



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, July 15, 2021

Regular Session: 7:00 p.m.

City Council Chamber

8930 Limonite Avenue, Jurupa Valley, CA 92509

- A. *As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and City Council.*
- B. *A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the City Clerk BEFORE the Mayor calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.*
- C. *Members of the public who wish to comment on the **CONSENT CALENDAR** may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*
- D. *As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.*

1. 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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. PRESENTATIONS

A. BUILDING DEPARTMENT/CODE ENFORCEMENT UPDATE

6. 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.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

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

A. MAYOR PRO TEM CHRIS BARAJAS

- 1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETING OF JULY 12, 2021**
- 2. UPDATE ON THE WESTERN COMMUNITY ENERGY JOINT MEETING OF THE BOARD OF DIRECTORS AND TECHNICAL ADVISORY COMMITTEE OF JULY 14, 2021**

B. COUNCIL MEMBER BRIAN BERKSON

- 1. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF JULY 14, 2021**

9. CITY MANAGER’S UPDATE

10. SHERIFF’S DEPARTMENT UPDATE – DISCUSSION OF FLOCK CAMERA SYSTEM

Requested Action: That the City Council receive and file the report.

11. APPROVAL OF MINUTES

A. JULY 1, 2021 REGULAR MEETING

12. 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. ORDINANCE NO. 2021-14

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-14, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY 23.4 ACRES OF REAL PROPERTY LOCATED AT 12340 AGUA MANSA ROAD (APNS: 175-210-032, -034, -062, -063) FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE TO MANUFACTURING-MEDIUM (M-M) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA

C. ORDINANCE NO. 2021-15

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-15, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND CARSON-VA INDUSTRIAL II, LP FOR THE AGUA MANSA ROAD DEVELOPMENT PROJECT

13. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

14. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20035 – “SHOPS AT JURUPA VALLEY”; ES20001, CZ20001, CUP20001, PCN21001 (GROCERY STORE) AND PCN21002 (GAS STATION WITH CONVENIENCE STORE), TPM37890, SDP20018, AND

VAR21001 FOR THE DEVELOPMENT OF AN APPROXIMATELY 32-ACRE COMMERCIAL SHOPPING CENTER WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION, LOCATED AT THE NORTHWEST CORNER OF MISSION BOULEVARD AND PYRITE STREET (APNS: 171-020-001, 171-020-002 & 171-020-025); (APPLICANT: PANORAMA DEVELOPMENT, WES FIFIELD)

1. Requested Action: That the City Council conduct a public hearing, receive public testimony, and adopt Resolution No. 2021-56, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING TENTATIVE PARCEL MAP NO. 37890, VARIANCE NO. 21001, CONDITIONAL USE PERMIT NO. 20001, AND SITE DEVELOPMENT PERMIT NO. 20018 TO PERMIT THE CONSTRUCTION OF AN APPROXIMATE 231,100 SQUARE FOOT COMMERCIAL SHOPPING CENTER, INCLUDING A GASOLINE SERVICE STATION WITH CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A GROCERY STORE WITH CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION ON APPROXIMATELY 32 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND PYRITE STREET (APNS: 171-020-001, -002, -025), AND MAKING DETERMINATIONS OF PUBLIC CONVENIENCE OR NECESSITY (PCN NOS. 21001 AND 21002) TO ALLOW THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AT THE GROCERY STORE AND CONVENIENCE STORE

2. That the City Council conduct a first reading and introduce Ordinance No. 2021-16, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONES OF APPROXIMATELY 6.17 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND PYRITE STREET (APN: 171-020-001) FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE TO GENERAL COMMERCIAL (C-1/C-P) ZONE, 1.47 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF

MISSION BOULEVARD AND PYRITE STREET (APN: 171-020-002) FROM WATERCOURSE, WATERSHED AND CONSERVATION AREA (W-1) ZONE TO GENERAL COMMERCIAL (C-1/C-P) ZONE, AND 25.17 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND PYRITE STREET (APN: 171-020-025) FROM LIGHT AGRICULTURAL (A-1) ZONE TO GENERAL COMMERCIAL (C-1/C-P) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA

B. PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 21005 (ZCA21005) TO ESTABLISH A COMMUNITY BENEFIT PERMIT ENTITLEMENT PROCESS FOR ORGANIZATIONS PROVIDING A COMMUNITY SERVICE TO THE CITIZENS OF JURUPA VALLEY AND ADOPT A NEW APPLICATION FEE FOR THE PROPOSED COMMUNITY BENEFIT PERMIT

1. Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2021-17, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE CONCERNING REQUIRED ENTITLEMENTS AND DEVELOPMENT STANDARDS FOR NON-PROFIT USES PROVIDING COMMUNITY BENEFITS AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061 (B) (3) OF THE CEQA GUIDELINES

2. That the City Council adopt Resolution No. 2021-62, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, MODIFYING THE COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE (FEE ORDINANCE 348) BY ADOPTING A FEE FOR THE COMMUNITY BENEFIT PERMIT

C. PUBLIC HEARING TO CONSIDER A RESOLUTION CONFIRMING THE DELINQUENT ACCOUNTS FOR SOLID WASTE COLLECTION SERVICES AND LEVYING SPECIAL ASSESSMENTS FOR COLLECTION AGAINST CERTAIN PARCELS OF PROPERTY SITUATED WITHIN THE CITY IN THE BURRTEC SOLID WASTE INDUSTRIES, INC. SERVICE AREA

1. Requested Action: That the City Council pass and adopt Resolution No. 2021-57, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CONFIRMING THE DELINQUENT ACCOUNTS FOR SOLID WASTE SERVICES AND ORDERING THAT THE DELINQUENT CHARGES SHALL CONSTITUTE SPECIAL ASSESSMENTS AGAINST THE RESPECTIVE PARCELS OF LAND AND ARE LIENS ON SAID LANDS IN THE AMOUNT OF THE RESPECTIVE ASSESSMENTS

2. Approve the report for delinquent comprehensive waste collection service payments to Burrtec Solid Waste Industries, Inc. and assess the cost thereof as a special assessment and lien against those certain properties in the City.

D. PUBLIC HEARING TO CONSIDER A RESOLUTION CONFIRMING THE DELINQUENT ACCOUNTS FOR SOLID WASTE COLLECTION SERVICES AND LEVYING SPECIAL ASSESSMENTS FOR COLLECTION AGAINST CERTAIN PARCELS OF PROPERTY SITUATED WITHIN THE CITY IN THE USA WASTE OF CALIFORNIA, INC. SERVICE AREA

1. Requested Action: That the City Council pass and adopt Resolution No. 2021-58, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CONFIRMING THE DELINQUENT ACCOUNTS FOR SOLID WASTE SERVICES AND ORDERING THAT THE DELINQUENT CHARGES SHALL CONSTITUTE SPECIAL ASSESSMENTS AGAINST THE RESPECTIVE PARCELS OF LAND AND ARE LIENS ON SAID LANDS FOR ASSESSMENTS

2. Approve the report for delinquent comprehensive waste collection service payments to USA Waste of California, Inc. and assess the cost thereof as a special assessment and lien against those certain properties in the City.

E. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE P) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE “DISTRICT”) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; NORTHWEST CORNER OF BEN NEVIS BOULEVARD AND PEDLEY STREET (CHEVRON)

- Requested Action: That the City Council adopt Resolution No. 2021-59, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE P); LOCATED AT THE WEST CORNERS OF BEN NEVIS BOULEVARD AND PEDLEY STREET TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2022-23 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

- F. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE T) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE “DISTRICT”) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; STOCKDALE COURT, EAST OF RUBIDOUX BOULEVARD**

Requested Action: That the City Council adopt Resolution No. 2021-60, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE T); LOCATED ON STOCKDALE COURT, EAST OF RUBIDOUX BOULEVARD TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2022-23 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

- G. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE U) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE “DISTRICT”) AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; RUBIDOUX BOULEVARD SOUTH OF 26TH STREET AND EAST OF AVALON STREET**

Requested Action: That the City Council adopt Resolution No. 2021-61, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE U); LOCATED ON RUBIDOUX BOULEVARD SOUTH OF 26TH STREET AND EAST OF AVALON STREET TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2021-22 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

15. COUNCIL BUSINESS

A. RESOLUTION RECONFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE COVID-19 (CORONAVIRUS) PANDEMIC AND MODIFYING REGULATIONS TO DEAL WITH THE PANDEMIC

Requested Action: That the City Council adopt Resolution No. 2021-55, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, RECONFIRMING THE EXISTENCE OF A LOCAL EMERGENCY RELATING TO THE COVID-19 VIRUS PANDEMIC AND MODIFYING REGULATIONS TO DEAL WITH COVID-19 PANDEMIC

B. APPROVAL OF RESOLUTIONS AUTHORIZING THE LEVY OF AN ANNUAL SPECIAL TAX FOR THE CITY OF JURUPA VALLEY ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2013-001 (BELLEGRAVE), COMMUNITY FACILITIES DISTRICT NO. 2014-001 (HARVEST), COMMUNITY FACILITIES DISTRICT NO. 2014-002 (MISSION ESTATES), COMMUNITY FACILITIES DISTRICT NO. 2014-003 (CANTERA), COMMUNITY FACILITIES DISTRICT NO. 2015-001 (RIVERBEND), COMMUNITY FACILITIES DISTRICT NO. 2015-002 (SKYPARK), COMMUNITY FACILITIES DISTRICT NO. 2016-001 (QUARRY), COMMUNITY FACILITIES DISTRICT NO. 2018-002 (TRACT 36702), COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS), AND COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK) FOR FISCAL YEAR 2021-22

Requested Action: That the City Council adopt Resolution Nos. 2021-63, 2021-64, 2021-65, 2021-66, 2021-67, 2021-68, 2021-69, 2021-70, 2021-71, and 2021-72 authorizing the annual special tax for Community Facilities District No.

2013-001 (Bellegrave), Community Facilities District No. 2014-001 (Harvest), Community Facilities District No. 2014-002 (Mission Estates), Community Facilities District No. 2014-003 (Cantera), Community Facilities District No. 2015-001 (Riverbend), Community Facilities District No. 2015-002 (Skypark), Community Facilities District No. 2016-001 (Quarry), Community Facilities District No. 2018-002 (Tract No. 36702), Community Facilities District No. 2019-001 (Paradise Knolls), and Community Facilities District No. 2020-001 (Shadow Rock) for Fiscal Year 2021-22.

16. CITY ATTORNEY’S REPORT

17. COUNCIL MEMBER REPORTS AND COMMENTS

18. ADJOURNMENT

Adjourn to the Regular Meeting of August 5, 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.

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