



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, November 4, 2021

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 - 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 TO DISCUSS THE FEASIBILITY ASSESSMENT TO ESTABLISH A CITY-PROVIDED POLICE DEPARTMENT

A. PRESENTATION BY MICHAEL FLAD, ASSISTANT CITY MANAGER

Requested Action: That the City Council receive, discuss and file a Citygate Associates LLC presentation of the Feasibility Assessment to establish a City-Provided Police Department.

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. RECOGNITION TO LIEUTENANT DANNY YOUNG**
- C. INTRODUCTION OF NEW BUILDING DEPARTMENT EMPLOYEES**
- D. UPDATE ON THE JURUPA GRADE SEPARATION PROJECT**
- E. PRESENTATION ON THE LANDSCAPE PLAN FOR THE PARADISE KNOLLS RESIDENTIAL PROJECT – PRESENTED BY JIM KOZAK, STRATEGIC LAND PARTNERS AND EDGAR GOMEZ, RICHMOND AMERICAN HOMES**

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 NOVEMBER 1, 2021**

B. MAYOR PRO TEM CHRIS BARAJAS

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

C. COUNCIL MEMBER LESLIE ALTAMIRANO

- 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF OCTOBER 21, 2021**

D. COUNCIL MEMBER BRIAN BERKSON

- 1. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY MEETING OF OCTOBER 22, 2021**

11. CITY MANAGER'S UPDATE

12. APPROVAL OF MINUTES

A. OCTOBER 21, 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 \$4,688,791.89

Requested Action: That the City Council ratify the check registers dated September 30 and October 7, 14 and 22, 2021 as well as the payroll registers dated September 30 and October 1 and October 15, 2021.

C. ORDINANCE NO. 2021-21

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2021-21, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY REVISING THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO THE SALE OF ALCOHOLIC BEVERAGES AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15061 (B) (3) OF THE CEQA GUIDELINES

D. AMENDMENT NO. 1 TO THE AGREEMENT FOR SERVICES WITH ALL AMERICAN PRIVATE SECURITY, LLC

Requested Action: That the City Council approve the First Amendment to the Agreement for Security Services between the City of Jurupa Valley and All American Private Security, LLC 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 AN AGREEMENT BETWEEN LENNAR HOMES OF CALIFORNIA AND CITY OF JURUPA VALLEY FOR ACQUISITION OF CERTAIN REAL PROPERTY INTERESTS IN CONNECTION WITH OFF-SITE IMPROVEMENTS (SHADOW ROCK PROJECT – TRACT 31894)

Requested Action: That the City Council approve an agreement between Lennar Homes of California and City of Jurupa Valley for acquisition of certain real property interests in connection with off-site improvements (Shadow Rock Project – Tract 31894) and authorize the City Manager to execute the agreement.

F. ACCEPT THE OFFER OF DEDICATION OF RIGHT-OF-WAY FOR FUTURE IMPROVEMENTS FOR TRACT NO. 37211 (SOUTHEAST OF OPAL STREET AND CANAL STREET; SEQUANATA PARTNERS)

1. Requested Action: That the City Council accept the offer of dedication of an easement for public road and public utility purposes over the Riverside County Flood Control and Water Conservation District (District)

Sunnyslope Channel, as described in Exhibit “A” and as shown in Exhibit “D-1” of the easement deed.

2. Authorize the Director of Public Works to sign the Certificate of Acceptance and City Clerk to attest thereto.

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

15. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20065: CHANGE OF ZONE (CZ) NO. 20002, TENTATIVE TRACT MAP (TTM) NO. 37714 AND VARIANCE (VAR) NO. 21002, “APPALOOSA SPRINGS PROJECT” - SUBDIVISION OF 67.67 COMBINED ACRES INTO 254 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT 6501 CLAY STREET (APNS: 163-400-001 & 052); (APPLICANT: I.H.C. JURUPA, LLC)

1. Requested Action: That the City Council conduct a public hearing, receive public testimony, and adopt Resolution No. 2021-88, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING CHANGE OF ZONE NO. 20002, VARIANCE NO. 21002, AND TENTATIVE TRACT MAP NO. 37714 TO PERMIT A SCHEDULE “A” SUBDIVISION OF APPROXIMATELY 67.67 ACRES OF REAL PROPERTY LOCATED AT 6501 CLAY STREET (APNS: 163-400-001, -052) INTO TWO HUNDRED FIFTY-FOUR (254) SINGLE-FAMILY RESIDENTIAL LOTS, PARK SPACE, PRESERVED OPEN SPACE, OPEN SPACE/LANDSCAPING, A WATER QUALITY BASIN, AND PUBLIC ROADS

2. That the City Council conduct a first reading and introduce Ordinance No. 2021-24, 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 67.67 ACRES OF REAL PROPERTY LOCATED AT 6501 CLAY STREET (APNS: 163-400-001 & 052) FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE TO PLANNED RESIDENTIAL (R-4) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA

- B. PUBLIC HEARING TO CONSIDER CHANGE OF ZONE 21001 (CZ21001) ORDINANCE APPROVING REZONE APPROXIMATELY 56 COMBINED GROSS ACRES OF REAL PROPERTY FROM: (1) M-SC ZONE (MANUFACTURING – SERVICE COMMERCIAL) TO COMMERCIAL TOURIST (C-T) FOR LAND USE AREA 3 (LUA 3); (2) W-2 ZONE (CONTROLLED DEVELOPMENT AREAS) TO C-T (COMMERCIAL TOURIST) FOR LAND USE AREA 4; AND (3) A-1 ZONE (LIGHT AGRICULTURE) TO R-A (RESIDENTIAL AGRICULTURE) FOR LAND USE AREA 17 (LUA 17)**

LOCATIONS: NORTHWEST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-040-004, 171-040-005, 171-040-026, 171-040-033, 171-040-034, 171-040-035, 171-040-046, 171-040-047, 171-040-012, 171-040-013) (LUA 3); NORTHEAST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-030-013, 171-030-005, 171-030-015 (LUA 4), AND 10396 BELLEGRAVE AVENUE ON THE SOUTHSIDE OF BELLEGRAVE BETWEEN DODD STREET AND MARLATT STREET (APNS: 159-030-005, 159-030-004, 159-030-003, 150-030-002, 150-030-01) (LUA 17)

Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2021-22, 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 (1) 35 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-040-004, -005, -012, -013, -026, -033, -034, -035, -046, -047) FROM MANUFACTURING – SERVICE COMMERCIAL (M-SC) ZONE TO COMMERCIAL TOURIST (C-T) ZONE, (2) 9.5 ACRES LOCATED AT THE NORTHEAST CORNER OF PYRITE STREET AND GRANITE HILL DRIVE (APNS: 171-030-005, -013, -015) FROM CONTROLLED DEVELOPMENT AREAS (W-2) ZONE TO COMMERCIAL TOURIST (C-T) ZONE, AND (3) 10 ACRES OF REAL PROPERTY LOCATED AT 10396 BELLEGRAVE AVENUE (APNS: 159-030-001, -002, -003, -004, -005) FROM LIGHT AGRICULTURE (A-1) ZONE TO RESIDENTIAL AGRICULTURE (R-A) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA AND DETERMINATIONS THAT NO FURTHER CEQA REVIEW IS REQUIRED

- C. PUBLIC HEARING TO CONSIDER CHANGE OF ZONE 21002 (CZ21002) TO REZONE APPROXIMATELY 2.06 GROSS ACRES OF REAL PROPERTY FROM C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL) TO W-2 ZONE (CONTROLLED DEVELOPMENT AREAS) AT 8931 GRANITE HILL DRIVE (APN: 173-160-024)**

Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2021-23, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21002 (CZ21002) OF APPROXIMATELY 2.06 GROSS ACRES OF REAL PROPERTY FROM C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL) TO W-2 ZONE (CONTROLLED DEVELOPMENT AREAS) AT 8931 GRANITE HILL DRIVE (APN: 173-160-024)

16. COUNCIL BUSINESS

- A. DISCUSSION OF FUTURE ACTIONS IN RESPONSE TO HOMELESSNESS SERVICES**

Requested Action: That the City Council provide direction to staff related to the future actions in response to homelessness services.

- B. ORDINANCE ADDING CHAPTER 2.06 “ELECTRONIC FILING OF CAMPAIGN DISCLOSURE STATEMENTS,” RELATING TO ELECTRONIC FILING OF FAIR POLITICAL PRACTICES COMMISSION STATEMENTS**

Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2021-25, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 2.06 TO THE JURUPA VALLEY MUNICIPAL CODE REGARDING ELECTRONIC FILING OF CAMPAIGN FINANCE DISCLOSURE STATEMENTS

17. CITY ATTORNEY’S REPORT

18. COUNCIL MEMBER REPORTS AND COMMENTS

19. ADJOURNMENT

Adjourn to the Regular Meeting of November 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.