



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

**Thursday, September 7, 2023**

**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. 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

### **2. INVOCATION**

### **3. PLEDGE OF ALLEGIANCE**

### **4. APPROVAL OF AGENDA**

### **5. PRESENTATIONS**

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

**B. PROCLAMATION CELEBRATING CONSTITUTION WEEK**

**C. PROCLAMATION FOR NATIONAL LATINO/A PHYSICIAN DAY**

**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. COUNCIL MEMBER BRIAN BERKSON**

**1. UPDATE ON THE RIVERSIDE TRANSIT AGENCY BOARD OF DIRECTORS MEETING OF AUGUST 24, 2023**

**2. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION – WESTERN RIVERSIDE COUNTY PROGRAMS AND PROJECTS COMMITTEE MEETING OF AUGUST 28, 2023**

**3. UPDATE ON THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS JOINT MEETING OF THE POLICY COMMITTEES (CEHD, EEC AND TC) OF SEPTEMBER 7, 2023**

**9. CITY MANAGER'S UPDATE**

**10. APPROVAL OF MINUTES**

**A. AUGUST 17, 2023 REGULAR MEETING**

**11. 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 \$6,466,665.93**

Requested Action: That the City Council ratify the check registers dated July 27 and August 2, 10, 17 and 24, 2023 as well as the payroll registers dated July 21, 31 and August 4, and 18, 2023.

**C. CONSIDERATION OF A RESOLUTION REQUESTING THE STATE OF CALIFORNIA EXTEND THE RIVERSIDE COUNTY ABANDONED VEHICLE ABATEMENT PROGRAM**

Requested Action: That the City Council adopt Resolution No. 2023-76, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE EXTENSION OF THE SERVICE FEE COLLECTED ON BEHALF OF THE RIVERSIDE COUNTY ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY UNTIL MAY 2034**

**D. APPROVAL OF THE FIRST AMENDMENT TO THE SPECIAL DISTRICT LANDSCAPING SERVICES AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND MCE CORPORATION**

1. Requested Action: That the City Council Approve the First Amendment to the Agreement for Special District Landscaping Services between the City of Jurupa Valley and MCE 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.

2. That the City Council authorize total additional expenditures to MCE Corporation in an amount not to exceed \$723,103.92.

**E. ACCEPTANCE OF SB 821 BICYCLE AND PEDESTRIAN FACILITIES PROGRAM FUNDING FOR THE PACIFIC AVENUE PEDESTRIAN AND BICYCLE IMPROVEMENTS PROJECT (42<sup>nd</sup> STREET TO LIMONITE AVENUE)**

1. Requested Action: That the City Council accept \$690,120 in Senate Bill 821, Bicycle and Pedestrian Facilities Program, funding for The Pacific Avenue Transportation Project, Capital Improvement Program ("CIP") Project #23115; and

2. Authorize the City Manager to execute Agreement No 24-62-016-00 with the Riverside County Transportation Commission in substantially the form and format attached to the staff report as in such final form as approved by the City Attorney.

**F. FIRST AMENDMENT TO THE AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND KOA CORPORATION FOR SUNNYSLOPE AREA SR2S SIDEWALK GAP CLOSURE, CIP #19107**

Requested Action: That the City Council approve the First Amendment for Construction Management Services between the City of Jurupa Valley and KOA Corporation for Sunnyslope Area SR2S Sidewalk Gap Closure, CIP #19107 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.

**G. ACCEPTANCE OF OFFERS OF DEDICATION AND SIDEWALK EASEMENT SOUTHWEST OF THE LIMONITE AVENUE AND COREY STREET INTERSECTION (FIRE MOUNTAIN HOLDINGS, LLC, APNS: 163-021-033, 163-021-037, & 163-021-038)**

1. Recommended Action: That the City Council accept the offer of dedication of an easement for public road and drainage purposes, adjacent to existing Limonite Avenue public right of way as described in DED22-008.
2. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication DED22-008.
3. Accept the offer of dedication of an easement for public road and drainage purposes, adjacent to existing Corey Street public right-of-way as described in DED22-009.
4. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication for DED22-009.
5. Accept the offer of dedication of an easement for sidewalk purposes, alongside Corey Street as described in sidewalk easement DED23-001;
6. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication for DED23-001.

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

**13. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA21269 (GPA21010, SP21001, DA21001, & TTM38318); PROJECT: CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR “THE DISTRICT AT JURUPA VALLEY SPECIFIC PLAN” THAT WOULD PERMIT DEVELOPMENT**

**OF UP TO 1,192 NEW RESIDENTIAL UNITS; APPROXIMATELY 3 MILLION SQUARE FEET OF COMMERCIAL AND INDUSTRIAL LAND USES (INCLUDING WAREHOUSE AND DISTRIBUTION USES); A HOTEL WITH UP TO 160 ROOMS; AND APPROXIMATELY 11 ACRES OF PARKS AND OPEN SPACE ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST; (APPLICANT: EM RANCH OWNER, LLC)**

1. Requested Action: That the City Council conduct a public hearing, receive public testimony, and:

- a. Adopt Resolution No. 2023-77, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY CERTIFYING AN ENVIRONMENTAL IMPACT REPORT AND ADOPTING FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DISTRICT AT JURUPA VALLEY PROJECT TO ALLOW FOR THE DEVELOPMENT OF UP TO 1,192 NEW RESIDENTIAL UNITS; APPROXIMATELY 3 MILLION SQUARE FEET OF COMMERCIAL AND INDUSTRIAL LAND USES (INCLUDING WAREHOUSE AND LOGISTIC USES); A HOTEL WITH CONFERENCE AND HOSPITALITY AREA; AND APPROXIMATELY 11 ACRES OF PARKS AND OPEN SPACE ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST**

- b. Adopt Resolution No. 2023-78, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING GENERAL PLAN AMENDMENT NO. 21010, SPECIFIC PLAN (SP21001), AND TENTATIVE TRACT MAP NO. 38318 TO ALLOW FOR THE DEVELOPMENT OF UP TO 1,192 NEW RESIDENTIAL UNITS; APPROXIMATELY 3 MILLION SQUARE FEET OF COMMERCIAL AND INDUSTRIAL LAND USES (INCLUDING WAREHOUSE AND LOGISTIC USES); A HOTEL WITH CONFERENCE AND HOSPITALITY AREA; AND APPROXIMATELY 11 ACRES OF PARKS AND OPEN SPACE ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH,**

**THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST (THE DISTRICT AT JURUPA VALLEY)**

- c. Introduce and conduct a first reading of Ordinance No. 2023-14, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING DEVELOPMENT AGREEMENT NO. 21010 BETWEEN THE CITY OF JURUPA VALLEY AND EM RANCH OWNER, LLC, FOR THE DISTRICT AT JURUPA VALLEY PROJECT ON AN APPROXIMATELY 248.3-ACRE PROJECT SITE GENERALLY BOUNDED BY SR-60 TO THE NORTH, THE SANTA ANA RIVER TO THE EAST, 34TH STREET TO THE SOUTH, AND RUBIDOUX BOULEVARD TO THE WEST**

**14. COUNCIL BUSINESS**

**15. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**16. CITY ATTORNEY'S REPORT**

**17. COUNCIL MEMBER REPORTS AND COMMENTS**

**18. ADJOURNMENT**

Adjourn to the Regular Meeting of September 21, 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).*