



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, August 5, 2021

Study Session: 6:00 p.m.

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. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR STUDY SESSION

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

2. STUDY SESSION: CITY PARK FACILITY AND UPDATE

A. PRESENTATION - 2019 DOWNEY STREET NATURE PARK CONCEPT PLAN DISCUSSION AND DOWNEY PARK UPDATE

Requested Action: That the City Council receive, discuss and file a staff presentation of the National Park Service 2019 Downey Street Nature Park Concept Plan and receive an update on recent code enforcement and Sheriff's Department activities.

3. 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

4. INVOCATION

5. PLEDGE OF ALLEGIANCE

6. APPROVAL OF AGENDA

7. PRESENTATIONS

**A. RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES -
INTRODUCTION OF "PET OF THE MONTH"**

8. 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.

9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

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

A. MAYOR PRO TEM CHRIS BARAJAS

- 1. UPDATE ON THE INTERAGENCY COORDINATING COUNCIL MEETING OF JULY 23, 2021**
- 2. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETING OF AUGUST 2, 2021**

B. COUNCIL MEMBER LESLIE ALTAMIRANO

- 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF JULY 15, 2021**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY BOARD MEETING OF JULY 23, 2021**

11. CITY MANAGER'S UPDATE

12. APPROVAL OF MINUTES

A. JULY 15, 2021 REGULAR MEETING

13. 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 \$15,006,286.31

Requested Action: That the City Council ratify the check registers dated June 24, and July 1, 08, 15, 16 and 22, 2021 as well as the payroll registers dated June 25, and 30 and July 9, 2021.

C. ORDINANCE NO. 2021-16

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

D. ORDINANCE NO. 2021-17

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

E. APPROVAL OF DEPOSIT AGREEMENT FOR DESIGN AND CONSTRUCTION WORK RELATING TO CONDITIONS OF APPROVAL REQUIRING RAILROAD CROSSING FOR EMERALD RIDGE PROJECT AND APPROVAL OF AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES WITH UNION PACIFIC RAILROAD FOR PROJECT REVIEW

1. Requested Action: That the City Council approve the deposit agreement by and between Highpointe Emerald Ridge LLC and City of Jurupa Valley for design and construction work relating to conditions of approval requiring railroad crossings for the Emerald Ridge North development (Highpointe Agreement) and authorize the City Manager to execute the Agreement; and
2. That the City Council approve the Agreement for Preliminary Engineering Services by and between Union Pacific Railroad (UPRR) and the City of Jurupa Valley (UPRR Agreement) and authorize the City Manager to execute the Agreement.

F. ACCEPTANCE OF SB 821 GRANT FUNDING FOR THE PACIFIC AVENUE PEDESTRIAN AND BICYCLE IMPROVEMENTS PROJECT

1. Requested Action: That the City Council accept \$364,880 in SB 821, the Bicycle and Pedestrian Facilities Program, funding for the Pacific Avenue Pedestrian and Bicycle Improvements Project, CIP 19106; and
2. Authorize the City Manager to execute Agreement No 21-62-105-00 with the Riverside County Transportation Commission in substantially the form and format attached to the staff report and in such final form as approved by the City Attorney.

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

15. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA20276: PROPOSED GENERAL PLAN AMENDMENT (GPA20004) TO CHANGE LAND USE DESIGNATION FROM COUNTRY NEIGHBORHOOD (LDR) TO HIGH DENSITY RESIDENTIAL (HDR), CHANGE OF ZONE (CZ20015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) TO GENERAL RESIDENTIAL (R-3), AND SITE DEVELOPMENT PERMIT (SDP20110) TO CONSTRUCT KINGSLEY TERRACES, A 176-UNIT MULTI-FAMILY APARTMENT PROJECT AT 10001 LIMONITE AVENUE (APN: 162-200-011); (APPLICANT: MIKE KOOPMAN)

Requested Action: That the City Council conduct a public hearing, receive public testimony, and by motion, adopt Resolution No. 2021-73, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, DENYING GENERAL PLAN AMENDMENT NO. 20004, CHANGE OF ZONE NO. 20015, AND SITE DEVELOPMENT PERMIT NO. 20110 FOR A 176-UNIT MULTI-FAMILY APARTMENT PROJECT (KINGSLEY TERRACES) ON APPROXIMATELY 9.76 ACRES OF REAL PROPERTY LOCATED AT 10001 LIMONITE AVENUE (APN: 162-200-011) IN THE CONTROLLED DEVELOPMENT AREAS (W-2) ZONE, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

B. PUBLIC HEARING TO CONSIDER THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN ZONES 4, 5, 6, 7, 9, 14, 16, 17, 21, 34, 61, 73, 78, 95, 102, 106, 126, 128, 132, 137, 141, 142, 173, 182, A, C, E, F, G, I, K, L, M, N, O, AND S; AND STREET LIGHTING ZONES 5, 7, 15, 17, 19, 39, 41, 62, 69, 86, 91, 93, 94, 102, 2-A, 2-B, 2-C, 2-D, 2-E, AND 2-F OF THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO.

89-1-CONSOLIDATED PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND SERVICING OF LANDSCAPING, MULTI-PURPOSE TRAILS, FENCING, FOSSIL FILTERS, BIO-SWALES, GRAFFITI ABATEMENT, TRAFFIC SIGNALS, BRIDGE LIGHTS, AND STREET LIGHTS FOR FISCAL YEAR 2021-22

Requested Action: That the City Council adopt Resolution No. 2021-74, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ZONES 4, 5, 6, 7, 9, 14, 16, 17, 21, 34, 61, 73, 78, 95, 102, 106, 126, 128, 132, 137, 141, 142, 173, 182, A, C, E, F, G, I, K, L, M, N, O, AND S, AND STREET LIGHTING ZONES 5, 7, 15, 17, 19, 39, 41, 62, 69, 86, 91, 93, 94, 102, 2-A, 2-B, 2-C, 2-D, 2-E AND 2-F OF THE JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF JURUPA VALLEY AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN WITHIN THE BOUNDARIES OF SAID ZONES AND STREET LIGHTING ZONES FOR FISCAL YEAR 2021-22

16. COUNCIL BUSINESS

- A. APPROVAL OF SECOND AMENDMENT TO AGREEMENT WITH FIRSTCARBON SOLUTIONS CORPORATION FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED “RIO VISTA SPECIFIC PLAN” PROJECT, (CASE NUMBER: MA16045), (APPLICANT: RICHLAND COMMUNITIES)**

Requested Action: That the City Council authorize the City Manager to execute the Second Amendment to the Agreement with FirstCarbon Solutions Corporation for the preparation of an Environmental Impact Report (EIR) for the proposed “Rio Vista Specific Plan” project in an amount not to exceed \$147,730, to be funded entirely by the applicant’s advance deposit sufficient to cover the EIR and the City administrative costs.

- B. INITIATION OF AN AMENDMENT TO THE ZONING CODE TO IDENTIFY APPROPRIATE DEVELOPMENT STANDARDS AND PROCESS REQUIREMENTS AND CONSIDERATION OF AN INTERIM URGENCY ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON EXPANSION OR ESTABLISHMENT OF GASOLINE SERVICE STATIONS**

- 1. Requested Action: That the City Council initiate a zoning code amendment to establish appropriate development standards and review and processing requirements for gasoline service stations;**

2. Refer the issue to the Planning Commission to study, conduct hearings and make recommendations to the City Council; and
3. Adopt Urgency Ordinance No. 2021-18, entitled:

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ENACTED PURSUANT TO GOVERNMENT CODE SECTION 65858 ESTABLISHING A MORATORIUM ON THE APPROVAL OF APPLICATIONS FOR BUILDING PERMITS OR OTHER ENTITLEMENTS FOR NEW GASOLINE SERVICE STATION USES OR THE EXPANSION OF EXISTING GASOLINE SERVICE STATION USES IN THE CITY OF JURUPA VALLEY, DECLARING THE URGENCY THEREOF, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

C. DISCUSSION OF A PROPOSED SOCIAL HOST ORDINANCE

Requested Action: That the City Council discuss the merits of implementing a Social Host Ordinance and, if appropriate, direct the City Attorney to prepare an Ordinance and add Jurupa Valley Municipal Code Section 11.26 for consideration at a future City Council meeting.

17. CITY ATTORNEY'S REPORT

18. COUNCIL MEMBER REPORTS AND COMMENTS

19. ADJOURNMENT

Adjourn to the Regular Meeting of August 19, 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.