the convenience store and a 2,500 square-foot pad for future drive-thru restaurant. Restaurant design shall require separate approval of a Site Development Permit (SDP). 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).

- 2. A. INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the

scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.
4. **ACKNOWLEDGEMENT OF RECEIPT FORM.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to having received a copy of the "Applicant's Acknowledgement of Comments and Code Information from Internal/External Agencies". The receipt form shall be given to the Planning Director or designee.
5. **MITIGATION MEASURES.** This project shall be subject to the mitigation measures adopted with the Mitigated Negative Declaration (MND) prepared for the project and included with these conditions of approval.
6. **FEES.** The approval of MA17245 (CUP17004 and TPM37483) shall not become effective until all planning fees have been paid in full.
7. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).** This project is approved subject to the provisions of a Mitigated Negative Declaration. Within forty-eight (48) hours of final approval for this project, the owner or designee shall deliver to the Planning Department a check payable to the Riverside County Clerk in the amount of \$2,330.75 (includes \$50.00 County Clerk Processing Fee) or the fees that are currently in effect at the time. This will enable the City to file the Notice of Determination.
8. **COPIED CONDITIONS. Prior to the issuance of any building permit,** the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
9. **APPROVAL PERIOD – CONDITIONAL USE PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
10. **APPROVAL PERIOD – TENTATIVE PARCEL MAP.** An approved or conditionally approved tentative parcel map shall expire 36 months after such approval unless within that period of time a final map shall have been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Ordinance No. 460.

11. CONFORMANCE TO APPROVED EXHIBITS. The project shall be in conformance to the approved plans (listed below) with any changes in accordance to these conditions of approval:

a. Architectural Set of Plans consisting of:

- i. Sheet C.1.0: Site Plan (8/15/18)
- ii. Sheet C.1.1: Enlarged Site Plan (8/15/18)
- iii. Sheet L.1.1: Conceptual Planting Plan (8/16/18)
- iv. Sheet A.1.1: Main Floor Plan (2/12/18)
- v. Sheet A.1.2: 2nd Floor Plan (1/23/17)
- vi. Sheet A.2.1: Building Elevations (5/1/18)
- vii. Sheet A.2.2: Wall Plan (8/16/18)
- viii. Sheet CA.1.1: Canopy Elevations (1/23/17)
- ix. Sheet SD.1.1: Site Details (8/16/18)
- x. Sheet SD.1.2: Trash Enclosure (5/1/18)
- xi. Sheet C.2.1: Security Plan (1/23/17)
- xii. Sheet C.3.1: Street Sections (8/16/18)
- xiii. Preliminary Grading and Drainage Plans (sheets 1-7 dated 8/16/18)

b. Tentative Parcel Map No. 37483 (Sheets 1-4 dated 8/17/18)

c. The Title Block of Preliminary Grading and Drainage Plans (sheets 1-7 dated 8/16/18) shall be revised to remove any reference to Mobil Gas Station with C-Store and Carwash. Title Block shall reference the Chevron gas station project as identified under Condition No. 1.

12. SIGN PERMIT. Prior to the issuance of any building permit, the owner or designee shall submit a separate Site Development Permit (SDP) for Planning Director review and approval of any proposed on-site signage. Signage shall be architecturally integrated with the overall project.

13. ADVERTISING SIGNAGE. Window signage shall be prohibited. Advertisement signage on exterior walls is also prohibited, unless approved through a permit by the Planning Department.

14. ON-SITE LANDSCAPING. Prior to the issuance of any Building permit, the applicant shall submit a "Professional Services (PROS)" application (with current fees) and the following items for Planning Director review and approval:

- a. The total cost estimate of landscaping, irrigation, and one-year of maintenance.
- b. Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.
- c. Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.
- d. Final landscape, maintenance, planting, and irrigation plans and digital copies (CD format).
- e. Add landscape vine along the northern perimeter wall and train vine to cling over the wall for graffiti prevention along the freeway off ramp view.

Prior to the final inspection of any Building permit, the Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley once s/he has deemed the installation is in conformance to the approved plans. Following the inspection of the Landscape Architect of Record, the applicant shall schedule a City inspection with the City's landscape architect.

15. SPECIAL REVIEW OF PARKING. Prior to the issuance of any building permit, the applicant shall obtain Planning Director authorization for the Special Review of Parking.

16. OWNERSHIP AND MAINTENANCE OF COMMON AREA.

a. **Formation of a Permanent Organization. Prior to the recordation of the final map**, the applicant shall form a permanent organization, such as a property owners' association, for the ownership and maintenance of all common areas including, but not limited to, landscaping, parking areas, and circulation systems (areas) in perpetuity.

b. **Covenants, Conditions, and Restrictions (CC & Rs). Prior to the recordation of the final map**, the applicant shall submit draft Covenants, Conditions, and Restrictions (CC&Rs) for the Planning Director review and approval. The CC&Rs shall identify the common areas for ownership and maintenance with text and an exhibit. The common areas shall include the following items:

- i. Access and Circulation Areas
- ii. Drainage Facilities
- iii. Landscaping and Irrigation
- iv. Parking Areas
- v. On-site Exterior Lighting Fixtures
- vi. Trash Enclosures
- vii. Walls and Fencing
- viii. Any additional item that may be required by the Planning Director

17. GRAFFITI PROTECTION FOR WALLS. Prior to the issuance of any building permit, the applicant shall submit plan that includes anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, for City review and approval. The applicant shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.

18. PEDESTRIAN ON-SITE PATHWAYS. All on-site pedestrian access pathways shall be constructed with decorative paving such as colored concrete pavers or stamped concrete to the satisfaction of the Planning Director.

19. SHARED ACCESS. The applicant shall maintain an access area along a portion of the western property line of Parcel 2 to encourage reciprocal access into the future development of the adjacent property located to the immediate west of this subject site.

20. DELIVERIES.

Restricted Loading / Unloading Times. Hours of delivery for the project site shall only occur between the hours of 7:00 am – 6:00 pm on Mondays to Fridays. Failure to comply with this condition is a violation of this approval of MA17245 (CUP17004 and TPM37483). If the applicant does not correct the violation or has repeatedly violated this condition, the applicant shall be subject to a Planning Commission's public hearing to resolve the violation. If the violation cannot be cured for any reason after the Planning Commission's public hearing, MA17245 (CUP17004 and TPM37483) may be subject to revocation.

21. TRASH COLLECTION. **Prior to the issuance of any building permit,** the applicant shall submit plans to include the trash collection with details and specification to the Planning Department for review and approval. Walls of the enclosure and any solid gates shall have graffiti protection coating. In addition, the applicant shall submit an approval or clearance letter from the waste collection agency to the Planning Department.

22. OUTDOOR LIGHTING. The applicant shall provide sufficient outdoor lighting after dusk. All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties.

a. Photometric Plan. **Prior to the issuance of any building permit,** the applicant shall submit a photometric plan which provides ample site coverage and prevents spillage and glare onto adjacent properties.

23. IMMEDIATE REMOVAL OF LOITERERS. The applicant shall remove any loiterer once discovered. If the applicant fails to immediately remove any loiterer, the Conditional Use Permit and Determination of Public Convenience or Necessity for the sale of beer and wine for off-site consumption may be subject to revocation.

24. ACCESS POINTS OF THE CONVENIENCE STORE. All exterior access points to the building shall be secured and illuminated to identify any person and/or activity during late night hours. Employees shall limit trash removal and any unnecessary opening of exterior access points during late night hours.

25. ROOFTOP EQUIPMENT. All rooftop equipment shall be screened from public view.

26. JURUPA AREA RECREATION AND PARK DISTRICT. **Prior to the issuance of any building permit,** the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.

27. MULTIPLE SPECIES HABITAT CONSERVATION PLAN MITIGATION FEE (ORD. NO. 810). The applicant shall pay any owed fees pursuant to Ordinance No. 810. In order for the agency to determine that the project qualifies for any exemptions for any of the subject fees, the applicant needs to submit sufficient evidence to the City to demonstrate that it qualifies for the exemption.

28. SALE OF INDIVIDUAL BUILDINGS. No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.

29. COMMUNITY TRAIL. Prior to Final Map.

- a. The applicant, or his/her designee, shall submit a detailed plan showing the precise location and design of the 10-foot wide DG (decomposed granite) trail and trail fence along Parcels 5 and 6 to the satisfaction of the JARPD and the Planning Director.
- b. The applicant, or his/her designee, shall dedicate the 10-foot wide easement for trail purposes to JARPD. Proof of such dedication shall be provided to the Planning Department.

30. NO ALCOHOL SALES. Alcohol sales are prohibited.

31. PARCEL 2 DEVELOPMENT.

Parcel 2 shall be fully developed with on-site parking, right-of-way improvements, utility connections to the restaurant pad, landscaping, and lighting improvements, prior to the issuance of Final Occupancy Permit for the gas station or convenience store, whichever occurs first.

The restaurant pad shall be secured with a 42-inch high P.V.C. fencing around the perimeter of the pad and the pad area shall contain drought tolerant ground cover to prevent dust emissions.

Prior to the issuance of the first building permit for the entire project site, a (1) "Wall and Fence" plan and (2) landscape and irrigation plan demonstrating compliance with these conditions of approval shall be approved by the Community Development Director. Such fencing and ground cover materials shall be identified within the landscape and wall plans.

32. ON-SITE SECURITY PERSONNEL. Should Parcel 2 have on-going maintenance issues which are not resolved through standard code enforcement action, then the City will require that the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, hire an on-site security guard for the duration as determined by the Community Development Director to prevent ongoing maintenance, vagrancy and other related problems.

33. PROPERTY MAINTENANCE. Applicant shall maintain the property and all related on-site improvements and landscaping thereon, including without limitation, buildings, parking areas, lighting, signs, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicants sole cost and expense. Such maintenance and repair shall include, but not be limited to the following: (i) sweeping and the removal of trash and debris as soon as possible but at least within 24 hours; (ii) the care of all shrubbery, plantings and other landscaping in a healthy condition and replacement of diseased or dead plant material with new material at an age similar to the material being replaced; (iii) maintenance of all irrigation systems in properly operating condition; (iv) the removal of graffiti within 24 hours; and (v) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition.

34. CONDITION NO. 34: FREEWAY-ORIENTED PYLON SIGN. Sign shall be designed to comply with Title 7 (Zoning) including the maximum height allowed.

ENGINEERING DEPARTMENT

1. GENERAL REQUIREMENTS (ENGINEERING)

- 1.1** The use hereby conditioned is for a Conditional Use Permit (CUP17004) and Schedule "E" subdivision, Tentative Parcel Map No. 37483; being a subdivision of a portion of Lot 25, portion of Lot 26, and portion of Lot 54 of the resubdivision of Glen Avon Heights as shown on file in Map Book 10, Page 100, of Maps on file in the County of Riverside, California; more particularly Assessor's Parcels Number APN 169-031-008, 169-031-006, 169-031-005, 169-031-004, 169-031-003, 169-031-002, 169-031-001, 169-032-002, 169-032-004; consisting of 5.36 acres, into 6 numbered parcels for commercial purposes, and 2 lettered lots for road dedication. Exhibit titled Tentative Parcel Map No. 37483, prepared by Salem Engineering Group, Inc., dated August 2018, is hereby referenced.
- 1.2** This land division shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, and Riverside County Ordinance No. 460; as it pertains for Schedule "E" subdivisions for commercial purposes, unless otherwise modified by the conditions listed herein.
- 1.3** It is assumed that any easements shown on the referenced exhibits are shown correctly and include all the easements that encumber the subject property. The Project proponent shall secure approval from all easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Project proponent may be required to amend or revise the permit application.
- 1.4** Pedley Road is a paved, City-maintained road classified in the City's General Plan as an Arterial Road with an ultimate right-of-way width of 128 feet. No additional right-of-way is required from the applicant along Pedley Road except to provide corner cut back.

 - 1.4.1** No additional right-of-way is required from the applicant along Pedley Road except to provide corner cut back.
 - 1.4.2** The project proponent shall cause improvement plans, for parkway improvements and per these Conditions, to be prepared and submitted for review and approval of the City Engineer. Improvements on Pedley Road shall be design and constructed in accordance with the City's Municipal Code and Riverside County Transportation Department, and as noted in these conditions.
- 1.5** Ben Nevis Boulevard is a paved, City-maintained road and shall be improved in accordance with Riverside County Road Standard No. 111 and as modified on these conditions of approval and shown on the referenced exhibit.

 - 1.5.1** Right-of-way dedication to provide corner cut back at intersection with Pedley Road is required.
 - 1.5.2** Right-of-way dedication is required to provide 72 ft. right of way width along the frontage of parcels 2, 3 and 4 of the referenced exhibit.

- 1.5.3 Right-of-way dedication is required to provide improvements per this conditions and the referenced exhibit along the frontage of parcels 1, 2, 5, and 6.
- 1.5.4 The project proponent shall cause improvement plans, for parkway improvements and per this condition, to be prepared and submitted for review and approval of the City Engineer. Improvements on Ben Nevis Boulevard shall be designed and constructed in accordance with the City's Municipal Code and Riverside County Transportation Department, and as noted in these conditions.
- 1.6 Avon Street is a paved, City-maintained road unclassified in the City's General Plan. The project proponent shall cause improvement plans, per these Conditions, to be prepared and submitted for review and approval of the City Engineer.
 - 1.6.1 No additional right-of-way is required from the applicant along Avon Street except to provide corner cut back at Ben Nevis Boulevard.
 - 1.6.2 The project proponent shall cause improvement plans, for parkway improvements and per these Conditions, to be prepared and submitted for review and approval of the City Engineer. Improvements on Avon Street shall be designed and constructed in accordance with the City's Municipal Code and Riverside County Transportation Department, and as noted in these conditions.
- 1.7 In compliance with Santa Ana Regional Water Quality Control Board Orders this project is required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. Guidelines and templates to assist the developer in completing the necessary studies are available on-line at www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.
- 1.8 Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Riverside County Ordinance 460 and 461, as adopted by the City. This also applies to existing overhead lines which are 33.6 kilovolts or below within and along the project frontage and between the nearest poles offsite in each direction of the project site. All utility extensions within the subdivision and within individual lots shall be placed underground.
- 1.9 Owner will be required to annex into Jurupa Valley's Lighting and Landscape Maintenance District 89-1-C (L&LMD) for landscape maintenance.
- 1.10 Owner will be required to form or annex into, if one already exists, a CFD for Public Safety. If this project is within any assessment/benefit district, the Owner shall make application for any reapportionment of the assessments or pay the unit fees in the assessment/benefit district as appropriately caused by approval of the project.

2. PRIOR TO GRADING PERMIT (ENGINEERING)

- 2.1 No grading permit shall be issued until the Tentative Parcel Map (TPM), and all other related cases are approved and are in effect unless otherwise approved by the City Engineer.

- 2.2** A preliminary geotechnical report, Geotechnical Engineering Investigation, dated August 31, 2017 and addendum dated April 23, 2018; by SALEM Engineering Group, Inc., were submitted for this project. A final geotechnical report is required to be submitted to the Engineering Department for review and approval.

Final report must address the following at submittal:

- 2.2.1** Soldier pile temporary shoring system proposed for construction of retaining wall. Report shall discuss feasibility of method proposed for the construction, H-beams.
- 2.3** Applicant shall be responsible to obtain all permits required by City and other agencies. This includes any Caltrans permitting that may be triggered by encroachments into their right-of-way, such as tieback anchors required for wall construction extending into Caltrans right-of-way.
- 2.4** Shoring plans shall be submitted for review and approval of the Engineering Department.
- 2.5** The Project Proponent shall cause a "rough" grading plan or a combined "rough and precise" grading plan for the entire site to be prepared and submitted for review and approval by the City Engineer. The grading plan shall show grading in the public right-of-way from the right-of-way line to the back of curb. Grading agreement and securities shall be in place prior to commencement of grading.
- 2.5.1** The grading plan shall provide for acceptance and proper treatment of all off-site drainage flowing onto or through the site. Drainage shall be treated on site, no runoff to existing public right-of-way will be accepted, except when treating runoff of site is not recommended by geotechnical engineer. In the latter case, the applicant shall demonstrate that the existing drainage facilities are in condition and sized adequately to receive additional flows to the City Engineer's satisfaction. If quantities of flow exceed the capacity of the conveyance facility, the applicant will be require to provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.
- 2.5.2** The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patters, i.e., concentration or diversion of flow.
- 2.5.3** Temporary erosion control measures shall be implemented immediately following rough grading to prevent transport and deposition of earthen materials onto downstream/downwind properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.
- 2.5.4** Driveway approaches shall be located as shown on the referenced exhibit. The driveway approaches shall be constructed per Riverside County Standard No. 207A. Existing driveway approaches, if any, shall be removed and replaced with full height curb and gutter.

- 2.6** Prior to approval of the grading plan, Landowner shall prepare, or cause to be prepared, a final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCD) requirements for processing with and approval of the City Engineer.

 - 2.6.1** The water quality management features and facilities to be constructed shall be shown on the project's site grading plans or separate post-construction BMP improvement plans for approval of the City Engineer.
 - 2.6.2** The property owner shall enter into a Water Quality Management Plan and Stormwater BMP Operation and Maintenance Agreement with the City. The agreement shall be recorded and a certified copy shall be provided to the City Engineer.
- 2.7** Prior to approval of the grading plan for disturbance of one (1) or more acres the landowner shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.
- 2.8** Any proposed retaining walls will require a separate permit(s). Permits shall be obtained prior to the issuance of any grading permit unless otherwise approved by the City Engineer and Building Official.
- 2.9** Where grading involves import or export the Project Proponent shall obtain approval for the import/export location, from the Engineering department, if located in the City. If an Environmental Assessment did not previously address the import/export location a Grading Environmental Assessment shall be submitted to the Engineering Department for comment and to the Planning Director for review and approval. If import/export location is outside the City the Project Proponent shall provide evidence that the jurisdictional agency has provided all necessary separate approvals for import/export to/from the site.
- 2.10** Where grading involves import or export using City streets the Project Proponent shall obtain approval of the haul route and a haul route permit from the Public Works Department.
- 2.11** A preliminary Hydrology Study, dated September 12, 2017, by CJC Design, Inc., was submitted for this project. A final Hydrology report is required to be submitted to the Engineering Department for review and approval.

 - 2.11.1** All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's standards. Drainage shall be designed to accommodate 100-year storm flows. Minimum drainage grade shall be 1% except on Portland Cement Concrete where 0.5% shall be the minimum.
 - 2.11.2** The drainage study and the grading plan shall be signed by a California licensed civil engineer.
- 2.12** Grading plans shall clearly address mitigation of runoff from Caltrans right-of-way north of the site. Flow shall be accepted and treated on site and shall not be directed to public right-of-way.

- 2.13** The Project Proponent shall prepare separate landscaping and irrigation plans for areas within the street right-of-way for review and approval by the City Engineer. Plans shall be prepared in accordance with Riverside County Ordinance.
- 2.13.1** Right-of-way Landscape and Irrigation plans shall be prepared per Riverside County Ordinance 859 and per the City's submittal guidelines and package. Landscaped median(s) shall be part of the plans.
- 2.14** The Project Proponent shall prepare separate street improvement and street lighting plans for review and approval by the City Engineer.

3. PRIOR TO FINAL MAP RECORDATION

- 3.1** No final Parcel Map shall be recorded until all Planning related cases, if any, and the annexation to Jurupa Valley's Lighting & Landscape Maintenance District 89-1-C (JV L&LMD), if any, associated with this subdivision are approved.
- 3.2** No final Map shall be recorded until the Annexation to JV L&LMD associated with this project is finalized.
- 3.2.1** District maintenance responsibilities will include, but is not limited to, the maintenance of the following:
- a. Parkway landscaping along Pedley Road;
 - b. Parkway landscaping along Ben Nevis Boulevard;
 - c. Tree trimming for trees within the public right-of-way, as identified on the Annexation Landscape Plans and approved by the Director of Public Works;
 - d. Median improvements.
- 3.3** Lot access shall be restricted along the public rights-of-way. On the final Parcel Map the Owner shall dedicate abutter's rights of access along Ben Nevis Boulevard and Pedley Road; except at approved driveway access points on Ben Nevis Boulevard as shown on the referenced exhibit.
- 3.4** The Project Proponent shall provide improvement plans for approval of the City Engineer for all public improvements including, but not limited to, street improvements plans showing parkway improvements, road and pavement improvements, landscape and irrigation, traffic signal plans, and water system.
- 3.5** Rights-of-way for streets and public utilities purposes shall be dedicated and shown on the Final Parcel Map in accordance with these conditions of approval, the City's Municipal Code, Riverside County Ordinance 460, and Riverside County Ordinance 461. It is understood that the Tentative Parcel Map exhibit correctly shows acceptable centerlines, existing easements, traveled ways, and drainage courses, and that the omission or unacceptability may require that the Developer amend or revise the tentative map as may be necessary to allow a finding that the final Parcel Map is in substantial conformance with the tentative map.
- 3.6** The Project Proponent shall prepare improvement plans for approval of the City Engineer:

- 3.6.1** Project Proponent shall prepare plans for improvements on Ben Nevis Boulevard, along the frontage of the proposed subdivision, consistent with the conditions of approval and shall be responsible of construction of the improvements:
- a. Ben Nevis Boulevard shall be considered a Collector Road and improved per Riverside County Standard No. 111 modified to provide curb adjacent landscape;
 - b. Improvements shall include curb & gutter, sidewalk, drive approaches, landscaping & irrigation, median modifications, traffic signal improvements, and signing & striping.
 - c. Parkway improvements shall be as shown on referenced exhibit, unless otherwise as otherwise modified and approved by the City Engineer;
 - d. Standard No. 111 shall be modified at the intersection with Pedley Road as noted and identified on Table A (Traffic and Transportation Improvement and Mitigation List). Road pavement treatment required for Ben Nevis Boulevard at project frontage. Applicant shall provide pavement treatment per Geotechnical Engineer's recommendation and as approved by the City Engineer.
- 3.6.2** Project Proponent shall prepare plans for improvements on Pedley Road, along the frontage of the proposed subdivision, consistent with the conditions of approval and shall be responsible of construction of the improvements:
- a. Improvements shall include curb, gutter and sidewalk repairs as identified by City Public Works inspector; landscaping & irrigation, median modifications, traffic signal improvements, and signing & striping;
 - b. Parkway improvements shall be as shown on referenced exhibit, unless otherwise as otherwise modified and approved by the City Engineer;
 - c. Improvements shall include landscaping & irrigation, traffic signal improvements, and signing & striping - as noted and identified on Table A (Traffic and Transportation Improvement and Mitigation List).
 - d. Improvements for Ben Nevis Boulevard and Pedley Road intersection;
 - e. Pavement treatment required for Pedley Road: Slurry seal; shall be reviewed and approved by City Engineer.
- 3.6.3** Project Proponent shall prepare plans for improvements on Avon Street consistent with the conditions of approval and shall be responsible of construction of the improvements:
- a. Curb and gutter;
 - b. 10-foot parkway, including a 5-foot sidewalk and 5-foot curb adjacent landscaping.
- 3.7** Should this project be within any assessment/benefit district, the Project Proponent shall make application for and pay any reapportionment of the assessment or pay the unit fees in the assessment/benefit district.
- 3.8** Provide clearance letter from water and sewer utility purveyor, that all and any conditions by the water and sewer utility purveyor (if any) have been satisfied or appropriately initiated to its satisfaction.
- 3.9** Provide non-interference letters from all public utilities within the project boundary.

- 3.10** Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Riverside County Ordinances 460 and 461, as adopted by the City. The Project Proponent is responsible for coordinating the work with the serving utility company. This requirement applies to underground existing overhead electrical lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site including services that originate from poles on the far side of the street. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. Written proof confirming initiation of the design of utility improvements or relocations, issued by the utility company, shall be submitted to the Engineering Department for verification purposes.
- 3.11** Project proponent shall obtain approval by water and sewer purveyor for water system and sewer system improvement plans (if any). The plans shall be submitted to and approved by the appropriate service district and the City.

4. PRIOR TO ISSUANCE OF BUILDING PERMIT

- 4.1** The Project geotechnical/soils engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the Geotechnical/Soils report approved for this project.
- 4.2** A licensed land surveyor or civil engineer shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.
- 4.3** The site's BMP facilities and features shall be constructed as shown on the project's site grading plans or separate post-construction BMP improvement plans approved of the City Engineer. Post-construction water quality surface features and facilities such as basins and bio-swales are not required to be landscaped prior to issuance of building permits, but must be otherwise constructed and additional temporary erosion control measures in place as approved by the City Engineer.
- 4.4** The required domestic water system improvements, including fire hydrants, shall be installed and accepted.
- 4.5** Applicant shall pay fair share payments identified on Table A (Traffic and Transportation Improvement and Mitigation List).
- 4.6** A cross-lot drainage agreement and/or easement between the parcels is required.
- 4.7** A reciprocal access easement is required between the parcels.

5. PRIOR TO BUILDING PERMIT SIGN-OFF (ENGINEERING)

- 5.1** The Project Proponent is responsible for the completing off all grading and construction of all infrastructure improvements within the public right-of-way in accordance with approved plans, with Riverside County Ordinance 461, as adopted by the City, and with all other applicable requirements, to the satisfaction of the City Engineer.

- 5.2** The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the precise grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code Appendix J.
- 5.3** A licensed surveyor or civil engineer shall certify to the completion of precise grading in conformance with the lines and grades shown on the approved grading plans.
- 5.4** The Project Proponent is responsible for completing all utility mainline and service line extensions within and serving the project site, including but not limited to, electrical power, telephone, other communication, street lighting, and cable television underground as herein before required, unless otherwise approved by the City Engineer in writing. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Project Proponent obtained an Encroachment Permit from the Engineering Department. Correspondence from the respective utility company approving and accepting utility improvements shall be provided from each respective utility company. The City will make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.
- 5.5** The Project Proponent is responsible for completing all landscaping and irrigation improvements within the public right-of-way as applicable. The Project Proponent shall provide a Landscaping Certificate of Completion to the City Engineer.
- 5.6** The Project proponent is responsible for the completion of all post-construction water quality Best Management Practices (BMPs) facilities and features. These facilities and features will require operation and maintenance in perpetuity by the Property Owner(s).
- 5.7** The Project Proponent shall complete all improvements required for the annexation process to JV L&LMD, and the 90-day maintenance period of the improvements shall be finished.

TABLE A - TRAFFIC AND TRANSPORTATION IMPROVEMENT AND MITIGATION LIST

| Geometric Modification | Description |
|---|---|
| INTERSECTIONS | |
| Project-Specific Intersection Mitigation | |
| Intersection of West Project Driveway (NS) and Ben Nevis Boulevard (EW) | <p>Modify geometries to provide:</p> <ul style="list-style-type: none"> • NB: N/A (Future Property Access Driveway). • SB: one shared LT/TH/RT lane. • EB: one LT lane, one TH lane. • WB: one LT lane, one TH lane. <p>Note: Future NB driveway to accommodate future development on south side of Ben Nevis Blvd.</p> |
| Intersection of East Project Driveway (NS) and Ben Nevis Boulevard (EW) | <p>Modify geometries to provide:</p> <ul style="list-style-type: none"> • NB: N/A. • SB: one inbound RT lane. • EB: one shared TH/RT lane. • WB: one TH lane. <p>Note: Raised median to be installed on Ben Nevis Blvd.</p> |
| Intersection of Pedley Road (NS) and Ben Nevis Boulevard (EW) | <p>Install geometries to provide:</p> <p>NB: one LT lane, one TH lane. SB: one TH lane, one RT lane. EB: one LT lane, one RT lane. WB: N/A.</p> <p>Note: Project to pay for full cost to install curb return in ultimate location in NW quadrant of the intersection and roadway width on Ben Nevis Blvd to accommodate future dual WB LT turn lanes and one RT lane. In addition, Project fair share = 5 percent of \$250,000 future improvements on Pedley Road including signalization and northbound roadway widening.</p> |
| Fair-Share Intersection Improvements | |
| Intersection of Pedley Road (NS) and SR60 WB Ramps (EW) | <p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane. • SB: one TH lane, one RT lane. • EB: N/A. • WB: one LT lane, one RT lane. <p>Note: Includes future traffic signal. Project share = 5 percent of \$250,000.</p> |

| | |
|--|---|
| Intersection of Pedley Road (NS) and SR60 EB Ramps (EW) | <p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one TH lane, one RT lane. • SB: one LT lane, one TH lane. • EB: one LT lane, one RT lane. • WB: N/A. <p>Note: Includes future traffic signal. Project share = 5 percent of \$250,000.</p> |
| Intersection of Pedley Road (NS) and Bravo Estates Entrance (EW) | <p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane, one RT lane. • SB: one LT lane, one shared TH/RT lane. • EB: one shared LT/TH/RT lane. • WB: one shared LT/TH/RT lane. <p>Project share = 5 percent of \$250,000.</p> |
| Intersection Pedley Road (NS) and Mission Boulevard (EW) | <p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane, one shared TH/RT lane. • SB: one LT lane, one TH lane, one shared TH/RT lane. • EB: one LT lane, two TH lanes, one RT lane. • WB: one LT lane, one TH lane, one shared TH/RT lane. <p>Note: Modify existing traffic signal and add SB TH lane. Project share = 4 percent of \$100,000.</p> |

The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.

Applicant's name (Print Form): _____

Applicant's name (Signature): _____

Date: _____

City of Jurupa Valley

STAFF REPORT

DATE: NOVEMBER 10, 2020
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
BY: ANDREA HOFF, ASSOCIATE PLANNER
SUBJECT: AGENDA ITEM NO. 6.4
MASTER APPLICATION (MA) NO. 19151: SITE DEVELOPMENT PERMIT (SDP) NO. 19070 AND VARIANCE (VAR) 19002 (SIGNAGE FOR JURUPA VALLEY CHEVRON CENTER)
LOCATION: NORTH WEST CORNER OF PEDLEY ROAD AND BEN NEVIS BLVD (APNS: 169-031-003, -004, -005, -006, and -008)
APPLICANT: BARBARA COHEN OF AD/S COMPANIES

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2020-11-10-04 1) adopting a Supplemental Mitigated Negative Declaration for previously adopted Mitigated Negative Declaration (MA17245), 2) approving Site Development Permit No. 19070 for one freestanding freeway sign and two monument signs, and 3) approving Variance No. 19002 for freeway sign that exceeds sign area and height requirements in order for the construction of signs for the Jurupa Valley Chevron Center.

BACKGROUND

Previously Approved Neighborhood Commercial Project

On September 12, 2018, the Planning Commission adopted Resolution No. 2018-09-12-01, thereby approving MA17245 (CUP17004, TPM37483 and making the findings for Determination of Public Convenience and Necessity for PCN18001) to allow the construction of the following at this project site:

1. Gas station and convenience store with beer and wine sales for off-site consumption
2. Drive-thru restaurant (2,500 square-feet)

In addition to the zoning code, a condition of approval for the previously approved project stipulate that project signage shall require approval of a site development permit. This item details this request for approval of project signage.

PROJECT DESCRIPTION

The applicant has submitted the following applications:

- **Site Development Permit (SDP) No. 19070:** One (1) freestanding freeway pylon sign, and two (2) freestanding monument signs.

- **Variance (VAR) No. 19002:** A variance to allow modifications from the standards of the Jurupa Valley Municipal Code regarding sign height and sign surface area for the freeway sign.

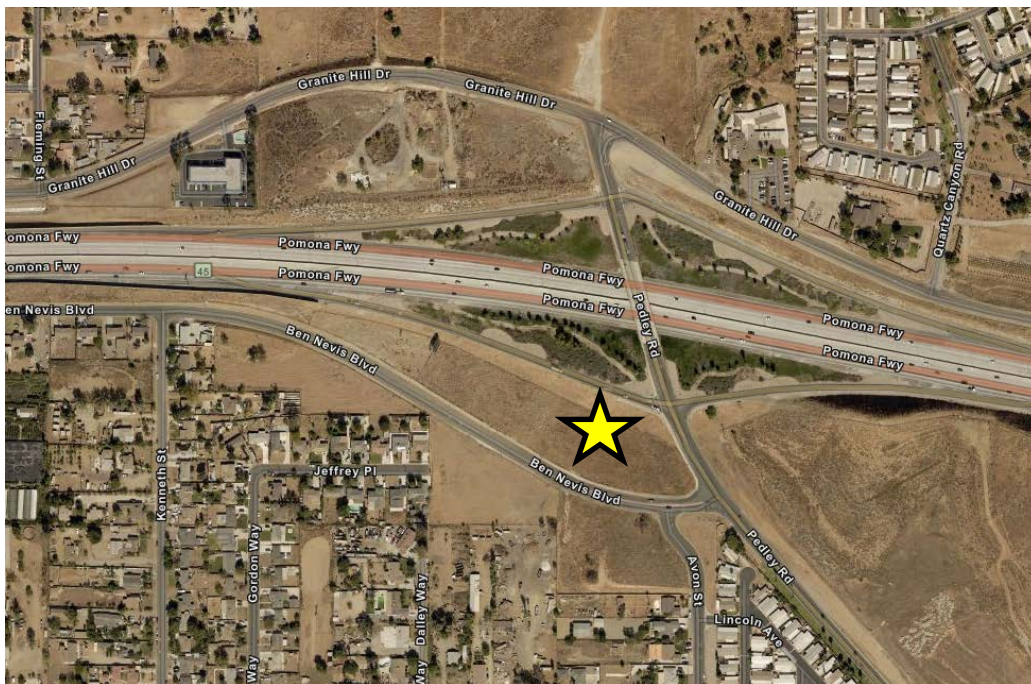
Table 1 presents the general information on the project site.

| TABLE 1: GENERAL PROJECT INFORMATION | |
|--------------------------------------|--------------------------------------|
| GENERAL PLAN LAND USE DESIGNATION | Commercial Retail (CR) |
| ZONING CLASSIFICATION | Scenic Highway Commercial (C-P-S) |

LOCATION

The project site is located at the northwest corner of Pedley Road and Ben Nevis Boulevard. The State Route (SR)-60 Freeway off-ramp is located to the north, Pedley Road to the east, vacant land to the west and single-family residential land use to the south of the parcel. Exhibit 1 presents an aerial of the project site.

EXHIBIT 1: PROJECT SITE



ANALYSIS

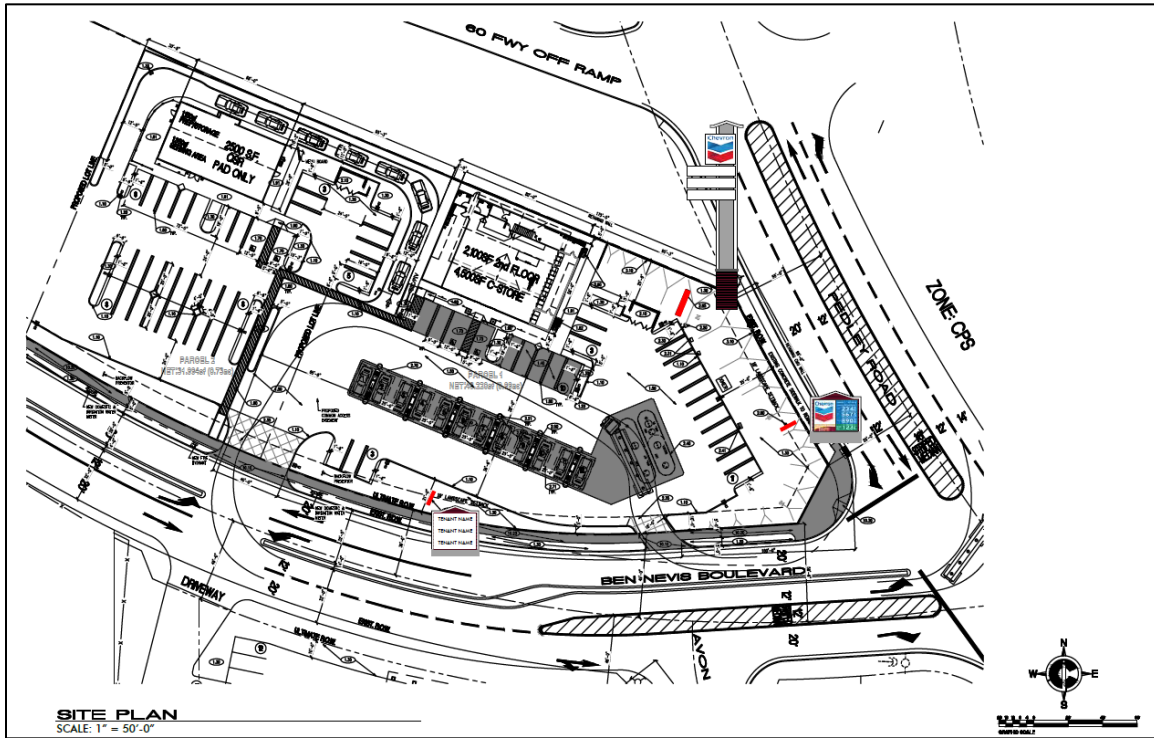
A. PROJECT: PROPOSED SIGNAGE

The applicant proposes three freestanding signs at the project site. Exhibit No. 2 illustrates the locations of the proposed signs (also Attachment 2). The proposed signs include:

- One 75-foot freeway pylon sign proposed at the easterly corner of SR-60 freeway and Pedley Road. The proposed pylon sign consists of a “Chevron” sign, and three tenant sign spaces. See Exhibit 4.

- One 9'-3" freestanding monument sign proposed at the northwest corner of Bed Nevis Road and Pedley Road. The monument sign includes Chevron gas station price sign and logo. See Exhibit 5.
- One 9'-3" freestanding monument sign proposed on Ben Nevis Road. The monument sign includes three tenant sign spaces. See Exhibit 5.

EXHIBIT 2: PROPOSED SIGNS



B. GENERAL PLAN

a. Land Use Designation.

The General Plan designates this site Commercial Retail (CR), which includes "local and regional-serving retail and service uses" (p. 2-18). The proposed signs will identify a gas station with convenience store and tenant drive-thru restaurant, which are appropriate and consistent uses for this commercial designation.

b. Scenic Corridors

The General Plan Mobility Element provides guidance for signs located along designated scenic corridors, such as Pedley Road adjacent to the project site. Policy ME 7.2 Development along Scenic Corridors states: "signs along scenic roadways should not obstruct or detract from scenic vistas or views" and "development projects, including signs, visible from and located 500 feet of a scenic roadway shall be considered 'sensitive' and require architectural review" (p. 3-68).

In accordance with this provision, a Visual Assessment was conducted for the proposed signage to assess potential impacts to scenic vistas. After review of the Visual Assessment, staff determined that the proposed freeway sign does not detract from scenic views on Pedley Road. The Visual Assessment showed that

views of the Jurupa Mountains would not be obstructed by the sign. On the other hand, the need for advertising that is visible from the freeway is critical for this neighborhood commercial center and the benefits of signage outweigh negligible impacts on scenic resources at this location. Exhibit 3 shows a simulation of the proposed freeway sign in relation to scenic resources (Jurupa Mountains on the right and proposed sign on the left).

EXHIBIT 3: FREEWAY SIGN VISUAL SIMULATION



C. TITLE 9

a. Permitted Use

Signage is permitted with a Site Development Permit.

b. Development Standards

Section 9.245.040 (On-Site Advertising Structures and Signs) of the Jurupa Valley Municipal Code stipulates development standards for sign height and sign area. Table 2 presents the project's compliance with the applicable standards.

| TABLE 2. COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS | |
|---|---|
| Development Standard | Does the project comply? |
| Freeway Sign | |
| Max. Height: 45 feet | Yes with an approved Variance. Sign is proposed at 75 feet |
| Max. Surface Area: 150 sq. ft. | Yes with an approved Variance. Surface area is proposed at 489 sq. ft. |
| Monument Signs | |
| Max. Height: 20 feet | Yes - both signs at 9'-3" |
| Max. Surface area: 50 sq. ft. | Yes - Sign at Ben Nevis is 45 sq. ft. and sign at Pedley is 48 sq. ft. |

EXHIBIT 4: FREEWAY PYLON SIGN

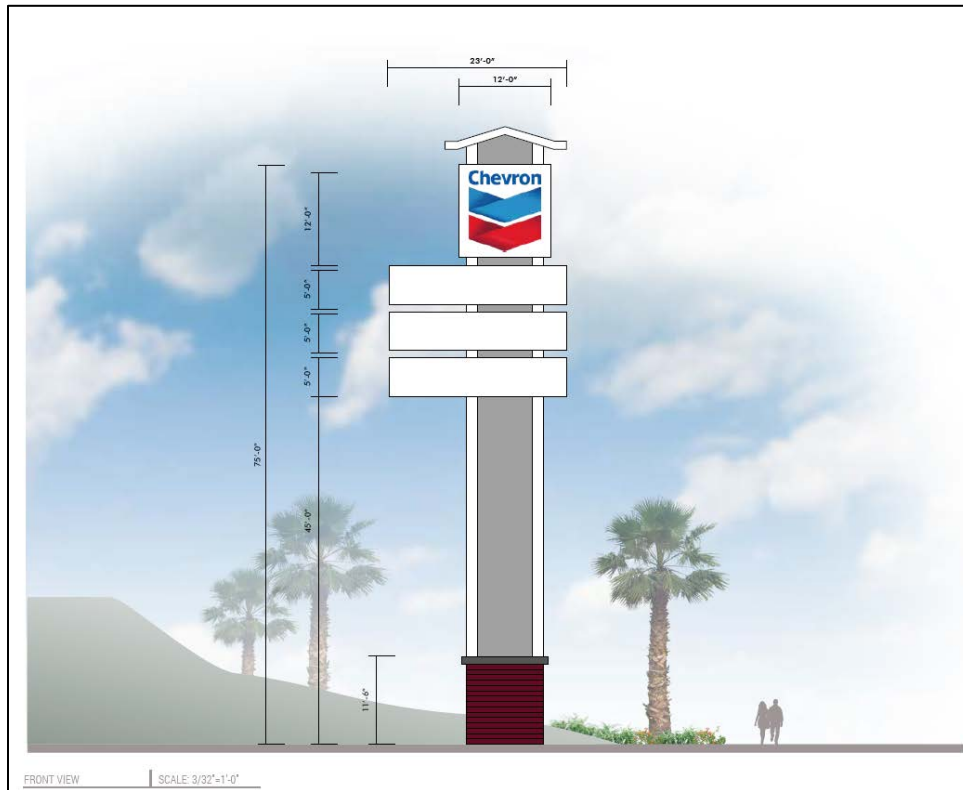
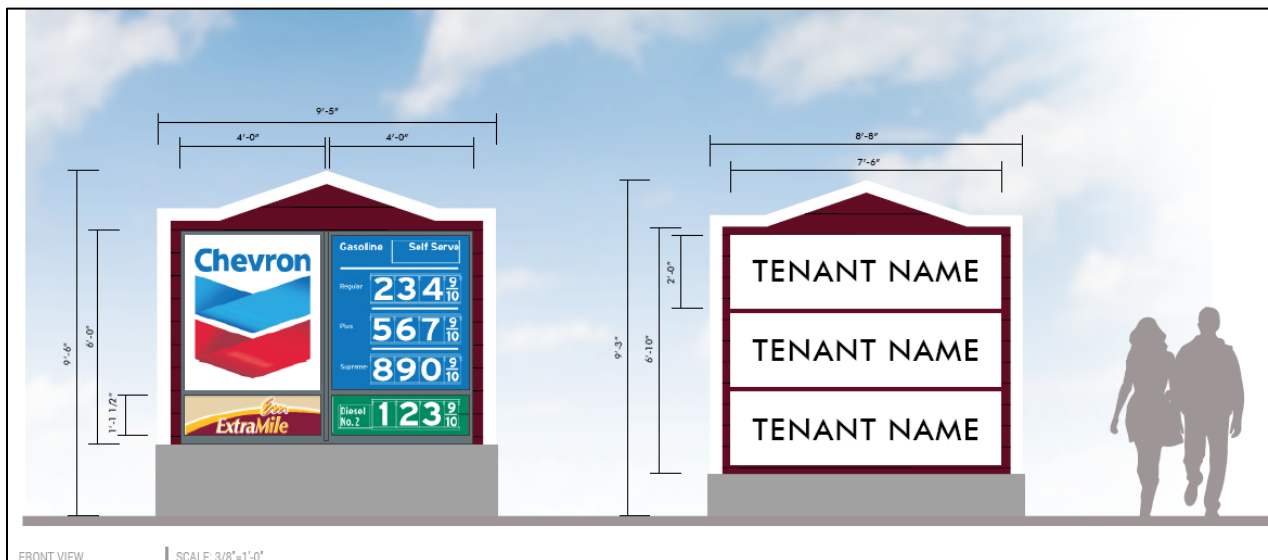


EXHIBIT 5: FREESTANDING MONUMENT SIGNS



c. Variance for Freeway Sign Height

The zoning code establishes a maximum height of forty-five (45) feet for freestanding signs located within 660 feet of a freeway right-of-way. The applicant requests a Variance from this standard because of special circumstances

applicable to the subject parcel of property, including shape, topography, location, and surroundings, and the strict application of this standard would deprive the property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

Specifically, because of the low elevation of the subject property in relation to the State Route (SR) 60 freeway and the solid block wall located along the freeway, a freestanding sign of less than seventy-five (75) feet would not be visible to automobiles traveling on the freeway in time to make a safe exit to the commercial center. The applicant states that one of the fundamental features of a gas station and commercial center is the assurance of visibility from the main roadway(s), from which it attracts customers.

d. Variance for Freeway Sign Surface Area

The proposed freeway pylon sign consists of one Chevron logo sign with a surface area of 144 square feet and three tenant sign panels, each with a surface area of 115 square feet. Per the municipal code, freeway signs are limited to a maximum surface area of 150 square feet. The applicant is requesting to modify this requirement and proposes a total of 489 square feet of freeway pylon signage.

Staff believes that the maximum surface area of 150 square feet is appropriate if the pole sign is 45 feet high, but if the pole sign is increased to 75 feet high, then a larger surface area for signage lends to balance proportionality and ensures maximum visibility. Additionally, without additional surface area, tenants of the commercial center would not benefit from signage visible from the freeway.

In order to ensure adequate visibility of the commercial center from SR-60 staff recommends approval of these deviations from the sign regulations.

D. FINDINGS FOR APPROVAL OF A SITE DEVELOPMENT PERMIT

Prior to approval of a Site Development Permit, the City is required to make the following findings:

1. The proposed use and signage conforms to all the requirements of the Jurupa Valley General Plan and with all applicable requirements of state law and the ordinances of the city.

The signage is consistent with the General Plan and applicable state law and the ordinances with the approval of a Variance. The proposed signs are for the previously approved gas station and drive-thru restaurant. The proposed signage does not detract from scenic vistas along Pedley Road. The freeway sign does not block views of the mountains and remains out of view from various vantage points along surrounding streets. The sign is narrowly visible from Pedley Road and does not obstruct scenic views.

2. The overall development of the land is designed for the protection of the public health, safety and general welfare; conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and takes into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

Street dedications and improvements were completed as part of the overall project approval under MA17245 (CUP17004, TPM37483). None are required for the proposed signage.

3. All site development permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 in such a manner that each building is located on a separate legally divided parcel.

This project does not include any construction of a structure. The signage will serve to identify the gas station and drive-thru restaurant.

E. FINDINGS FOR APPROVAL OF A VARIANCE

“Variances from the terms of [Chapter 9.240 - General Provisions] may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this chapter deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.”

“A variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.”

The findings can be made for granting a Variance:

1. The project site has a grade separation between the project site and the State Route (SR) 60 freeway. The project site is significantly lower than the freeway. A sign 45-foot high pylon sign is hard to read and less visible for a driver driving on the freeway. It will not provide the visibility necessary to attract auto traffic to the neighborhood commercial center as the drivers travel on SR-60.

The success of the gas station and drive-thru restaurant relies on its visibility of signage from SR-60 Freeway. The taller sign with larger surface area would be much easier to read and the drivers can safely exit the freeway in a timely matter to reach the center.

2. The proposed Variance will not authorize a use or activity for the subject property that is not otherwise expressly authorized by the C-P-S zoning regulations governing the subject property, and is limited to modifications of the subject property's development standards, such as freestanding sign height and surface area requirements.

F. ENVIRONMENTAL REVIEW.

The City of Jurupa Valley has prepared and intends to adopt a Supplemental Mitigated Negative Declaration for the previously adopted Mitigated Negative Declaration No. MA 17245 for the Project. Subsequent to the adoption of the previous IS/MND, the applicant submitted plans for the installation of a freeway pylon sign and monument signs that were not addressed in the previous IS/MND. The previous IS/MND determined that the Approved Project would result in potentially significant impacts because of ground disturbance to the following issue areas, but the Project will incorporate mitigation

measures that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment would occur:

- Biological Resources
- Cultural Resources
- Tribal Cultural Resources

As it applies to the installation of the proposed signs, ground disturbance will occur in the area where these potential resources may exist. As such, the mitigation measures in the previous IS/MND are applicable to the installation of the signs to mitigate potential impacts to biological resources, cultural resources, and tribal cultural resources. The analysis in the Initial Study supports a finding that the previously adopted IS/MND adequately addresses the potential environmental impacts for the project with the supplemental analyses set forth in the IS/SMND.

City's decision to prepare a IS/SMND should not be construed as a recommendation of either approval or denial of this Project.

Public Review Period. The public comment period for the SMND began on October 15, 2020 and ended on November 4, 2020. To date, no comments have been received. The Supplemental Mitigated Negative Declaration was made available at Jurupa Valley City Hall and on the City's website starting from the beginning of the public review period.

CONCLUSION

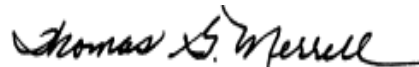
In sum, the proposed pylon sign and the two monument signs are consistent with applicable goals and policies of the General Plan and comply with most of the requirements of the City's zoning code. The Variance requested for sign height and area are warranted to ensure visibility of the project from the SR-60 freeway. Based upon the findings set forth above, staff recommends approval of Site Development Permit No. 19070 and Variance No. 19002 subject to the Conditions of Approval.

Prepared by:



Andrea Hoff, MCP
Associate Planner

Submitted by:



Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young

Serita Young

Deputy City Attorney

ATTACHMENTS:

1. Resolution No. 2020-11-10-04
 - a. Exhibit A. "Initial Study Checklist / Supplemental Mitigated Negative Declaration"
 - b. Exhibit B. Recommended Conditions of Approval
2. Exhibits / Plans
 - a. Site Plan
 - b. Freeway Sign Exhibit
 - c. Monument Signs Exhibit
3. Radius Map

ATTACHMENT NO.1

RESOLUTION 2020-11-10-04 AND EXHIBITS A AND B

RESOLUTION NO. 2020-11-10-04

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF JURUPA VALLEY ADOPTING A
SUPPLEMENTAL MITIGATED NEGATIVE
DECLARATION AND APPROVING VARIANCE NO. 19002
AND SITE DEVELOPMENT PERMIT NO. 19070 TO
PERMIT THE CONSTRUCTION OF A FREESTANDING
SIGN AND TWO MONUMENT SIGNS ON REAL
PROPERTY LOCATED AT THE NORTHWEST CORNER
OF PEDLEY ROAD AND BEN NEVIS BOULEVARD
(APNS: 169-031-003, -004, -005, -006, AND -008) IN THE
SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE**

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

Section 1. **Project.** Barbara Cohen with AD/S Companies (the “Applicant”) has applied for Variance No. 19002 and Site Development Permit No. 19070 (collectively, Master Application No. 19151 or MA No. 19151) to permit the construction of one (1) freestanding sign and two (2) monument signs on real property located at the northeast corner of Pedley Road and Ben Nevis Boulevard (APNs: 169-031-003, -004, -005, -006, and -008) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR) (the “Project”).

Section 2. **Variance.**

(a) The Applicant is seeking approval of Variance No. 19002 from: (1) the maximum height of forty-five (45) feet for freestanding signs located within six hundred sixty (660) feet of the nearest edge of a freeway right-of-way line, as set forth in Section 9.245.040.(1)(a)(i) of the Jurupa Valley Municipal Code, to permit a seventy-five (75) foot tall freestanding sign, and (2) the maximum surface area of one hundred fifty (150) square feet for freestanding signs located within six hundred sixty (660) feet of the nearest edge of a freeway right-of-way line, as set forth in Section 9.245.040.(1)(a)(ii) of the Jurupa Valley Municipal Code, to permit a freestanding sign with a surface area of four hundred eighty-nine (489) square feet.

(b) Section 9.240.270.A. of the Jurupa Valley Municipal Code provides that variances from the terms of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code, may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Title 9 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. A variance may not be granted for a parcel of property that authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but must be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

(c) Section 9.240.270.D. of the Jurupa Valley Municipal Code provides that any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community.

(d) Section 9.240.270.C. of the Jurupa Valley Municipal Code provides that all public hearings on variances that require approval of a land division shall be heard by the hearing body that has jurisdiction of the principal application.

(e) Section 9.240.270.C. of the Jurupa Valley Municipal Code further provides that a public hearing shall be held on all variance applications in accordance with the provisions of Section 9.240.250, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(f) Section 9.240.250.(6) of the Jurupa Valley Municipal Code provides that for any decision where the hearing body is the Planning Commission and it has rendered a final decision rather than a recommendation to the City Council, that decision shall be considered final unless an appeal is filed with the City Clerk within ten (10) days after the decision. An appeal may be filed by the applicant, any interested person, or an individual Council Member or by a majority vote of the Council. If an appeal is filed by an applicant or other interested person, it shall be accompanied by the fee set forth in County Ordinance No. 671. Any appeal filed by an individual Council Member or by a majority vote of the Council does not require the payment of a fee. After an appeal is filed and the fee is received by the city, the City Clerk shall set the matter for public hearing before the City Council not less than thirteen (13) nor more than sixty (60) days thereafter and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(g) Section 9.240.250.(7) of the Jurupa Valley Municipal Code provides that the City Council shall hear the matter de novo; however, the documents and the minutes of the hearing before the hearing body shall be a part of the City Council's record at its hearing on the matter. The City Council shall hear relevant testimony from interested persons and within a reasonable time after the close of the hearing, make its decision sustaining, reversing or modifying the decision of the hearing body.

Section 3. **Site Development Permit.**

(a) The Applicant is seeking approval of Site Development Permit No. 19070 to permit the construction of one (1) freestanding sign and two (2) monument signs on real property located at the northeast corner of Pedley Road and Ben Nevis Boulevard (APNs: 169-031-003, -004, -005, -006, and -008) in the Scenic Highway Commercial (C-P-S) Zone.

(b) Section 9.125.020.A.(77) of the Jurupa Valley Municipal Code provides that on-site advertising signs are permitted in the Scenic Highway Commercial (C-P-S) Zone upon approval of a Site Development Permit in accordance with the provisions of Section 9.240.330 of the Jurupa Valley Municipal Code.

(c) Section 9.240.330.(3) of the Jurupa Valley Municipal Code provides that no site development permit shall be approved unless it complies with the following standards:

1) The proposed use must conform to all the requirements of the City of Jurupa General Plan and with all applicable requirements of State law and the ordinances of the City of Jurupa Valley.

2) The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

3) All site development plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 of the Jurupa Valley Municipal Code in such a manner that each building is located on a separate legally divided parcel.

Section 4. **Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 19151 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 November 10, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 19151, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

Section 5. **California Environmental Quality Act Findings.** The Planning Commission of the City of Jurupa Valley hereby makes the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the “Guidelines”) (14 Cal. Code Regs. §15000 *et seq.*), City staff has considered the potential environmental impacts of MA No. 19151. City staff has also reviewed the Initial Study and the Mitigated Negative Declaration (IS/MND) prepared for Master Application No. 17245 and approved by the Planning Commission of the City of Jurupa Valley on September 12, 2017, including the impacts and mitigation measures identified therein, and prepared a Supplement to the IS/MND prepared for Master Application

No. 17245 (“Supplemental IS/MND”), attached hereto as Exhibit “A,” in accordance with CEQA for the Project.

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Supplemental IS/MND as required by law. The public comment period commenced on October 15, 2020, and expired on November 4, 2020. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City did not receive any comments during the public review period.

(c) The Planning Commission has reviewed the Supplemental IS/MND and all comments received regarding the MND and, based on the whole record before it, finds that:

1) The Supplemental IS/MND was prepared in compliance with CEQA;

2) With the incorporation of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; and

3) The Supplemental IS/MND reflects the independent judgment and analysis of the Planning Commission.

(d) Based on the findings set forth in this Resolution, the Planning Commission hereby adopts the Supplemental IS/MND for the Project.

(e) The Planning Director is authorized and directed to file a Notice of Determination in accordance with CEQA.

Section 6. Findings for Approval of Variance. The Planning Commission of the City of Jurupa Valley hereby finds and determines that the proposed Variance No. 19002 should be granted because:

(a) Special circumstances apply to the subject parcel of property and the strict application of the maximum height and maximum surface area of freestanding signs located within six hundred sixty (660) feet of the nearest edge of a freeway right-of-way line under Sections 9.245.040.(1)(a)(i) and 9.245.040.(1)(a)(ii) of the Jurupa Valley Municipal Code will deprive the subject parcel of property of privileges enjoyed by other properties in the vicinity under the same C-P-S zoning classification. The Project site has a grade separation between the Project site and State Route (SR) 60. The Project site is significantly lower than the SR 60 freeway. A 45-foot high pylon sign would be hard to read, would be less visible for drivers on the SR 60 freeway, and would not provide the visibility necessary to attract auto traffic to the neighborhood commercial center as the drivers travel along SR 60.

(b) The adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and the C-P-S Zone, and will not be detrimental to the health, safety, and general welfare of the community. The proposed Variance will not authorize a use or activity for the subject property that is not otherwise expressly authorized by the C-P-S zoning regulations governing the subject property,

and is limited to modifications of the subject property's development standards, such as freestanding sign height and surface area requirements.

Section 7. Findings for Approval of Site Development Permit. The Planning Commission of the City of Jurupa Valley hereby finds and determines that Site Development Permit No. 19070 should be approved because:

(a) The proposed use conforms to all the requirements of the City of Jurupa General Plan. The proposed signs are for the previously approved gas station and drive-thru restaurant. The proposed signage does not detract from scenic vistas along Pedley Road. The freeway sign does not block views of the mountains and remains out of view from various vantage points along surrounding streets. The proposed signage is narrowly visible from Pedley Road and does not obstruct scenic views.

(b) The proposed use conforms with all applicable requirements of State law.

(c) The proposed use conforms with the ordinances of the City of Jurupa Valley.

(d) The overall development of the land is designed for the protection of the public health, safety and general welfare.

(e) The overall development of the land is designed to conform to the logical development of the land.

(f) The overall development of the land is designed to be compatible with the present and future logical development of the surrounding property.

(g) The plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion. Street dedications and improvements were completed as part of the overall project approval under Master Application No. 17245 (CUP No. 17004, TPM No. 37483). None are required for the proposed signage.

(h) The Plan takes into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

(i) The site development plan does not permit the construction of more than one structure on a single legally divided parcel. The proposed Project does not include any construction of a structure. The proposed signage will serve to identify the gas station and drive-thru restaurant.

Section 8. Approval of Master Application No. 19151 with Conditions. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves Master Application No. 19151 (Variance No. 19002 and Site Development Permit No. 19070), to permit the construction of one (1) freestanding sign and two (2) monument signs on real property located at the northeast corner of Pedley Road and Ben Nevis Boulevard (APNs: 169-031-003, -004, -005, -006, and -008) in the Scenic Highway Commercial (C-P-S) Zone and designated

Commercial Retail (CR), subject to the recommended conditions of approval attached hereto as Exhibit “B”.

Section 9. Certification. The Planning Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 10th day of November, 2020.

Arleen Pruitt
Chair of Jurupa Valley Planning Commission

ATTEST:

Thomas G. Merrell, AICP
Planning Director/Secretary to the Planning Commission

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

I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-11-10-04 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 10th day of November, 2020, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

THOMAS G. MERRELL
PLANNING DIRECTOR

**California Environmental Quality Act (CEQA)
Initial Study
Supplemental Mitigated Negative Declaration
Jurupa Valley Chevron Center**

City of Jurupa Valley Master Application MA 19151

***Site Development Permit No. 19070
Variance No. 19002***



City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Andrea Hoff, Associate Planner
(951) 332-6464
ahoff@jurupavalley.org

Applicant:

Barbara Cohen
AD/S Companies
1160 Railroad Street
Corona ,CA 92882

September 22, 2020

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1.0 Finding

The subsequent activity has been evaluated pursuant to the provisions of Sections 15162—15164 of the CEQA Guidelines to determine whether an addendum to a mitigated negative declaration, supplemental mitigated negative declaration, or subsequent mitigated. The analysis compares the impacts identified in the prior document with those expected to result from the subsequent activity to determine whether the activity would result in any new or substantially more severe significant effect. Based on the analysis contained in Sections 4.1 through 4.5 of this document:

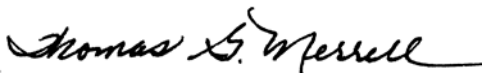
I find that the proposed project would not have a new or substantially more severe significant effect on the environment, and SUBSEQUENT MITIGATED NEGATIVE DECLARATION will be prepared.

☐

I find that although the proposed project could subsequent activity would have a new or substantially more severe significant effect on the environment, there will not be a significant effect in this case because mitigated measures are required and have agreed to by the project proponent that will reduce the effect below the level of significance. A subsequent **SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION** will be prepared.

☒

I find that the proposed project may have a new or substantially more severe significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

City of Jurupa Valley

Signature

Agency

Thomas G. Merrell, AICP, Planning Director

September 22, 2020

Printed Name/Title

Date

2.0-Introduction

2.1 Previously Adopted Mitigated Negative Declaration for the Approved Project

On September 12, 2018, the Planning Commission adopted Resolution No. 2018-09-12-01 for the Jurupa Valley Chevron Center Project (“Approved Project”) under Master Application (MA) 17245.

The Approved Project consisted of the following:

A. Tentative Parcel Map (TPM) No. 37483: Subdivide nine (9) commercial parcels into six (6) commercial parcels for a combined area of 5.36 acres. Parcel Nos. 1 and 2 will accommodate the development of the gas station, convenience store, office above the convenience store, and future drive-thru restaurant. Parcel Nos. 3, 4, 5 and 6 are for financing purposes only and no development was proposed at that time.

B. Conditional Use Permit (CUP) No. 17004: 2,900 sq.ft. gas station canopy; 4,500 sq.ft. convenience store; 2,100 sq.ft. office above convenience store; 2,500 sq.ft. pad for future drive-thru restaurant.

C. Public Convenience or Necessity (PCN) No. 18001: According to the Alcoholic Beverage Control Board, three (3) off-sale alcohol licenses are permitted within the census tract that the Project is located in. There are five (5) existing off-sale licenses, and the proposed off-sale license would result in six (6). As there is an over concentration of licenses, the City must issue a PCN Determination if alcoholic beverages are to be sold on the premises for off-site consumption.

The previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) for the Approved project determined that there would be **no impacts or less than significant** impacts with implementation of Plans, Policies, Programs to the environment under the following issue areas:

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

- Utilities and Service Systems

The IS/MND determined that the Approved Project would result in **potentially significant impacts** to the following issue areas, but the Project **will incorporate mitigation measures** that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment would occur:

- Biological Resources
- Cultural Resources
- Noise
- Transportation/Traffic
- Tribal Cultural Resources

The previously adopted IS/MND is hereby incorporated by reference and is available at City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509 and on the City's website at the following link: <https://www.jurupavalley.org/DocumentCenter/Index/68>.

2.2 Proposed Project

The Proposed Project involves the installation of three (3) freestanding signs at the Project site, including one freeway pylon sign and two monument signs. Figure 3-2 illustrates the locations of the proposed signs. They include:

- One 75-foot freeway pylon sign that consists of a "Chevron" sign, and three tenant sign spaces.
- One 9'-3" freestanding monument sign including Chevron gas station price sign and logo adjacent to Pedley Road.
- One 9'-3" freestanding monument sign including three tenant sign spaces adjacent to Ben Nevis Boulevard.

Although the location of a freeway pylon sign was shown on the Approved Project's plans, no specific details were provided for the height, size, and design of the sign. In addition, the location, height, size, and design of the proposed monument signs were not shown on the plans. Therefore, further CEQA analysis is required.

2.3-Purpose of the Supplemental Initial Study/Supplemental Mitigated Negative Declaration

Section 15163 of the State CEQA Guidelines provides the following guidance with respect to the preparation of a Supplement to a Mitigated Negative Declaration (MND) for minor changes to an approved project:

(a) The lead or responsible agency may choose to prepare a supplement to an rather than a subsequent MND if: (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent MND, and (2) Only minor additions or changes would be necessary to make the previous MND adequately apply to the project in the changed situation.

(b) The supplement to the MND need contain only the information necessary to make the previous MND adequate for the project as revised.

(c) A supplement to an MND shall be given the same kind of notice and public review as is given to a draft MND under Section 15087.

(d) A supplement to an MND may be circulated by itself without recirculating the previous draft or final MND.

(e) When the agency decides whether to approve the project, the decision-making body shall consider the previous MND as revised by the supplemental MND. A finding under Section 15091 shall be made for each significant effect shown in the previous MND as revised.

As noted above, Section 15162 of the CEQA Guidelines describes the conditions under which a Subsequent IS/MND would be required as opposed to a Supplemental IS/MND:

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

3.0-Project Background

3.1 - Project Location

The Project site is located at the northwest corner of Pedley Road and Ben Nevis Boulevard. (APNS: 169-031-003 004, 005, 006, 008). Figure 3.1: *Site Location Map/Aerial Photo* presents an aerial of the Proposed Project site.

3.2 Proposed Project Description

Site Development Permit (SDP) No. 19070

The applicant proposes three freestanding signs at the Project site, including one freeway pylon sign and two monument signs. Figure 3-2 illustrates the locations of the proposed signs and Figures 4.1-1 and 4.1-2 illustrate the design of the signs.

They include:

- One 75-foot freeway pylon sign that consists of a “Chevron” sign, and three tenant sign spaces.
- One 9’-3” freestanding monument sign including Chevron gas station price sign and logo adjacent to Pedley Road.
- One 9’-3” freestanding monument sign including three tenant sign spaces adjacent to Ben Nevis Boulevard.

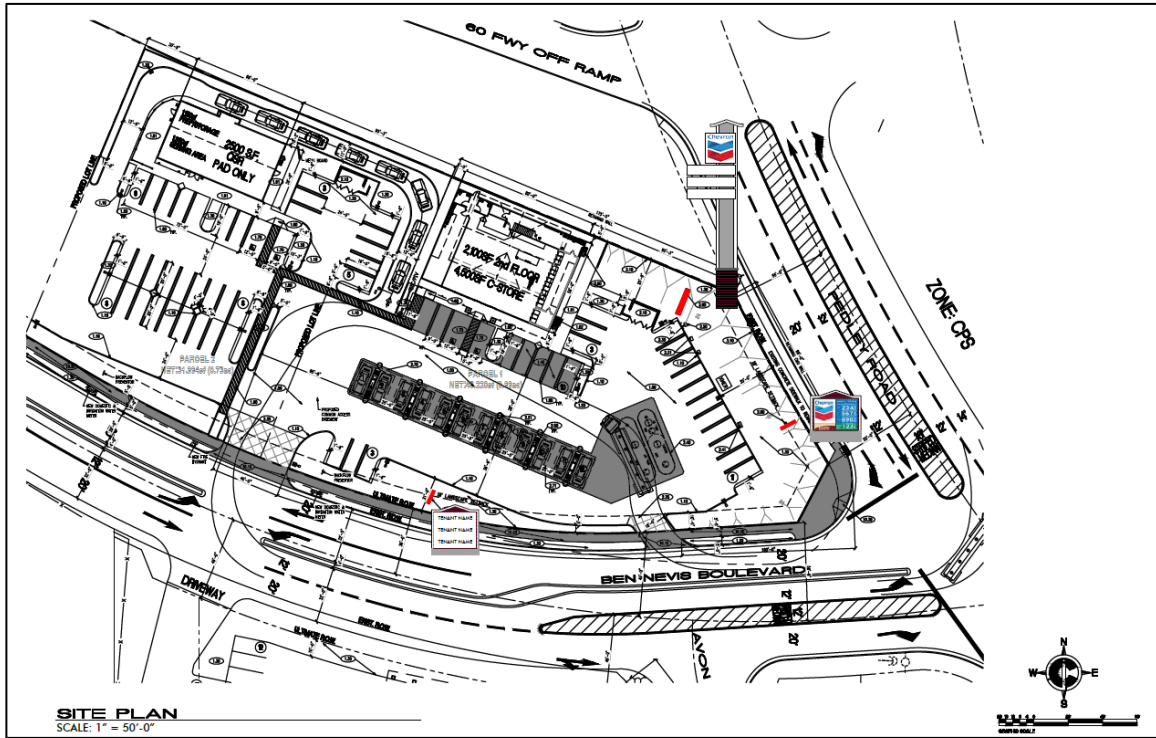
Variance (VAR) No. 19002

The zoning code establishes a maximum height of forty-five (45) feet for freestanding signs located within 660 feet of a freeway right-of-way. The applicant requests a Variance from this standard because of special circumstances applicable to the subject parcel of property, including shape, topography, location, and surroundings, and the strict application of this standard would deprive the property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

Figure 3.1- Site Location Map/Aerial Photo



Figure 3.2- Sign Location Map



3.3-Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Since a Notice of Preparation is not required, the environmental conditions are the date the Initial Study was commenced which was June 24, 2020.

The Project site consists of heavily disturbed land between a freeway off-ramp and adjacent city streets. The historical soils on-site appear to have been mixed heavily with imported larger grain soil, possibly during freeway off-ramp construction. The vegetation on-site is dominated by non-native invasive species of grasses and mustards. Native plant habitat is absent. Freeway debris and trash are common. The topography of the Project site is relatively flat, ranging from approximately 832 to 840 feet above average mean sea level (AMSL). The site is bordered by Ben Nevis Boulevard to the south, the SR-60 Freeway off-ramp to the north, Pedley Road to the east and degraded open space to the west. Existing and surrounding land uses are shown in Table 3.1.

| TABLE 3.1: EXISTING AND SURROUNDING LAND USES | |
|---|--|
| Location | Existing Use |
| Site | Vacant land |
| North | SR-60 eastbound off-ramp |
| South | Ben Nevis Blvd. followed by vacant land and single-family residential uses |
| East | Pedley Road followed by vacant land |
| West | Vacant land |

Source: Field Inspection, June, 2020

4.0-Environmental Analysis

According to Sections 15162 and 15163 of the State CEQA Guidelines, where new information, which was not known at the time of adoption of a previous IS/MND, shows the proposed project change may have a significant effect, a supplement to an IS/MND can be used in compliance with CEQA if only minor additions or changes would be necessary to make the previous IS/MND adequate for the project as revised.

This Supplement to the adopted IS/MND amends Sections 3.1 *Aesthetics*, and 3.16 *Transportation/Traffic* of the adopted IS/MND to disclose and analyze the potential for new environmental impacts to the Project as a result of the proposed signs and to update the adopted IS/MND to address subsequent updates to the CEQA Guidelines since the adoption of the previous IS/MND on September 12, 2018.

The following checklist has been prepared to support the decision to prepare a supplement to the adopted IS/MND. The checklist evaluates the proposed Project changes and impacts identified in the approved IS/MND to determine whether significant impacts not identified in the Approved Project's IS/MND would result from the Proposed Project changes.

The checklist for the Project focuses on the following key questions:

- 1) Would the Project result in new or substantially more severe impacts compared to those disclosed in the adopted IS/MND for MA17245?
 - 2) Would the Project introduce mitigation measures that were previously found to be infeasible in the adopted IS/MND for MA17245 or mitigation measures that the Proposed Project's proponents declined to implement?
- Would the Project implement mitigation measures that would avoid new or substantially more severe impacts compared to those disclosed in the adopted IS/MND for MA17245?

4.1 Aesthetics

| Threshold 4.1 (a). Have a substantial adverse effect on a scenic vista? | Adopted IS/MND Impact Determination/ Proposed Project impact | Result in new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? | Implement mitigation measures that would avoid new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? |
|--|--|---|--|
| Key: NI= No Impact LTS= Less Than Significant LTSM= Less Than Significant with Mitigation | LTS/LTS | No | No |

Impact Analysis

According to the General Plan¹, scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes. As it pertains to the Proposed Project, the Jurupa Hills located approximately 0.5 miles northeast of the Project site is considered to be a scenic vista. Public views of the Jurupa Hills are primarily from motorists, pedestrians, and bicyclists traveling north bound on Pedley Road.

The General Plan Mobility Element provides guidance for signs located along designated scenic corridors, such as Pedley Road. Policy ME 7.2 (4) (Development along Scenic Corridors) states that signs along scenic roadways should not obstruct or detract from scenic vistas or views.² Additionally signs visible from and located 500 feet of a scenic roadway shall be considered “sensitive” and require architectural review.

The General Plan Conservation and Open Space Element also provides guidance for signs located along scenic corridors. Policy COS 9.6 (Scenic Corridors and Roadways) requires that signs shall not intrude on or clutter views of scenic resources.³

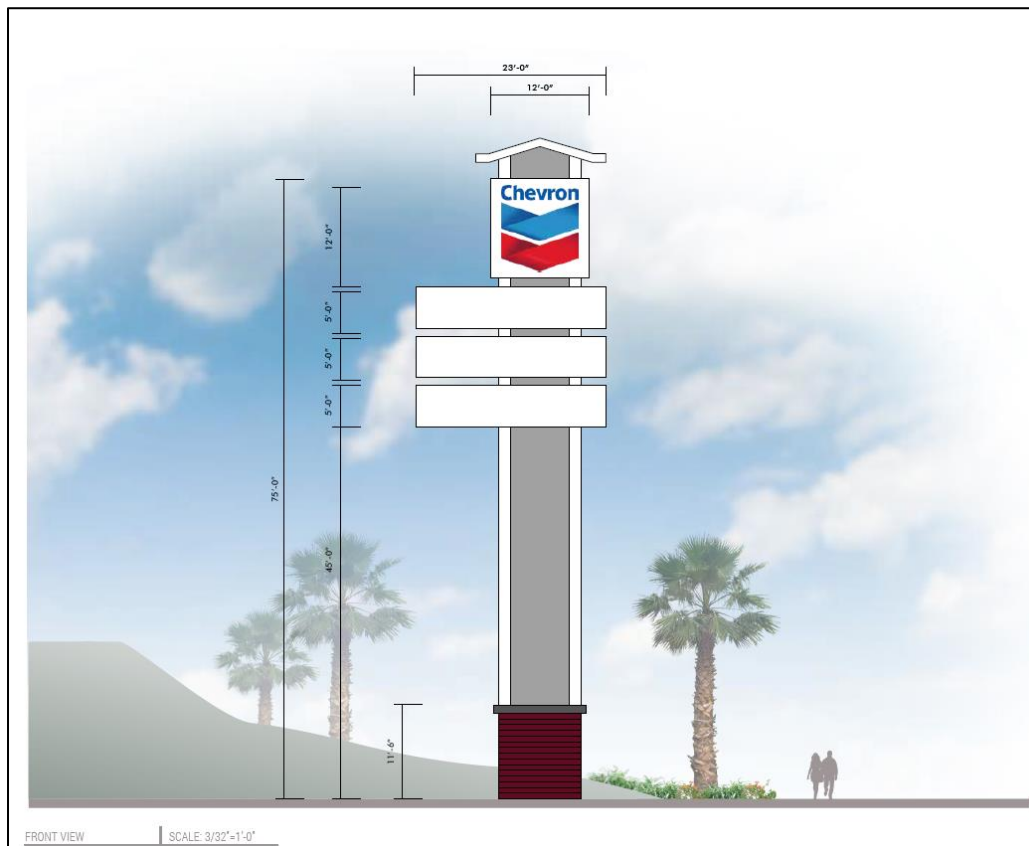
Figure 4.1-1 illustrates the design and detail of the proposed freeway sign, and Figure 4-1-2 illustrates the design and detail of the proposed freestanding monument signs.

¹City of Jurupa Valley, *General Plan Conservation and Open Space Element*, 2017. P. 4-43.

²City of Jurupa Valley, *General Plan Mobility Element*, 2017. P.3-68.

³City of Jurupa Valley, *General Plan Conservation and Open Space Element*, 2017 . P. 4-46.

Figure 4.1-1- Freeway Pylon Sign Elevation



The Municipal Code established a maximum height of 45 feet for freeway sign and a maximum surface area of 150 square feet. The proposed sign is 75 feet in height and has a total sign area of 489 square feet. The applicant is requesting a variance in order to exceed these requirements.

Figure 4.1-1 on page 4.1-3 shows a photo simulation of the view from Pedley Road traveling northbound. This is the only view from Pedley Road which the Proposed Project could impact views of the Jurupa Hills.

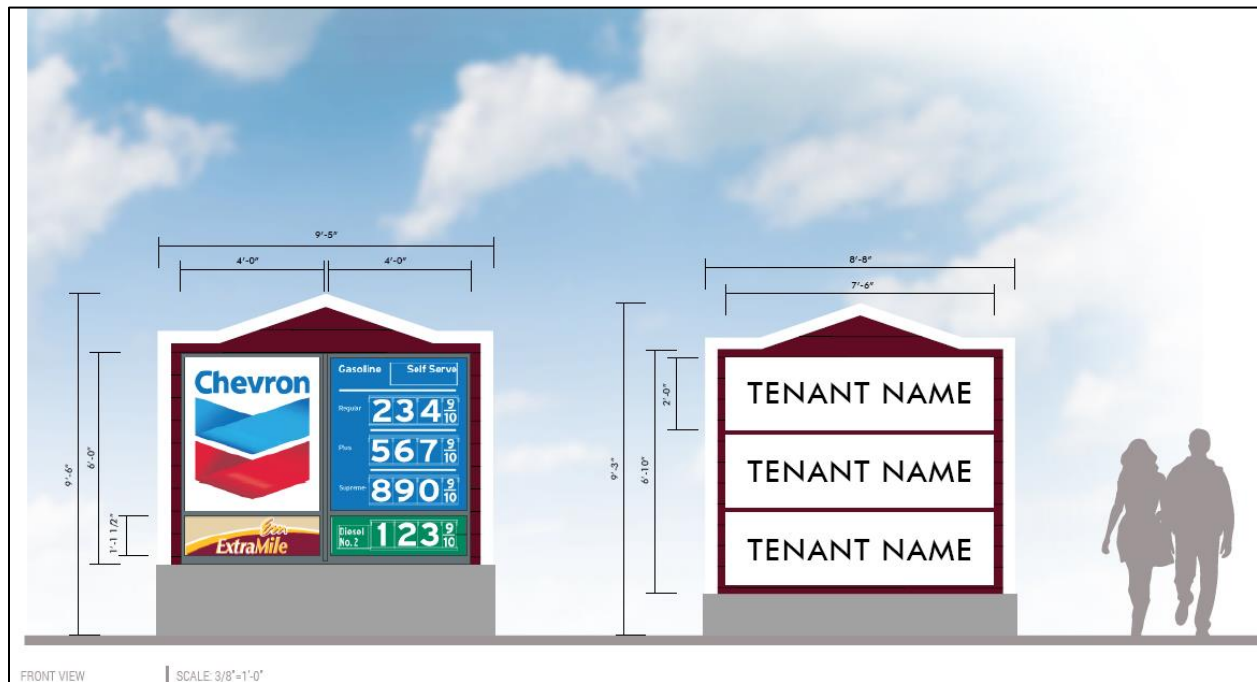


Figure 4.1-2- Freeway Pylon Sign Photo Simulation

As shown in Figure 4.1-1, the Jurupa Hills are more visible on the east side of Pedley Road than on the west side on which the proposed sign is located. Although the proposed sign may impact scenic views of the Jurupa Hills, the location of the sign does not block views of the most visible portions of Jurupa Hills to the east as viewed by north bound pedestrians, bicyclist, or occupants of motor vehicles traveling north on Pedley Road. In addition, the sign narrow profile would not significantly block or obstruct views of the Jurupa Hills visible from Pedley Road.

Monument Signs

Figure 4.1-3- Monument Signs Elevations



The Project proposed two (2) freestanding monument signs; a 9'-3" high, 45 square foot tenant identification sign and a 9'-3" high, 48 square foot fuel price sign. Both signs are located on and visible from Pedley Road

As noted above, the Jurupa Hills qualifies as a scenic resource that is visible from Pedley Road for northbound pedestrians, bicyclists, and occupants of motor vehicles. Because of the height and the small size of the signs, views of the Jurupa Hills will not be blocked or obstructed.

Level of Significance: Less than significant.

| Threshold 4.1 (b). Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | Adopted IS/MND Impact Determination/ Proposed Project impact | Result in new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? | Implement mitigation measures that would avoid new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? |
|--|--|---|--|
| Key: NI= No Impact LTS= Less Than Significant LTSM= Less Than Significant with Mitigation | NI/NI | No | No |

Impact Analysis

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway⁴. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a state scenic corridor or roadway⁵.

Level of Significance: No impact.

| Threshold 4.1 (c). If located in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality? | Adopted IS/ MND Impact Determination/ Current Project impact | Result in new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? | Implement mitigation measures that would avoid new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? |
|---|--|---|--|
| Key: NI= No Impact LTS= Less Than Significant LTSM= Less Than Significant with Mitigation | LTS/LTS | No | No |

⁴California Department of Transportation, State Scenic Highway Program, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed August 15, 2020.

⁵City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Figure 4-23: Jurupa Valley scenic corridors and roadways

Impact Analysis

According to Census 2010, the Project site is in the Riverside-San Bernardino, CA Urbanized Area⁶. As such, the Project is subject to following General Plan requirements:

General Plan Land Use Element Policy LUE 11.8 Signage. *Require development projects to use high quality, well-designed signage that is architecturally integrated with and complementary to the proposed building(s) and adjacent development.*

Analysis: The convenient store building architecture has been designed to Jurupa Valley Farmhouse theme to complement the current/future development within the city and adjacent area. The canopy has also been designed to match the new proposed Chevron building with equal architectural treatments and colors. The proposed signs are designed to be consistent with the farmhouse architectural theme of the buildings.

General Plan Conservation and Open Space Policy COS 9.6 Scenic Corridors and Roadways. *Development projects along and within scenic corridors, including state highway projects, noise walls, and new private or public construction, shall not wall off scenic roadways and block views of scenic resources. The following measures shall be implemented: 1. Utilities, traffic signals, and public and private signs and lights shall not intrude on or clutter views, consistent with safety needs*

Analysis: As discussed under Threshold 4.1(a) on pages 4.1-1 through 4.1-4, the signs do not significantly intrude on, clutter, or block or obstruct views of the Jurupa Hills visible from Pedley Road.

Level of Significance: Less than significant.

| Threshold 4.1 (d). Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | Adopted IS/ MND Impact Determination/ Proposed Project impact | Result in new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? | Introduce mitigation measures that were previously found to be infeasible in the adopted IS/MND? |
|--|---|---|--|
| Key: NI= No Impact LTS= Less Than Significant LTSM= Less Than Significant with Mitigation | LTS/LTS | No | No |

⁶ United States Census Bureau, 2010 Census Urban Area Reference Maps, <https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html>, accessed August 12, 2020.

Impact Analysis

All sign lighting is required to be designed and installed to comply with California Green Building Standard Code Section 5.106.8 *Light Pollution*, or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

Level of Significance: Less than significant.

4.2 Energy

Subsequent to the adoption of the Approved Project's IS/MND on September 12, 2018, changes to the CEQA Guidelines that became effective on December 28, 2018 require an analysis of a project's consumption of energy resources. The Supplemental IS/MND updates the Adopted IS/MND with respect to this issue.

| Threshold 4.2 (a) Would the Project: | Potentially Significant or Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--|------------------------------|-----------|
| Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | ■ | |

Impact Analysis

Installation of the proposed signs would require a minimal amount of energy in the form of fuel to power the equipment (e.g. crane, small dozer) to install the sign and construct footings. Operation of the signs would require electricity to illuminate the signs. Illumination of the signs are required to meet the requirements of the CalGreen code to ensure that electricity consumption is not wasteful or inefficient.

Level of Significance: Less than significant.

| Threshold 4.2(b). Would the Project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | | ■ | |

Impact Analysis

The Project is subject to California Building Code requirements. Illumination of the signs must achieve the 2019 Building and Energy Efficiency Standards and the 2019 California Green Building Standards requirements.

Level of Significance: Less than significant.

4.3 Transportation

Subsequent to the adoption of the Approved Project's IS/MND on September 12, 2018, changes to the CEQA Guidelines that became effective on December 28, 2018 which require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate took effect July 1, 2020. The Supplemental IS/MND updates the Adopted IS/MND with respect to this issue.

| Threshold 4.3 (a). Would the Project: | Potentially Significant or Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--|------------------------------|-----------|
| Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | | | | ■ |

Impact Analysis

The Project consists of the installation of a freeway pylon sign and two (2) monument signs . Although the signs are intended to attract vehicles to the site, they do not generate vehicle miles traveled directly.

Level of Significance: No impact.

4.4 Wildfire

Subsequent to the adoption of the Approved Project's IS/MND on September 12, 2018, changes to the CEQA Guidelines that became effective on December 28, 2018 require an analysis of a project's impacts to wildfires if the project is located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The Supplemental IS/MND updates the Adopted IS/MND with respect to this issue.

| Threshold 4.20 (e). Wildfire. | Potentially Significant or Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|--|------------------------------|-----------|
| Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones? | | | | ■ |
| <i>Screening Criteria: If the project site is not located in or near state responsibility area as shown on the State Responsibility Area Viewer maintained by the Board of Forestry and Fire Protection or within a High Fire Hazard Severity Zone as shown in General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley, it may be presumed to have no impact absent substantial evidence to the contrary.</i> | | | | |

Impact Analysis

State Responsibility Areas are recognized by the Board of Forestry and Fire Protection as areas where Cal Fire is the primary emergency response agency responsible for fire suppression and prevention. According to Cal Fire, the Project is not located within a State Responsibility Area⁷.

According to the General Plan, the Project site is not located in a very high fire hazard severity zone⁸. As such, further analysis is not required.

Level of Significance: No impact.

⁷ California State Geoportal, *State Responsibility Area*, July, 2020, https://gis.data.ca.gov/datasets/5bc422648cf045f38d10e1630fb71a71_0/data?geometry=-118.064%2C32.490%2C-113.716%2C33.297. Accessed August 31, 2020.

⁸ City of Jurupa Valley, *General Plan Safety Element, Figure 8-11, Wildfire severity zones in Jurupa Valley*.

4.5 Mandatory Findings of Significance

| Threshold 4.5 (a). Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | Prior MND Impact Determination/ Current Project impact | Result in new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? | Introduce mitigation measures that were previously found to be infeasible in the adopted IS/MND? |
|--|---|---|--|
| Key: NI= No Impact LTS= Less Than Significant LTSM= Less Than Significant with Mitigation | LTSM/LTSM | No | No |

Impact Analysis

With implementation of the Mitigation Measures BIO-1, BIO-2, CR-1, CR-2, GEO-1, and TCR-1 through TCR-7 contained in the IS/MND for MA17245, the Project does not have impacts which would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Level of Significance: Less than significant with mitigation incorporated.

| Threshold 4.5 (b). Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | Prior MND Impact Determination/ Current Project impact | Result in new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? | Introduce mitigation measures that were previously found to be infeasible in the adopted IS/MND? |
|--|--|---|--|
| Key: NI= No Impact LTS= Less Than Significant LTSM= Less Than Significant with Mitigation | LTSM/LTSM | No | No |

Impact Analysis

With implementation of the Mitigation Measures BIO-1, BIO-2, CR-1, CR-2, GEO-1, HYD-1, NOI-1, TR-1 through TCR-7 contained in the IS/MND for MA17245, the Project does not have impacts that are cumulatively considerable.

Level of Significance: Less than significant with mitigation incorporated.

| Threshold 4.5 (c). Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | Prior MND Impact Determination/ Current Project impact | Result in new or substantially more severe impacts compared to those disclosed in the adopted IS/MND? | Introduce mitigation measures that were previously found to be infeasible in the adopted IS/MND? |
|--|--|---|--|
| Key: NI= No Impact LTS= Less Than Significant LTSM= Less Than Significant with Mitigation | LTSM/LTSM | No | No |

Impact Analysis

With implementation of the Mitigation Measures HYD-1 and NOI-1, the Project does not have impacts which would cause substantial adverse effects on human beings, either directly or indirectly.

Level of Significance: Less than significant with mitigation incorporated.

EXHIBIT B

ALL – The condition applies to all entitlements.

SDP – The condition applies to the Site Development Permit.

VAR – The condition applies to the Variance.

PLANNING DEPARTMENT

1. **ALL - PROJECT PERMITTED.** MA19151 (SDP19070 & VAR19002) is an approval for the construction of the following signs for the Chevron Gas Station center:
 - a. One freestanding freeway pylon sign
 - b. Two freestanding monument signs
2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.
3. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.
4. **ALL - FEES.** The approval of MA19151 (SDP19070 & VAR19002) shall not become effective until all planning fees have been paid in full.
5. **ALL - MITIGATION MEASURES.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program

adopted by the Planning Commission Resolution No. 2018-09-12-01 in connection with the adoption of a Mitigated Negative Declaration prepared for the project.

6. **ALL - INCORPORATE CONDITIONS. Prior to the issuance of any building permit,** the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
7. **SDP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void.
8. **VAR – APPROVAL PERIOD.** The Variance approval shall be used within two (2) year from the effective date. Any extension request for the Variance shall be processed in accordance with Title 9 Planning and Zoning.
9. **SDP AND VAR – APPROVAL OF JURUPA VALLEY CHEVRON CENTER PROJECT.** This approval shall become effective if an extension has been granted for MA17245 (original approval of the Chevron Center development).
10. **ALL - CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with any changes in accordance to these conditions of approval:
 - a. Sign Plan Set (three pages; cover page dated: April 15, 2019)
11. **ALL - MAINTENANCE OF PROPERTY.** The applicant shall maintain the project site and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
12. **SALE OF INDIVIDUAL BUILDINGS.** No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.

The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.

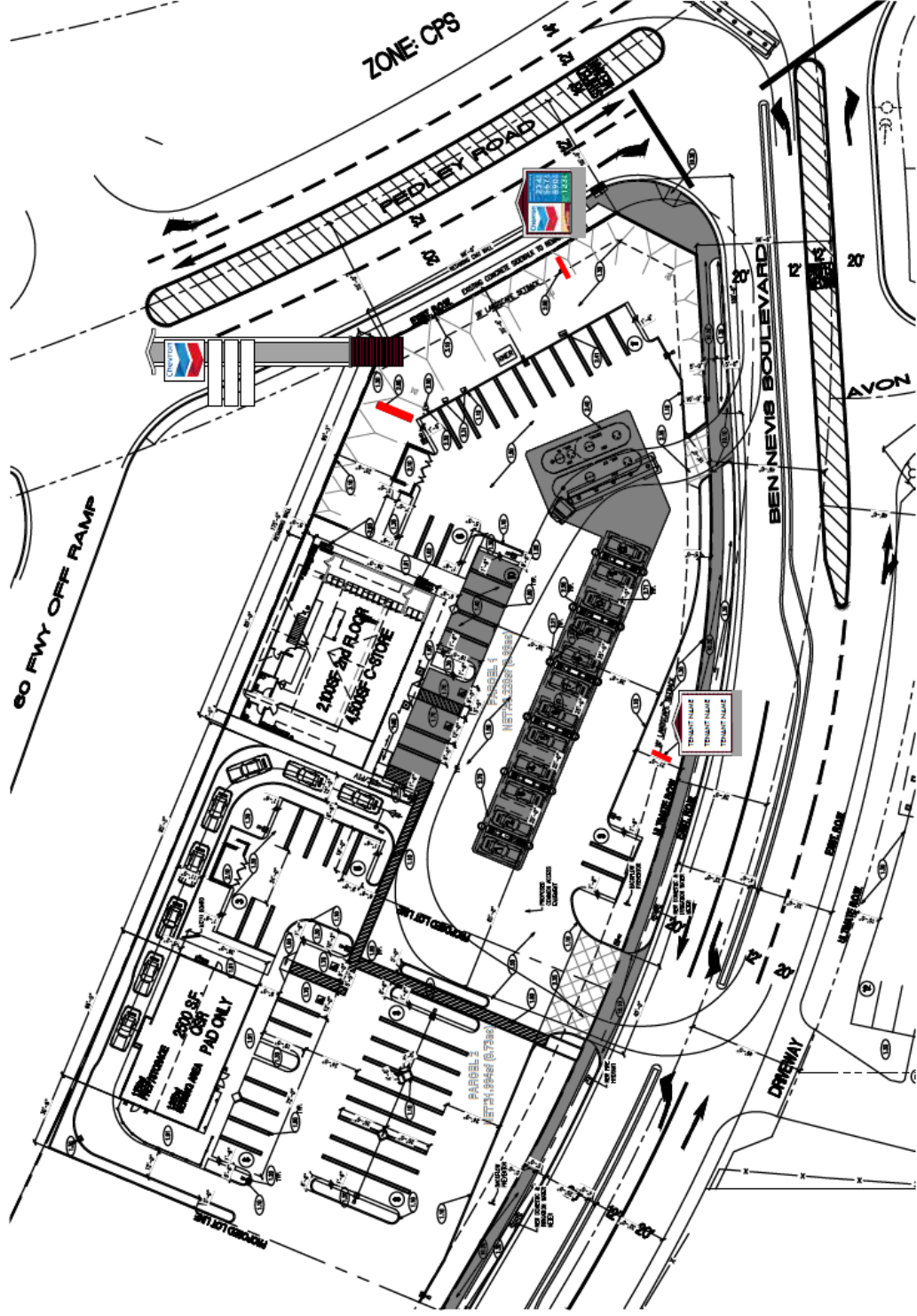
Applicant's name (Print Form): _____

Applicant's name (Signature): _____

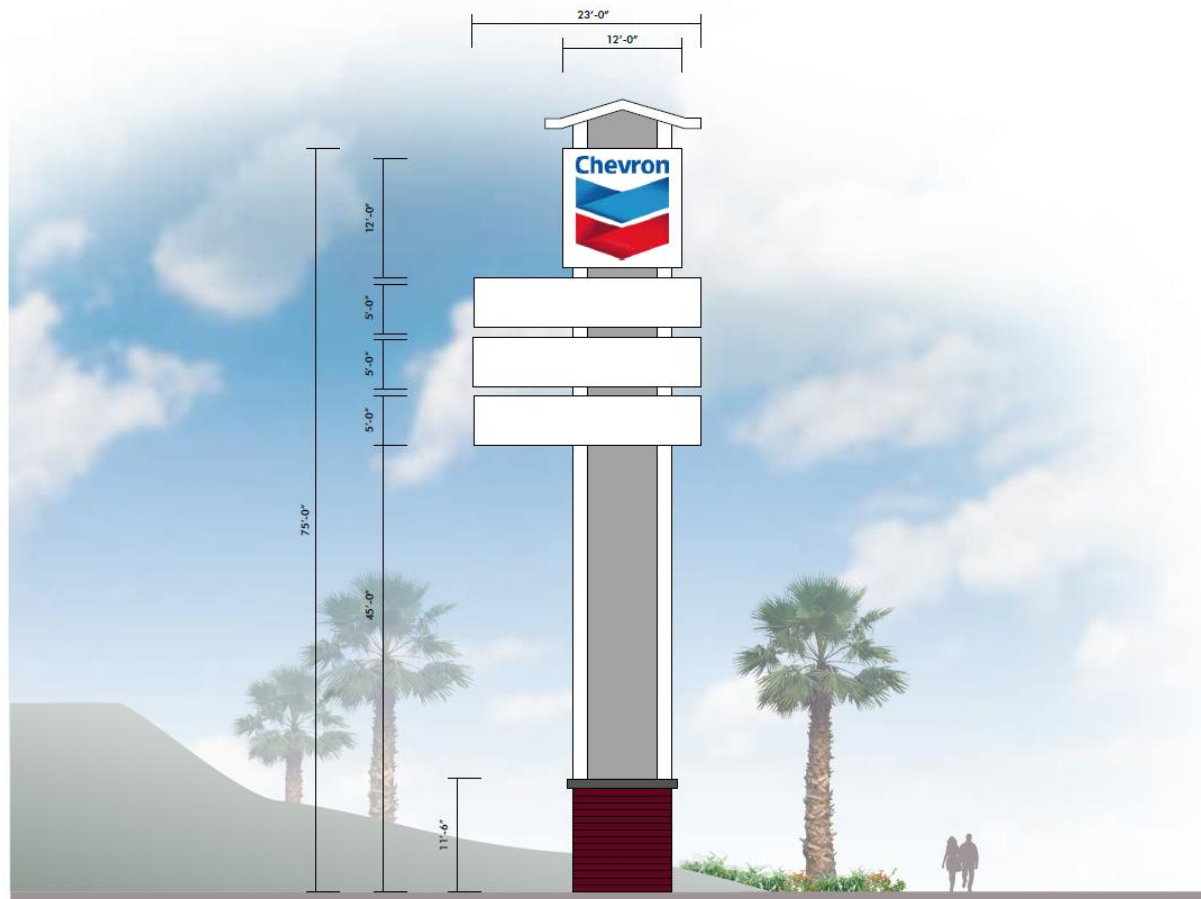
Date: _____

ATTACHMENT NO.2

EXHIBITS/PLANS

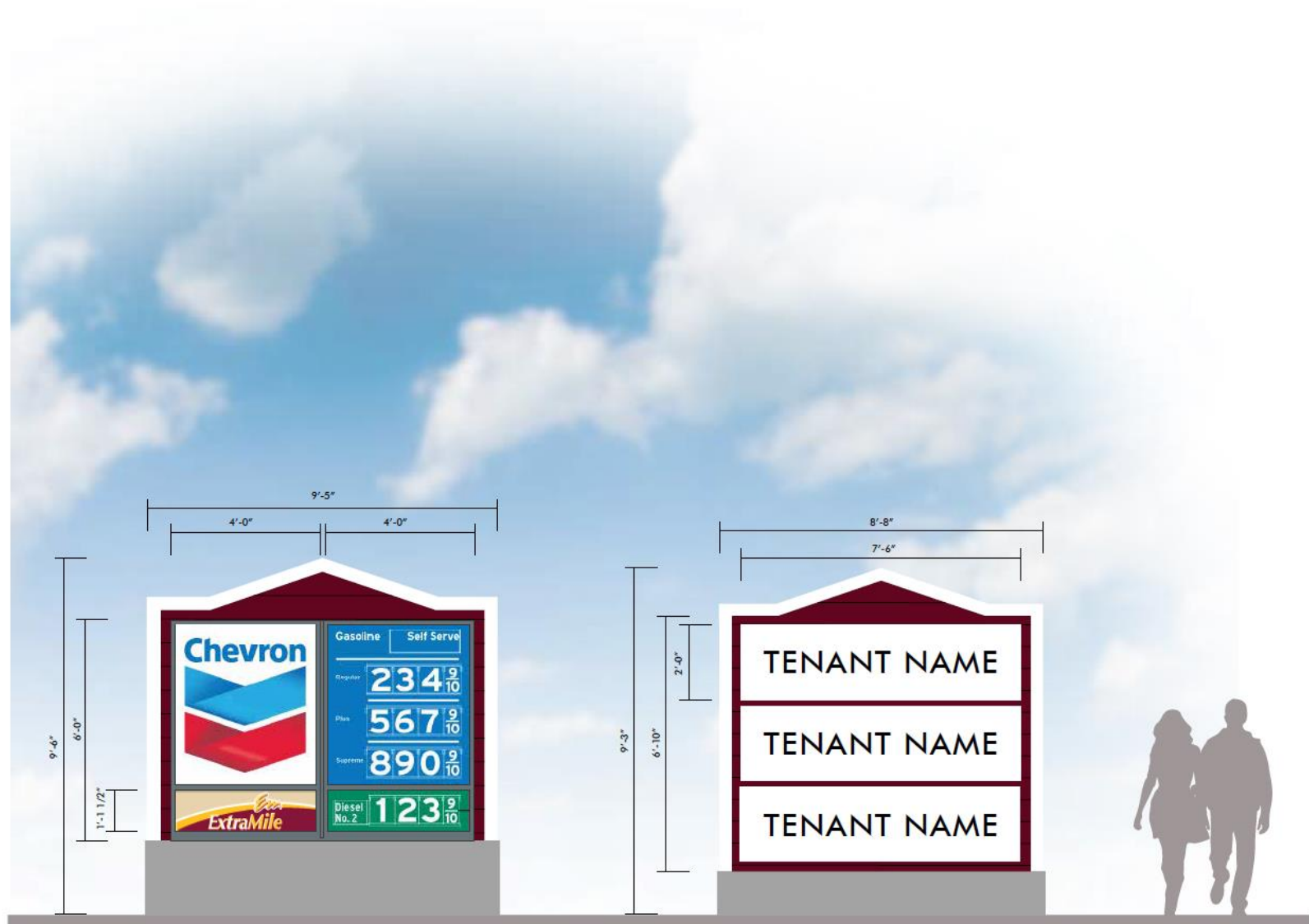


SITE PLAN
SCALE: 1" = 50'-0"



FRONT VIEW

SCALE: 3/32"=1'-0"



FRONT VIEW

SCALE: 3/8"=1'-0"

ATTACHMENT NO.3

RADIUS MAP

