



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, October 7, 2021

Joint Study Session: 5:30 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. 5:30 PM - JOINT STUDY SESSION WITH THE PLANNING COMMISSION

CALL TO ORDER – CITY COUNCIL:

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

CALL TO ORDER – PLANNING COMMISSION:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Planning Commissioner
- Hakan Jackson, Planning Commissioner
- Laura Shultz, Planning Commissioner

2. JOINT STUDY SESSION:

A. TRUCK INTENSIVE USE ORDINANCE, LAND USE STUDY AND NORTH PYRITE MASTER PLAN

Requested Action: That the City Council and Planning Commission receive and file a staff presentation on the Truck Intensive Use Ordinance, Land Use Study and North Pyrite Master Plan. No action will be taken on these items, but Planning Commission and City Council may provide comments to Staff.

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”**
- B. INLAND EMPIRE RESOURCE CONSERVATION DISTRICT - PRESENTED BY MANDY PARKES, DISTRICT MANAGER**
- C. PROCLAIMING THE 2ND WEEK OF OCTOBER AS “CODE ENFORCEMENT OFFICER WEEK”**

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 LORENA BARAJAS**
 - 1. UPDATE ON THE WESTERN RIVERSIDE COUNTY – REGIONAL CONSERVATION AUTHORITY MEETING OF SEPTEMBER 13, 2021**
 - B. MAYOR PRO TEM CHRIS BARAJAS**
 - 1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS ADMINISTRATION & FINANCE COMMITTEE MEETING OF SEPTEMBER 8, 2021**
 - 2. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETING OF SEPTEMBER 13, 2021**
 - 3. UPDATE ON THE INTERAGENCY COORDINATING COUNCIL MEETING OF SEPTEMBER 24, 2021**
 - C. COUNCIL MEMBER LESLIE ALTAMIRANO**
 - 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT BOARD MEETING OF SEPTEMBER 16, 2021**
 - D. COUNCIL MEMBER BRIAN BERKSON**
 - 1. UPDATE ON THE NORTHWEST TRANSPORTATION NOW COALITION MEETING OF SEPTEMBER 9, 2021**
 - 2. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY – AUDIT AND FINANCE COMMITTEE MEETING OF SEPTEMBER 10, 2021**
 - 3. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF SEPTEMBER 15, 2021**
 - 4. UPDATE ON THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW MEETING OF SEPTEMBER 16, 2021**

5. UPDATE ON THE RIVERSIDE TRANSIT AGENCY MEETING OF SEPTEMBER 23, 2021

6. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY MEETING OF SEPTEMBER 24, 2021

11. CITY MANAGER'S UPDATE

12. APPROVAL OF MINUTES

A. SEPTEMBER 2, 2021 REGULAR MEETING

B. SEPTEMBER 16, 2021 SPECIAL 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 \$10,020,038.42

Requested Action: That the City Council ratify the check registers dated August 26, and September 1, 9, 16 and 23, 2021 as well as the payroll registers dated August 20, and 31 and September 3 and 17, 2021.

C. ORDINANCE NO. 2021-19

Requested Action: That the City Council conduct a second reading and adopt Ordinance No 2021-19, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE JURUPA VALLEY MUNICIPAL CODE CONCERNING MULTIPLE FAMILY DWELLING DEVELOPMENT STANDARDS, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

D. APPROVAL OF THE ANNUAL AGREEMENT WITH THE JURUPA VALLEY CHAMBER OF COMMERCE INCLUDING THE COVID RELIEF ECONOMIC DEVELOPMENT PROGRAM

Requested Action: That the City Council approve the annual agreement between the City of Jurupa Valley and the Jurupa Valley Chamber of Commerce for an amount not to exceed \$25,000 and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

E. APPROVAL OF A DIGITAL DISPLAY AGREEMENT WITH GEORGIOS, LLC FOR THE PROPERTY LOCATED AT 7621 GRANITE HILL DRIVE, JURUPA VALLEY CALIFORNIA 92509 (DISCOVERY CENTER)

Requested Action: That the City Council adopt Resolution No. 2021-83, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING A DIGITAL DISPLAY AGREEMENT PURSUANT TO JURUPA VALLEY MUNICIPAL CODE SECTION 9.245.030.I WITH GEORGIOS, LLC, FOR THE PROPERTY LOCATED AT 7621 GRANITE HILL DRIVE AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061 AND 15304 OF THE CEQA GUIDELINES

F. APPROVAL OF A DIGITAL DISPLAY AGREEMENT WITH GEORGIOS, LLC FOR THE PROPERTY LOCATED AT 11347 RIVERSIDE DRIVE, JURUPA VALLEY, CALIFORNIA

Requested Action: That the City Council adopt Resolution No. 2021-84, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, APPROVING A DIGITAL DISPLAY AGREEMENT PURSUANT TO JURUPA VALLEY MUNICIPAL CODE SECTION 9.245.030.I WITH GEORGIOS, LLC, FOR THE PROPERTY LOCATED AT 11347 RIVERSIDE DRIVE AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061 AND 15304 OF THE CEQA GUIDELINESBACKGROUND

G. RESOLUTION ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 36702 LOCATED ON THE EAST SIDE OF STONE AVENUE 200 FEET SOUTH OF MARTINGALE DRIVE (STONE RANCH, LLC C/O CRESTWOOD CORPORATION)

1. Requested Action: That the City Council authorize the City Manager to record the Notice of Completion; and

2. Authorize the City Engineer to reduce the Performance Bond and Material and Labor Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond; and
3. Authorize the City Engineer to release the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien.
4. Adopt Resolution No. 2021-78, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT MAP 36702 LOCATED ON THE EAST SIDE OF STONE AVENUE 200 FEET SOUTH OF MARTINGALE DRIVE). PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

H. AMENDMENT NO. 7 TO THE AGREEMENT FOR SERVICES WITH SOFTSCAPES CORPORATION FOR SPECIAL DISTRICT LANDSCAPING SERVICES

Requested Action: That the City Council approve the Seventh Amendment to the Agreement for Special District Landscaping Services between the City of Jurupa Valley and Softscapes Corporation and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

I. APPROVAL TO PURCHASE ONE 2021 JOHN DEERE 210L LOADER FROM RDO EQUIPMENT COMPANY

Requested Action: That the City Council approve the purchase of one 2021 John Deere 210L loader from RDO Equipment Company.

J. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT PUBLIC SAFETY, CFD PS 2021-001 (PARADISE KNOLLS); GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET, TR36822

Requested Action: That the City Council adopt Resolution No. 2021-82, entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT PUBLIC SAFETY 2021-001 (CFD PS 2021-001, PARADISE KNOLLS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY

**FACILITIES DISTRICT PUBLIC SAFETY 2021-001 (CFD PS 2021-001,
PARADISE KNOLLS)**

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

15. PUBLIC HEARINGS

- A. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE X) 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 CANTU-GALLEANO RANCH ROAD AND ETIWANDA AVENUE INTERSECTION (HORIZON BUSINESS PARK)**

Requested Action: That the City Council adopt Resolution No. 2021-79, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ORDERING THE ANNEXATION OF TERRITORY (ZONE X); LOCATED AT THE NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND ETIWANDA AVENUE INTERSECTION 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

- B. PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS AND ADOPTION OF A RESOLUTION TO AMEND THE TRANSPORTATION UNIFORM MITIGATION FEE APPLICABLE TO ALL NEW DEVELOPMENT IN THE CITY OF JURUPA VALLEY**

- 1.** Requested Action: That the City Council conduct a public hearing to receive public comments regarding a Resolution of the City Council of the City of Jurupa Valley amending the applicable Transportation Uniform Mitigation Fee (“TUMF”) applicable to all developments in the City of Jurupa Valley; and

- 2.** That the City Council adopt Resolution No. 2021-80, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE

**(TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY
OF JURUPA VALLEY**

**C. PUBLIC HEARING REGARDING SUBMISSION OF THE 2020-2021
COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED
ANNUAL PERFORMANCE AND EVALUATION REPORT**

1. Requested Action: That the City Council receive and file the 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER)
2. That the City Council adopt Resolution No. 2021-81, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
JURUPA VALLEY ADOPTING AND APPROVING THE
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION
REPORT (CAPER) AND AUTHORIZING SUBMISSION OF THE
REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

16. COUNCIL BUSINESS

- A. STUDY SESSION: MASTER APPLICATION NO. MA21189 (PAR21007);
PRE-APPLICATION FOR VERNOLA RANCH, A PROPOSED PLANNED
UNIT DEVELOPMENT (PUD) ON 153 ACRES LOCATED AT 12080
BELLEGRAVE AVENUE (APN: 160-050-070); (APPLICANT: SKY
COUNTRY INV. CO. MGP VERNOLA AND MCCABE TRUST)**

Requested Action: That the City Council (1) receive an introduction to the project design and (2) identify items of concern or request additional information prior to formal application submittal and eventual public hearings. Since this is a study session, no action will be taken.

17. CITY ATTORNEY'S REPORT

18. COUNCIL MEMBER REPORTS AND COMMENTS

19. 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 Valley are: Rod Butler, 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 lease/license of City-owned real property located at 5626 Mission Boulevard, California to United Sikh Mission. The parties to the negotiations for the lease/license agreement are the City of Jurupa Valley and United Sikh Mission. Negotiators for the City of Jurupa Valley are: Rod Butler and Michael Flad. Under negotiation are the price and terms of the lease/license agreement.

D. 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 one matter of pending litigation: *In re National Prescription Opioid Litigation, MDL No. 2804 (Federal District Court N.D. Ohio)*.

20. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

21. ADJOURNMENT

Adjourn to the Regular Meeting of October 21, 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.