



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, November 17, 2022

Regular Meeting: 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. *If the Meeting is conducted via teleconferencing pursuant to Government Code Section 54953(e), the public may submit comments to the City Council via email or via telephone prior to the Mayor calling the item. Email comment shall be sent to: CityClerk@jurupavalley.org. Telephone comments may be made by calling (951) 332-6464, Ext. 140. Email and telephone comments are subject to the same rules as in-person comments.*
- D. *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.*
- E. *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 MEETING

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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. PRESENTATIONS

A. RECOGNITION TO KEITH CLARKE

B. INTRODUCTION OF ADMINISTRATION/FINANCE STAFF

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 CHRIS BARAJAS

- 1. UPDATE ON THE WESTERN COMMUNITY ENERGY - JOINT MEETING OF THE BOARD OF DIRECTORS AND TECHNICAL ADVISORY COMMITTEE OF NOVEMBER 9, 2022**
- 2. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS – ADMINISTRATION & FINANCE COMMITTEE MEETING OF NOVEMBER 9, 2022**

B. MAYOR PRO TEM LESLIE ALTAMIRANO

- 1. UPDATE ON THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY MEETING OF NOVEMBER 7, 2022**

C. COUNCIL MEMBER BRIAN BERKSON

- 1. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF NOVEMBER 9, 2022**

2. **UPDATE ON THE NORTHWEST TRANSPORTATION NOW COALITION MEETING OF NOVEMBER 10, 2022**
3. **UPDATE ON THE RIVERSIDE TRANSIT AGENCY EXECUTIVE COMMITTEE MEETING OF NOVEMBER 17, 2022**
4. **UPDATE ON THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE MEETING OF NOVEMBER 17, 2022**

D. COUNCIL MEMBER GUILLERMO SILVA

1. **UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF NOVEMBER 17, 2022**

9. CITY MANAGER'S UPDATE

10. APPROVAL OF MINUTES

A. NOVEMBER 3, 2022 REGULAR MEETING

11. 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. REAFFIRM FINDINGS AUTHORIZING CITY COUNCIL TO MEET IN WHOLE OR IN PART BY TELECONFERENCING UNDER GOVERNMENT CODE SECTION 54953(e) DURING THE COVID-19 STATE AND LOCAL EMERGENCY

Requested Action: That the City Council adopt Resolution No. 2022-106, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING PUBLIC MEETINGS OF THE CITY COUNCIL TO BE HELD WITH A TELECONFERENCE OPTION FOR MEMBERS OF THE CITY COUNCIL AND THE PUBLIC DUE TO THE GOVERNOR'S DECLARATION OF EMERGENCY AND THE CITY COUNCIL'S DECLARATION OF LOCAL EMERGENCY PURSUANT TO

**GOVERNMENT CODE SECTION 54953(e), AND MAKING FINDINGS
AND DETERMINATIONS REGARDING THE SAME**

**C. QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDING
JUNE 30, 2022 FOR FISCAL YEAR 2021/2022 AND SEPTEMBER 30, 2022
FOR FISCAL YEAR 2022/2023**

Requested Action: That the City Council receive and file the quarterly investment reports for Fiscal Year 2021/2022 quarter ending June 30, 2022 and Fiscal Year 2022/2023 quarter ending September 30, 2022.

**D. REIMBURSEMENT TO CALPORTLAND COMPANY FOR GUARDRAIL
INSTALLATION ON RUBIDOUX BOULEVARD IN THE CITY OF
JURUPA VALLEY**

Requested Action: That the City Council approve reimbursement to CalPortland for the guardrail installation on Rubidoux Boulevard and authorize the City Manager to release payment for \$40,000.00.

**E. ACCEPTANCE OF OFFERS OF DEDICATION AT THE HALL AVENUE
AND AGUA MANSA ROAD INTERSECTION (AGUA MANSA
COMMERCE PREDEV, LLC, A DELAWARE LIMITED LIABILITY
COMPANY)**

1. Requested Action: That the City Council accept the offer of dedication of an easement for public road and drainage purposes including public utility and public services purposes over the area as shown on Exhibit B of DED22-003.
2. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication of DED22-003.

**F. CZA22005 - INITIATE A ZONING TEXT AMENDMENT PERTAINING
TO THE PROCESSING AND TERMS OF EXTENSION OF TIME (EOT)
APPLICATIONS FOR COMMUNITY DEVELOPMENT DEPARTMENT
APPROVALS**

Requested Action: That the City Council, by motion, initiate a zoning text amendment pertaining to the processing and terms of extension of time (EOT) applications for Community Development Department approvals.

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

13. PUBLIC HEARINGS

- A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 22051: VESTING TENTATIVE TRACT MAP (VTTM) NO. 38257 FOR 118 CONDOMINIUMS ON APPROXIMATELY 7.94 ACRES LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND BEACH STREET; (APN: 162-230-012); AND APPROVING A PREVIOUS ENVIRONMENTAL DETERMINATION FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APPLICANT: CENTURY COMMUNITIES OF CALIFORNIA, LLC)**

Requested Action: That the City Council conduct a public hearing, receive public testimony, and adopt Resolution No. 2022-107, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP (VTTM) NO. 38257 AND NEIGHBORHOOD DEVELOPMENT PLAN TO PERMIT THE CONSTRUCTION OF 118 CONDOMINIUMS ON APPROXIMATELY 7.94 ACRES LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND BEACH STREET AND A PREVIOUS ENVIRONMENTAL DETERMINATION FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 162-230-012)

- B. PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE NEW CALIFORNIA BUILDING CODES AND THE CALIFORNIA FIRE CODE**

1. Requested Action: That the City Council open the public hearing, receive public comments and close the public hearing.
2. That the City Council adopt Resolution No. 2022-108, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE 2022 CALIFORNIA FIRE CODE AS ADOPTED BY THE CITY OF JURUPA VALLEY ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS

3. That the City Council conduct a second reading and adopt Ordinance No. 2022-18, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 8.05, ADOPTION OF CONSTRUCTION CODES, TO TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE (1) THE 2022 CALIFORNIA BUILDING CODE, (2) THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, (3) THE 2022 CALIFORNIA EXISTING BUILDING CODE, (4) THE 2022 CALIFORNIA MECHANICAL CODE, (5) THE 2022 CALIFORNIA PLUMBING CODE, (6) THE 2022 CALIFORNIA ELECTRICAL CODE, (7) THE 2022 CALIFORNIA ENERGY CODE, (8) THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, (9) THE 2022 CALIFORNIA REFERENCE STANDARDS CODE, (10) THE 2022 CALIFORNIA RESIDENTIAL CODE, (11) THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODES AND AMENDING CHAPTER 8.10, ADOPTION OF FIRE CODES, TO TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2022 EDITION OF THE CALIFORNIA FIRE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODE

- C. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 21143; GENERAL PLAN AMENDMENT (GPA) NO. 21003; CHANGE OF ZONE (CZ) NO. 21004; WAIVER OF MINIMUM NINE-ACRE AREA DEVELOPMENT STANDARD; TENTATIVE TRACT MAP (TTM) NO. 38151 AND SITE DEVELOPMENT PERMIT (SDP) NO. 22089; PROJECT: “MADONE COLLECTION” PLANNED RESIDENTIAL DEVELOPMENT - SUBDIVIDE 6.92 ACRES OF LAND INTO 35 LOTS FOR SINGLE-FAMILY DETACHED HOMES; LOCATION: 7586 JURUPA ROAD (APN: 183-030-014); (APPLICANT: TK MANAGEMENT SERVICES, LLC)**

- 1. That the City Council conduct a public hearing and adopt Resolution No. 2022-109, 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 GENERAL PLAN AMENDMENT NO. 21003, WAIVER OF MINIMUM NINE-ACRE AREA DEVELOPMENT STANDARD, SITE DEVELOPMENT PERMIT NO. 22089, AND TENTATIVE TRACT MAP NO. 38151 TO PERMIT A SCHEDULE “A” SUBDIVISION OF APPROXIMATELY 6.92 ACRES OF REAL PROPERTY LOCATED AT 7586 JURUPA ROAD (APN: 183-030-014) INTO THIRTY-FIVE (35) SINGLE-FAMILY RESIDENTIAL LOTS, COMMON AREAS, PRIVATE STREETS, AND A RETENTION BASIN

2. That the City Council conduct a first reading and introduce Ordinance No. 2022-21, 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 6.92-ACRES OF REAL PROPERTY LOCATED AT 7586 JURUPA ROAD (APN: 183-030-014) FROM A-1 (LIGHT AGRICULTURE) TO R-4 (PLANNED DEVELOPMENT), AND MAKING FINDINGS PURSUANT TO CEQA

- D. **PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 21334: REVISED TENTATIVE PARCEL MAP, REVISED SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY, VARIANCE, ADDENDUM TO THE PREVIOUSLY APPROVED ENVIRONMENTAL IMPACT REPORT, AND COOPERATIVE AGREEMENT TO MODIFY A PREVIOUSLY APPROVED 231,000 SQUARE-FOOT SHOPPING CENTER, ADD ALCOHOL SALES FOR ON- & OFF-SITE CONSUMPTION, AND DESIGN AND CONSTRUCT CERTAIN PUBLIC IMPROVEMENTS ON MISSION BOULEVARD AND PYRITE STREET (APNS: 171-020-001, -002, -025); (APPLICANT: PYRITE INVESTMENTS, LLC)**

Requested Action: That the City Council conduct a public hearing, receive public testimony, and adopt Resolution No. 2022-110, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING MASTER APPLICATION NO. 21334 CONSISTING OF TENTATIVE PARCEL MAP NO. 37890, REVISED PERMIT NO. 1 TO SITE DEVELOPMENT PERMIT NO. 20018, CONDITIONAL USE PERMIT NO. 22002, DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY NO. 22003, AND VARIANCE NO. 22003, TO PERMIT THE CONSTRUCTION OF AN APPROXIMATE 147,000 SQUARE FOOT DEPARTMENT STORE WITH ALCOHOL SALES FOR OFF-SITE CONSUMPTION, AND ALCOHOL SALES FOR ON-PREMISES CONSUMPTION AT A FUTURE RESTAURANT, AND OTHER SITE MODIFICATIONS ON APPROXIMATELY 31.7 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND PYRITE STREET, APPROVING AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT AND APPROVING A COOPERATIVE AGREEMENT WITH THE DEVELOPER REGARDING THE DESIGN AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS (APNS: 171-020-001, -002, -025)

14. COUNCIL BUSINESS

A. APPOINTMENTS TO FILL TWO UNEXPIRED VACANCIES ON THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Requested Action: That Mayor Chris Barajas and Mayor Pro Tem Leslie Altamirano appoint one member each to serve on the Community Development Advisory Committee for a term, which shall expire on March 21, 2023, or until their successors are appointed and sworn-in, whichever is later and which nominations shall be ratified by a majority vote of the entire City Council, pursuant to Chapter 2.36 of the Jurupa Valley Municipal Code.

15. CITY ATTORNEY'S REPORT

16. COUNCIL MEMBER REPORTS AND COMMENTS

17. ADJOURNMENT

Adjourn to the Regular Meeting of December 1, 2022 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.