



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

Thursday, December 21, 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 - PENDING LITIGATION.** The City Council will meet in closed session with the City Attorney and Special Counsel pursuant to Government Code Section 54956.9(d)(1) with respect to two matters of pending litigation: 1) *City of Jurupa Valley v. Juan Carmelo Nunez Salazar, et al.* (Riverside Superior Court Case No. RIC2002036); and 2) *City of Jurupa Valley v.*

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. CITY COUNCIL REORGANIZATION

Pursuant to Resolution No. 2013-01, the City Council shall select from among its members a Mayor and Mayor Pro Tem to serve for the following year. The Mayor and Mayor Pro Tem shall take office on January 1 of each year. The term of office for the Mayor and the Mayor Pro Tem shall be a calendar year from January 1 through December 31.

A. ELECTION OF MAYOR

Requested Action: That the City Council nominate and elect one of its members to serve as Mayor for a term expiring December 31, 2024.

B. ELECTION OF MAYOR PRO TEM

Requested Action: That the City Council nominate and elect one of its members to serve as Mayor Pro Tem for a term expiring December 31, 2024.

6. INVOCATION

7. PLEDGE OF ALLEGIANCE

8. APPROVAL OF AGENDA

9. PRESENTATIONS

10. 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.

- 11. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**
- 12. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS**
 - A. MAYOR CHRIS BARAJAS**
 - 1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS – ADMINISTRATION AND FINANCE COMMITTEE MEETING OF DECEMBER 13, 2023**
 - B. MAYOR PRO TEM GUILLERMO SILVA**
 - 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF DECEMBER 19, 2023**
 - C. COUNCIL MEMBER BRIAN BERKSON**
 - 1. UPDATE ON THE METROLINK/SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY MEETING OF DECEMBER 8, 2023**
 - 2. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF DECEMBER 13, 2023**
 - 3. UPDATE ON THE RIVERSIDE TRANSIT AGENCY MEETING OF DECEMBER 14, 2023**
- 13. CITY MANAGER’S UPDATE**
- 14. APPROVAL OF MINUTES**
 - A. DECEMBER 7, 2023 REGULAR MEETING**

15. 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. ORDINANCE NO. 2023-18

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2023-18, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE (CZ 23007) OF APPROXIMATELY 9 ACRES OR REAL PROPERTY LOCATED NORTH OF MISSION BOULEVARD BETWEEN CAMINO REAL AND SOTO AVENUE (APNS: 174-160-003, 174-160-010, 174-180-021, AND 174-150-022) FROM LIMITED AGRICULTURE (A-1) TO GENERAL COMMERCIAL (C-1/C-P) AND DETERMINE THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

C. ADOPTION OF RESOLUTIONS REGARDING THE ANNEXATION OF ZONE AA (CANTU GAS PM 37679) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (“CITY OF JURUPA VALLEY L&LMD 89-1-C”), NORTHWEST CORNER OF CANTU GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY INTERSECTION

1. Requested Action: That the City Council adopt Resolution No. 2023-97, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE AA AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2024-2025 PURSUANT TO THE

**PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA
STREETS AND HIGHWAYS CODE AND ARTICLE XIII D OF THE
CALIFORNIA CONSTITUTION**

2. Requested Action: That the City Council adopt Resolution No. 2023-98, entitled:

A RESOLUITON OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING THE REPORT OF THE ENGINEER REGARDING THE PROPOSED ANNEXATION OF TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE AA AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF JURUPA VALLEY LIGHTING DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2024-2025

3. Requested Action: That the City Council adopt Resolution No. 2023-99, entitled:

A RESOLUITON OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE AA AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2024-2025 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS

D. APPROVAL OF ACQUISITION OF REAL PROPERTY FROM LENNAR HOMES OF CALIFORNIA, LLC, CONSISTING OF FOUR LOTS WITH A CUMULATIVE AREA OF 3.8 ACRES

1. Requested Action: That the City Council adopt Resolution No. 2023-100, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, AUTHORIZING ACCEPTANCE OF THE GRANT DEED FOR APN: 157-190-006, 157-190-007, 157-190-008, 157-190-009 PURSUANT TO GOVERNMENT CODE SECTION 7050 AND DEVELOPMENT AGREEMENT NO. 1302 AS A PART OF THE APPROVAL OF THE RIVERBEND COMMUNITY

2. That the City Council authorize the Mayor to sign the Certificate of Acceptance of the quitclaim deed and authorize the City Manager to execute all property transfer documents on behalf of the City.

16. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

17. PUBLIC HEARINGS

- A. **PUBLIC HEARING TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DENIAL OF MASTER APPLICATION (MA) NO. 17132: "RUBIDOUX COMMERCE PARK" – 1.18 MILLION SQUARE-FOOT INDUSTRIAL PARK WITH 5 BUILDINGS; LOCATED EASTERLY OF MONTANA AVENUE, WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET, AND TWO PARCELS LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET AND EAST OF 28TH STREET; (APPLICANT: PROFICIENCY CAPITAL, LLC) (CONTINUED FROM THE DECEMBER 7, 2023 MEETING)**

Requested Action: That the City Council conduct a public hearing, receive public testimony, and consider the following two options:

1. Affirm the Planning Commission action and Adopt Resolution No. 2023-101 to deny the project, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, DENYING MASTER APPLICATION NO. 17132 CONSISTING OF CHANGE OF ZONE (CZ 21003), TENTATIVE PARCEL MAP NO. 37677 (TPM 37677), SITE DEVELOPMENT PERMIT NO. 19008 (SDP 19008), AND A DEVELOPMENT AGREEMENT NO. 19001 (DA 19001) BETWEEN THE CITY AND PROFICIENCY CAPITAL, LLC TO PERMIT THE CONSTRUCTION OF AN APPROXIMATE 1.18 MILLION SQUARE FOOT INDUSTRIAL PARK WITH FIVE BUILDINGS LOCATED, WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET, AND TWO PARCELS LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET, AND EAST OF 28TH STREET, AND MAKING A FINDING PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (RUBIDOUX COMMERCE PARK)

2. Approve the project by:

- A. Adopting Resolution No. 2023-102, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS

- B.** Introducing and conducting a first reading of Ordinance No. 2024-01, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING CHANGE OF ZONE NO. 21003 (CZ 21003) TO CHANGE THE ZONE FROM MEDIUM-MANUFACTURING TO MANUFACTURING-SERVICE COMMERCIAL TO PERMIT THE CONSTRUCTION OF AN APPROXIMATE 1.18 MILLION SQUARE FOOT INDUSTRIAL PARK WITH FIVE BUILDINGS LOCATED WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET, AND TWO PARCELS LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET, AND EAST OF 28TH STREET (RUBIDOUX COMMERCE PARK)

- C.** Introducing and conducting a first reading of Ordinance No. 2024-02, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, APPROVING DEVELOPMENT AGREEMENT NO. 19001 (DA 19001) BETWEEN THE CITY AND PROFICIENCY CAPITAL, LLC TO PERMIT THE CONSTRUCTION OF AN APPROXIMATE 1.18 MILLION SQUARE FOOT INDUSTRIAL PARK WITH FIVE BUILDINGS LOCATED WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET, AND TWO PARCELS LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET, AND EAST OF 28TH STREET (RUBIDOUX COMMERCE PARK)

- D.** Adopting Resolution No. 2023-103, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING MASTER APPLICATION NO. 17132 CONSISTING OF TENTATIVE PARCEL MAP NO. 37677 (TPM 37677) AND SITE DEVELOPMENT PERMIT NO. 19008 (SDP 19008), TO

PERMIT THE CONSTRUCTION OF AN APPROXIMATE 1.18 MILLION SQUARE FOOT INDUSTRIAL PARK WITH FIVE BUILDINGS LOCATED WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET, AND TWO PARCELS LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET, AND EAST OF 28TH STREET (RUBIDOUX COMMERCE PARK)

- E.** The City Council initiate a Code Amendment that introduces appropriate standards and broadens the areas within the City where educational facilities can be located, including the M-SC Zone.

B. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 21272 LAS PALMAS: GENERAL PLAN AMENDMENT (GPA) NO. 21009; CHANGE OF ZONE (CZ) NO. 21011 AND TENTATIVE TRACT MAP (TTM) NO. 37857 AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; PROJECT: LAS PALMAS PLANNED RESIDENTIAL DEVELOPMENT - SUBDIVIDE 3.84 ACRES OF LAND INTO 36 LOTS FOR SINGLE-FAMILY DETACHED HOMES; LOCATION: NORTH OF 45TH STREET BETWEEN OPAL STREET AND PACIFIC AVENUE (APNs: 182-190-015, 182-190-016, AND 182-190-017); (APPLICANT: RC HOBBS COMPANY)

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

- 2.** Adopt Resolution No. 2023-104, entitled:

CITY COUNCIL OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW FOR THE SUBDIVISION AND DEVELOPMENT OF 36 SINGLE-FAMILY DETACHED HOMES ON A 3.84-ACRE SITE LOCATED NORTH OF 45TH STREET, BETWEEN OPAL STREET AND PACIFIC AVENUE (APN: 182-190-015, 182-190-016, and 182-190-017) (LAS PALMAS PROJECT)

- 3.** Conduct the first reading and introduce Ordinance No. 2024-03, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP FOR CHANGE OF ZONE NO. 21011 CONSISTING OF APPROXIMATELY 3.84 ACRES LOCATED NORTH OF 45TH STREET, BETWEEN OPAL STREET AND PACIFIC AVENUE (APN: 182-190-015, 182-190-016, and 182-190-017) CHANGING THE ZONING MAP FROM ONE FAMILY DWELLINGS (R-1) TO PLANNED UNIT DEVELOPMENT (PUD) (LAS PALMAS PROJECT)

4. Adopt Resolution No. 2023-105, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING TENTATIVE TRACT MAP NO. 37857 TO ALLOW FOR THE SUBDIVISION AND DEVELOPMENT OF 36 SINGLE-FAMILY DETACHED HOMES ON A 3.84-ACRE SITE LOCATED NORTH OF 45TH STREET, BETWEEN OPAL STREET AND PACIFIC AVENUE (APN: 182-190-015, 182-190-016, AND 182-190-017) (LAS PALMAS PROJECT)

- C. **PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 22153 (GPA22003, SP266A5, CZ22002, SP22001, TTM38504, DA22001) TO ESTABLISH THE VERNOLA RANCH SPECIFIC PLAN TO ALLOW UP TO 1,576 RESIDENTIAL DWELLING UNITS (SINGLE-FAMILY, MULTI-FAMILY, TOWNHOMES, AND OTHER HOUSING TYPES), RECREATION AREAS, A NETWORK OF TRAILS AND PARKS, INTERNAL STREET NETWORK, OPEN SPACE, LANDSCAPING, AND STREET IMPROVEMENTS ON 153-ACRES; SPECIFIC PLAN AMENDMENT NO. 266A5 TO REMOVE PLANNING AREAS 10, 13, 15, AND 20 FROM THE I-15 CORRIDOR SPECIFIC PLAN; CHANGE OF ZONE NO. 22002 TO APPLY THE VERNOLA RANCH SPECIFIC PLAN ZONE; DEVELOPMENT AGREEMENT NO. 22001; AND TENTATIVE TRACT MAP NO. 38504 TO SUBDIVIDE 198.87 GROSS ACRES TO ALLOW THE DEVELOPMENT, AND CERTIFY AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; LOCATION: GENERALLY BOUNDED BY I-15 FREEWAY TO THE WEST, PATS RANCH ROAD TO THE EAST, AND BELLEGRAVE TO THE NORTH, LIMONITE TO THE SOUTH; (APPLICANT: MCCUNE & ASSOCIATES, INC.)**

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

2. Adopt Resolution No. 2023-106, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE VERNOLA RANCH SPECIFIC PLAN WHICH PROVIDES FOR THE DEVELOPMENT OF APPROXIMATELY 1,576 RESIDENTIAL DWELLING UNITS, RECREATION AREAS, TRAIL AND PARK NETWORKS, OPEN SPACE, LANDSCAPING AND STREET IMPROVEMENTS, INCLUDING AN OVERLAY FOR A POTENTIAL SCHOOL SITE ON AN APPROXIMATELY

153-ACRE SITE GENERALLY BOUNDED BY I-15 FREEWAY TO THE WEST, PATS RANCH ROAD TO THE EAST, AND BELLEGRAVE TO THE NORTH (VERNOLA RANCH SPECIFIC PLAN PROJECT)

3. Conduct the first reading and introduce Ordinance No. 2024-04, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING CHANGE OF ZONE NO. 22002 TO CHANGE THE ZONE FROM ONE-(1) FAMILY DWELLINGS MEDIUM MANUFACTURING (R-1) AND INDUSTRIAL PARK (I-P) TO SPECIFIC PLAN (SP) ZONE TO PERMIT THE VERNOLA RANCH SPECIFIC PLAN WHICH PROVIDES FOR THE DEVELOPMENT OF APPROXIMATELY 1,576 RESIDENTIAL DWELLING UNITS, RECREATION AREAS, TRAIL AND PARK NETWORKS, OPEN SPACE, LANDSCAPING AND STREET IMPROVEMENTS INCLUDING AN OVERLAY FOR A POTENTIAL SCHOOL SITE, ON AN APPROXIMATELY 153-ACRE SITE GENERALLY BOUNDED BY I-15 FREEWAY TO THE WEST, PATS RANCH ROAD TO THE EAST, AND BELLEGRAVE TO THE NORTH (VERNOLA RANCH SPECIFIC PLAN PROJECT)

4. Conduct the first reading and introduce Ordinance No. 2024-05, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING DEVELOPMENT AGREEMENT NO. 22001 (DA 22001) BETWEEN THE CITY AND MCCUNE & ASSOCIATES TO IMPLEMENT THE VERNOLA RANCH SPECIFIC PLAN WHICH PROVIDES FOR THE DEVELOPMENT OF APPROXIMATELY 1,576 RESIDENTIAL DWELLING UNITS, RECREATION AREAS, TRAIL AND PARK NETWORKS, OPEN SPACE, LANDSCAPING AND STREET IMPROVEMENTS INCLUDING AN OVERLAY FOR A POTENTIAL SCHOOL SITE, ON AN APPROXIMATELY 153-ACRE SITE GENERALLY BOUNDED BY I-15 FREEWAY TO THE WEST, PATS RANCH ROAD TO THE EAST, AND BELLEGRAVE TO THE NORTH (VERNOLA RANCH SPECIFIC PLAN PROJECT)

5. Adopt Resolution No. 2023-107, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING SPECIFIC PLAN NO. 22001, SPECIFIC PLAN AMENDMENT NO. 266A5, AND TENTATIVE TRACT MAP NO. 38504 TO IMPLEMENT THE VERNOLA RANCH SPECIFIC PLAN WHICH PROVIDES FOR THE DEVELOPMENT OF APPROXIMATELY 1,576 RESIDENTIAL DWELLING UNITS, RECREATION AREAS, TRAIL AND PARK NETWORKS, OPEN SPACE, LANDSCAPING AND STREET

IMPROVEMENTS, INCLUDING AN OVERLAY FOR A POTENTIAL SCHOOL SITE ON AN APPROXIMATELY 153-ACRE SITE GENERALLY BOUNDED BY I-15 FREEWAY TO THE WEST, PATS RANCH ROAD TO THE EAST, AND BELLEGRAVE TO THE NORTH (VERNOLA RANCH SPECIFIC PLAN)

D. PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT BATCH:

(1) LAS PALMAS - MASTER APPLICATION (MA) NO. 21272: GENERAL PLAN AMENDMENT (GPA) NO. 21009; CHANGE OF ZONE (CZ) NO. 21011 AND TENTATIVE TRACT MAP (TTM) NO. 37857 AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; LAS PALMAS PLANNED RESIDENTIAL DEVELOPMENT - SUBDIVIDE 3.84 ACRES OF LAND INTO 36 LOTS FOR SINGLE-FAMILY DETACHED HOMES LOCATED NORTH OF 45TH STREET BETWEEN OPAL STREET AND PACIFIC AVENUE (APNs: 182-190-015, 182-190-016, and 182-190-017); APPLICANT: RC HOBBS COMPANY

(2) VERNOLA RANCH SPECIFIC PLAN - MASTER APPLICATION (MA) NO. 22153: (GPA22003, SP266A5, CZ22002, SP22001, TTM38504, DA22001) TO ESTABLISH THE VERNOLA RANCH SPECIFIC PLAN TO ALLOW UP TO 1,576 RESIDENTIAL DWELLING UNITS (SINGLE-FAMILY, MULTI-FAMILY, TOWNHOMES, AND OTHER HOUSING TYPES), RECREATION AREAS, A NETWORK OF TRAILS AND PARKS, INTERNAL STREET NETWORK, OPEN SPACE, LANDSCAPING, AND STREET IMPROVEMENTS ON 153-ACRES; SPECIFIC PLAN AMENDMENT NO. 266A5 TO REMOVE PLANNING AREAS 10, 13, 15, AND 20 FROM THE I-15 CORRIDOR SPECIFIC PLAN; CHANGE OF ZONE NO. 22002 TO APPLY THE VERNOLA RANCH SPECIFIC PLAN ZONE; DEVELOPMENT AGREEMENT NO. 22001; AND TENTATIVE TRACT MAP NO. 38504 TO SUBDIVIDE 198.87 GROSS ACRES TO ALLOW THE DEVELOPMENT, AND CERTIFY AN ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; LOCATION: GENERALLY BOUNDED BY I-15 FREEWAY TO THE WEST, PATS RANCH ROAD TO THE EAST, AND BELLEGRAVE TO THE NORTH, LIMONITE TO THE SOUTH; APPLICANT: MCCUNE & ASSOCIATES, INC.

- 1. That the City Council conduct a public hearing, receive public testimony, and;**
- 2. Receive staff report and adopt Resolution No. 2023-108, entitled:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, APPROVING (1) GENERAL PLAN AMENDMENT NO. 22003 TO CHANGE THE LAND USE DESIGNATION OF APN 160-050-005 FROM BUSINESS PARK (BP) AND MEDIUM DENSITY RESIDENTIAL (MDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR), APN 160-050-029 FROM BP TO HIGH DENSITY RESIDENTIAL (HDR), APN 160-050-063 FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO HDR, APN 160-050-067 FROM BP AND MDR TO HDR AND MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), AND APN 160-050-070 FROM BP AND MDR TO MHDR, HDR, HIGHEST DENSITY RESIDENTIAL (HHDR) AND OPEN SPACE RESIDENTIAL (OS-R) ON 153 ACRES LOCATED EAST OF INTERSTATE 15 (I-15), WEST OF PATS RANCH ROAD, SOUTH OF BELLEGRAVE AVENUE, AND NORTH OF LIMONITE AVENUE TO ALLOW THE CONSTRUCTION OF 1,576 RESIDENTIAL DWELLING UNITS (VERNOLA RANCH SPECIFIC PLAN PROJECT); AND (2) GENERAL PLAN AMENDMENT NO. 21009 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM MDR TO HDR ON A 3.84-ACRE SITE LOCATED NORTH OF 45TH STREET, BETWEEN OPAL STREET AND PACIFIC AVENUE (APN: 182-190-015, 182-190-016, AND 182-190-017) TO ALLOW FOR THE DEVELOPMENT OF 36 SINGLE-FAMILY DETACHED HOMES (LAS PALMAS PROJECT)

18. COUNCIL BUSINESS

A. APPOINTMENTS TO THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Requested Action: That Mayor Chris Barajas and Council Member Brian Berkson each make an appointment to fill two unscheduled vacancies on the Community Development Advisory Committee for a term expiring in December 2026, 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.

B. ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

In accordance with Ordinance No. 2019-04, the terms of the members of the City's Community Development Advisory Committee shall be subject to reconfirmation by the City Council in December of each year.

Requested Action: That the City Council consider the reconfirmation of the appointment of Committee members Rachel Lopez, Joanna Medina, and David McEachern, pursuant to Ordinance No. 2019-04.

C. ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE PLANNING COMMISSION

In accordance with Ordinance No. 2013-11, the terms of the members of the City's Planning Commission shall be subject to reconfirmation by the City Council in December of each year.

Requested Action: That the City Council consider the reconfirmation of the appointment of Planning Commissioners Hakan Jackson, Penny Newman, Arleen Pruitt, Laura Schultz, and Yesenia Villagomez pursuant to Section 2.35.030(E) of the Jurupa Valley Municipal Code.

D. ANNUAL RECONFIRMATION PROCESS FOR MEMBERS OF THE PUBLIC WORKS ADVISORY COMMITTEE

In accordance with Ordinance No. 2022-13, the terms of the members of the City's Public Works Advisory Committee shall be subject to reconfirmation by the City Council in December of each year.

Requested Action: That the City Council consider the reconfirmation of the appointments of Jose Cuellar, Uriel De La Torre, Robert Galindo, Mayra Jackson, and Alondra Munoz, pursuant to Ordinance No. 2022-13.

E. APPOINTMENT OF REPRESENTATIVES AND ALTERNATES TO REGIONAL BOARDS AND COMMITTEES

1. Requested Action: That the City Council consider the following appointments to the following Boards and/or Committees for the 2024 calendar year:
 - a) Northwest Mosquito and Vector Control District (2-year term)
 - b) Public Entity Risk Management Authority (PERMA)
 - c) Riverside County Transportation Commission (RCTC)
 - d) Riverside Transit Agency (RTA)
 - e) Western Riverside Council of Governments (WRCOG)
 - f) Western Riverside County Regional Conservation Authority (RCA)
 - g) City Celebration Committee
 - h) Legislative Ad Hoc Committee
2. That the City Council approve travel and/or reimbursement of expenses to attend upcoming conferences for the 2024 Calendar Year.
3. **CONSIDERATION OF A RESOLUTION APPROVING A REVISED FAIR POLITICAL PRACTICES COMMISSION FORM 806 REFLECTING THE APPOINTMENTS MADE TO THE REGIONAL BOARDS AND COMMISSIONS**

Requested Action: That the City Council pass and adopt Resolution No. 2023-109, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, APPROVING A REVISED FAIR POLITICAL PRACTICES COMMISSION FORM 806 REGARDING THE APPOINTMENT OF COUNCIL MEMBERS TO COMPENSATED POSITIONS

19. CITY ATTORNEY’S REPORT

20. COUNCIL MEMBER REPORTS AND COMMENTS

21. ADJOURNMENT

Adjourn to the Regular Meeting of January 18, 2024 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.