



## **REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL**

**Thursday, July 6, 2023**

**Closed Session: 6:00 p.m.**

**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. *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 CLOSED SESSION**

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

### **2. CONVENE TO CLOSED SESSION**

#### **A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS**

- B. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION.** The City Council will meet in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to five matters of potential litigation. A point has been reached where, in the opinion of

the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City and the City Council will decide whether to initiate litigation.

**3. RECONVENE IN OPEN SESSION**

**A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION**

**4. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING**

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

**5. INVOCATION**

**6. PLEDGE OF ALLEGIANCE**

**7. APPROVAL OF AGENDA**

**8. PRESENTATIONS**

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

**9. 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.**

**10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**

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

**A. MAYOR CHRIS BARAJAS**

- 1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS GENERAL ASSEMBLY MEETING OF JUNE 29, 2023**
- 2. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETING OF JUNE 30, 2023**

**B. COUNCIL MEMBER BRIAN BERKSON**

- 1. UPDATE ON THE RIVERSIDE TRANSIT AGENCY MEETING OF JUNE 22, 2023**
- 2. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY BOARD OF DIRECTORS MEETING OF JUNE 23, 2023**
- 3. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION – WESTERN RIVERSIDE COUNTY PROGRAMS AND PROJECTS COMMITTEE MEETING OF JUNE 26, 2023**
- 4. UPDATE ON THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS TRANSPORTATION COMMITTEE MEETING OF JULY 6, 2023**

**12. CITY MANAGER’S UPDATE**

**13. APPROVAL OF MINUTES**

**A. JUNE 15, 2023 REGULAR MEETING**

**14. CONSENT CALENDAR**

**A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TITLE AND TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA**

Requested Action: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda. In accordance with Government Code Section 34934, the title of each ordinance is included on the published agenda and a copy of the full ordinance has been available to the public

online on the City's website and will be available in print at the meeting prior to the introduction or passage of the ordinance.

**B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$9,133,649.72**

Requested Action: That the City Council ratify the check registers dated May 24 and June 1, 7, 15 and 22, 2023 as well as the payroll registers dated May 26, 31 and June 9, 2023.

**C. NOTICE OF COMPLETION FOR CITYWIDE PAVEMENT REHABILITATION, LIMONITE AVENUE FROM FELSPAR STREET TO PEDLEY ROAD, JURUPA ROAD FROM AGATE STREET TO GALENA STREET, RUBIDOUX BOULEVARD FROM 29<sup>TH</sup> STREET TO 30<sup>TH</sup> STREET, AGATE STREET FROM JURUPA ROAD TO MISSION BOULEVARD, CIP #21101, IN THE CITY OF JURUPA VALLEY**

1. Requested Action: That the City Council accept the Citywide Pavement Rehabilitation Project, CIP #21101 and authorize the City Manager to execute the Notice of Completion; and
2. Authorize the City Clerk to file the Notice of Completion with the Riverside County Recorder; and
3. Authorize staff to release retention 35 days after filing the Notice of Completion.

**D. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2022-001 (APPALOOSA SPRINGS) GENERALLY LOCATED WEST OF CLAY STREET, EAST OF PEDLEY ROAD, AND SOUTH OF LIMONITE AVENUE, TRACT NO. 37714**

Requested Action: That the City Council adopt Resolution No. 2023-49, entitled:

**A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2022-001 (APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2022-001 (APPALOOSA SPRINGS)**

- E. RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS); GENERALLY LOCATED WEST OF CLAY STREET, EAST OF PEDLEY ROAD, AND SOUTH OF LIMONITE AVENUE, TRACT NO. 37714**

Requested Action: That the City Council adopt Resolution No. 2023-50, entitled:

**A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. PS 2022-002 (PUBLIC SAFETY, APPALOOSA SPRINGS)**

- F. APPROVAL OF TRACT MAP NO. 37640 EMERALD RIDGE SOUTH LOCATED WEST OF AVALON STREET, AND NORTH OF CA-60 FREEWAY, ACCEPTANCE OF OFFERS OF DEDICATION, APPROVAL OF SUBDIVISION AGREEMENTS, AND ACCEPTANCE OF IMPROVEMENT BONDS**

1. Requested Action: That the City Council approve Tract Map 37640 and accept the dedication as follows:
  - a. Accept the real property described as an easement for street and public utility purposes for Lots “A” through “C.”
  - b. Accept the real property described as an easement for public utility and ingress and egress purposes. The dedication is the northeasterly 5 ft. of lots 139,198,225 and 227.
  - c. Accept the real property described as a variable width easement for drainage purposes on lot 229.
  - d. Accept the real property described as an easement for public and storm drain purposes, access and appurtenances. The dedication is for a portion of Canal Street, lot 228 and lots L, N, P and R, shown as Easement “I.”
2. Authorize the Mayor and City Clerk to sign Tract Map 37640.
3. Approve and authorize the Mayor and City Clerk to execute the Subdivision Agreements; and

4. Accept the surety bonds for construction of related off-site improvements and survey monumentation.

**G. AMENDMENT NO. 5 TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE COUNTY OF RIVERSIDE AND THE CITY OF JURUPA VALLEY FOR FY 2023-2024**

Requested Action: That the City Council approve Amendment No. 5 to the Agreement for Professional Services by and between the County of Riverside and the City of Jurupa Valley for Fiscal Year 2023-2024 and authorize the City Manager to execute the Amendment in substantially the form attached to the staff report and in such final form as approved by the City Attorney.

**H. APPEAL NO. 23001: MINOR CHANGE NO. 1 TO TENTATIVE TRACT MAP NO. 37211 (TTM37211M1), A REQUEST TO MODIFY CONDITION NO. 3.15 REGARDING ELECTRICAL LINE UNDERGROUNDING ALONG PACIFIC AVENUE AND DETERMINE THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162(a); LOCATION: SOUTHEAST CORNER OF CANAL STREET AND OPAL STREET (APNS: 177-130-007 & 177-142-018); (APPLICANT: SEQUANATA PARTNERS, LP)**

Requested Action: That the City Council adopt Resolution No. 2023-44, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY RESCINDING THE PLANNING COMMISSION'S DECISION TO DENY MINOR CHANGE NO. 1 TO TENTATIVE TRACT MAP NO. 37211 (TTM37211M1) WHICH REQUESTED THE DELETION OF CONDITIONS NOS. 1.12 AND 2.15 REGARDING ESTABLISHING A CFD FOR LANDSCAPING AND WATER QUALITY MANAGEMENT FEATURES, AND CONDITION NO. 3.15 REGARDING THE UNDERGROUNDING OF UTILITY LINES ALONG PACIFIC AVENUE, AND DETERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162(A)**

**I. CONSIDERATION AND APPROVAL OF AMENDMENT NO. 1 TO TWO PROFESSIONAL SERVICES AGREEMENTS WITH RSG, INC. FOR THE RIO VISTA SPECIFIC PLAN AND FOR THE DISTRICT AT JURUPA VALLEY PROJECT**

Requested Action: That the City Council authorize the City Manager to execute the First Amendment to two Agreements with RSG, Inc. for professional services for the (1) Rio Vista Specific Plan; and (2) The District at Jurupa Valley project entitled:

1. **FIRST AMENDMENT TO “AGREEMENT FOR CONSULTANT SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND RSG, INC., FOR PROFESSIONAL SERVICES FOR THE RIO VISTA SPECIFIC PLAN”; and**
  2. **FIRST AMENDMENT TO “AGREEMENT FOR CONSULTANT SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND RSG, INC., FOR PROFESSIONAL SERVICES FOR THE DISTRICT AT JURUPA VALLEY”**
- J. INITIATION OF AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP AND ZONING MAP AND FOR PROPERTY LOCATED AT 3883 WALLACE STREET**

Requested Action: That the City Council initiate an amendment to the General Plan Land Use and Zoning Maps for a property located at 3883 Wallace Street.

- 15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR**
- 16. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING THE FISCAL YEAR 2023-2024 THROUGH FISCAL YEAR 2027-2028 CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF JURUPA VALLEY**

1. Requested Action: That the City Council conduct a public hearing and receive input, if any, on the City of Jurupa Valley’s proposed Fiscal Year 2023-2024 through Fiscal Year 2027-2028 Capital Improvement Program; and
2. Adopt Resolution No. 2023-51, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2023-2024 THROUGH 2027-2028**

**B. PUBLIC HEARING TO ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN INSTALLATION AGREEMENT WITH CLIMATEC, INC., TO DEVELOP AN ENERGY CONSERVATION AND INFRASTRUCTURE MODERNIZATION PROGRAM PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 4217.10 TO 4217.18 AND DETERMINATION OF EXEMPTION UNDER CEQA GUIDELINES SECTION 15301 AND PUBLIC RESOURCES CODE SECTION 21080.35**

Requested Action: That the City Council adopt Resolution No. 2023-52, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, MAKING FINDINGS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 4217.12, APPROVING THE IMPLEMENTATION OF THE ENERGY CONSERVATION AND INFRASTRUCTURE MODERNIZATION PROGRAM, THE IMPLEMENTATION AGREEMENT WITH CLIMATEC LLC, AND FINDING THAT THESE ACTIONS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.35 AND SECTION 15301 OF THE CEQA GUIDELINES**

**C. PUBLIC HEARING TO CONSIDER A RESOLUTION CONFIRMING THE DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED (JV L&LMD NO. 89-1-C) - CITYWIDE AND APPROVAL OF ENGINEER'S REPORT**

1. Requested Action: That the City Council open the public hearing and accept testimony, if any; and
2. That the City Council continue the public hearing to the next regularly scheduled City Council meeting on July 20, 2023.

**D. PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 22004 (ZCA22004) ADDING CHAPTER 4.15 AND AMENDMENTS TO TITLE 9 ("PLANNING AND ZONING") OF THE JURUPA VALLEY MUNICIPAL CODE TO PROHIBIT SHORT-TERM RENTALS AND FIND THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW PURSUANT TO THE COMMON SENSE EXEMPTION, CEQA GUIDELINES SECTION 15061(b)(3)**

1. Requested Action: That the City Council conduct a public hearing, receive public testimony, and consider the two following alternatives:
  1. Conduct a first reading and introduce Ordinance No. 2023-10, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 4.15 TO THE JURUPA VALLEY MUNICIPAL CODE RELATING TO THE PROHIBITION OF SHORT-TERM RENTALS AND THE REQUIREMENTS FOR HOME-**



**SHARING BUSINESSES MAKING RELATED  
AMENDMENTS TO CHAPTER 9.35, AND FINDING AN  
EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3)  
OF THE CEQA GUIDELINES; or**

- 2.** Adopt Resolution No. 2023-53, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF JURUPA VALLEY, CALIFORNIA, DENYING THE  
PROPOSED ZONING CODE AMENDMENT TO PROHIBIT  
SHORT-TERM RENTALS; AND FINDING AN EXEMPTION  
FROM CEQA UNDER SECTION 15270(A) OF THE CEQA  
GUIDELINES**

- 17. COUNCIL BUSINESS**
- 18. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**
- 19. CITY ATTORNEY’S REPORT**
- 20. COUNCIL MEMBER REPORTS AND COMMENTS**
- 21. ADJOURNMENT**

Adjourn to the Regular Meeting of July 20, 2023 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](http://www.jurupavalley.org).*

*Agendas and Minutes are posted on the City’s website at [www.jurupavalley.org](http://www.jurupavalley.org).*