



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

**Thursday, November 5, 2020**

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

**Regular Session: 7:00 p.m.**

**City Council Chamber**

**8930 Limonite Avenue, Jurupa Valley, CA 92509**

### **Special Notice**

*In an effort to prevent the spread of COVID-19 (Coronavirus), and in accordance with the Governor's Executive Order N-29-20, the City of Jurupa Valley is urging those wishing to attend the Council meeting, to avoid attending the meeting and watch the live webcast, which can be accessed at this link: <https://www.jurupavalley.org/422/Meeting-Videos> Public Comments may either be made in person or by submitting them by email to the City Clerk at [CityClerk@jurupavalley.org](mailto:CityClerk@jurupavalley.org) Members of the public are encouraged to submit email comments prior to 6:00 p.m. the day of the meeting but email comments must be submitted prior to the item being called by the Mayor. The City Clerk shall announce all email comments, provided, that the reading shall not exceed three (3) minutes, or such other time as the Council may provide, because this is the time limit for speakers at a Council Meeting. The City cannot accept comments on Agenda items during the Council Meeting on Facebook, social media or by text.*

#### **1. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION**

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

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

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

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the potential purchase of real property located at 5293 Mission Boulevard, Jurupa Valley 92509 (former Riverside County Fleet Services Building). The parties to the negotiations

for the purchase of the property are: City of Jurupa Valley and County of Riverside. Negotiators for the City of Jurupa Valley are: Rod Butler, George Wentz and Peter Thorson. Under negotiation are the price and terms of payment for the potential purchase of the property.

**3. RECONVENE IN OPEN SESSION**

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

**4. 7:00 P.M. - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION**

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

**5. INVOCATION**

**6. PLEDGE OF ALLEGIANCE**

**7. APPROVAL OF AGENDA**

**8. PRESENTATIONS**

**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 ANTHONY KELLY, JR.**

- 1. UPDATE ON THE RIVERSIDE TRANSIT AGENCY MEETING OF NOVEMBER 4, 2020**

**B. MAYOR PRO TEM LORENA BARAJAS**

- 1. UPDATE ON THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY MEETING OF NOVEMBER 2, 2020**

**C. COUNCIL MEMBER BRIAN BERKSON**

- 1. UPDATE ON THE METROLINK / SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY MEETING OF OCTOBER 23, 2020**

**D. COUNCIL MEMBER MICHEAL GOODLAND**

- 1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS - EXECUTIVE COMMITTEE MEETING OF NOVEMBER 2, 2020**
- 2. UPDATE ON THE HEALTHY JURUPA VALLEY COMMUNITY MEETING OF NOVEMBER 3, 2020**

**12. CITY MANAGER'S UPDATE**

**13. APPROVAL OF MINUTES**

**14. 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 \$9,604,888.95**

Requested Action: That the City Council ratify the check registers dated September 24 and October 1, 8, 15, and 22, 2020 as well as the payroll registers dated September 18, 30 and October 2, and 16, 2020.

**C. ORDINANCE NO. 2020-10**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-10, 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 OF APPROXIMATELY 1.79 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND CRESTMORE ROAD (APNS: 179-330-002, -003, -004, -005, AND -006 ) FROM RUBIDOUX-VILLAGE COMMERCIAL (R-VC), MULTIPLE FAMILY DWELLINGS (R-2), AND LIGHT AGRICULTURE (A-1) ZONES TO RUBIDOUX-VILLAGE COMMERCIAL (R-VC) ZONE, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY 5.17 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND CRESTMORE ROAD (APNS: 179-330-002, -003, -004, -005, AND -006 ) FROM RUBIDOUX-VILLAGE COMMERCIAL (R-VC), MULTIPLE FAMILY DWELLINGS (R-2), AND LIGHT AGRICULTURE (A-1) ZONES TO GENERAL RESIDENTIAL (R-3) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA**

**D. ORDINANCE NO. 2020-15**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-15, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN**

**E. ORDINANCE NO. 2020-16**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-16, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING SECTION 9.120.010 ("PERMITTED USES") OF CHAPTER 9.120 ("C-T ZONE (TOURIST COMMERCIAL)") OF TITLE 9 ("PLANNING AND ZONING") OF THE JURUPA VALLEY MUNICIPAL CODE TO ALLOW MOTOR SPORTS RACEWAYS AS PERMITTED USES IN THE TOURIST COMMERCIAL (C-T) ZONE SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES**



**F. ORDINANCE NO. 2020-17**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-17, 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) 1.85 GROSS ACRES OF REAL PROPERTY LOCATED AT 5302 EL RIO AVENUE (APN: 178-290-012) FROM NATURAL ASSETS (N-A) ZONE TO MULTIPLE FAMILY DWELLINGS (R-2) ZONE, (2) 30,000 SQUARE FEET OF REAL PROPERTY LOCATED AT 5288 BELL AVENUE (APN: 178-182-020) FROM LIGHT AGRICULTURE (A-1) ZONE TO MULTIPLE FAMILY DWELLINGS (R-2) ZONE, (3) 7.7 GROSS ACRES OF REAL PROPERTY LOCATED AT 5286 BELL AVENUE (APN: 178-290-001) FROM NATURAL ASSETS (N-A) ZONE TO TOURIST COMMERCIAL (C-T) ZONE, AND (4) 13.57 GROSS ACRES OF REAL PROPERTY LOCATED SOUTH OF INTERSTATE 60, EAST OF JURUPA ROAD, NORTH OF MISSION BOULEVARD, AND WEST OF OPAL STREET (APNS: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, AND -031, AND 177-150-001, -002, -003, -004, -005, -006, -007, AND -011) FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE TO SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA**

**G. ORDINANCE NO. 2020-18**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2020-18, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING SECTIONS 9.240.290 AND 9.10.465 AND DELETING SECTION 9.10.555 OF THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS, AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**H. AUTHORIZATION TO EXECUTE A MASTER ADVISORY AGREEMENT AND ADDENDUM WITH WULFF, HANSEN & COMPANY FOR MUNICIPAL ADVISORY SERVICES**

Requested Action: That the City Council authorize the City Manager to execute a master advisory agreement and addendum, in a form approved by the City Attorney, with Wulff, Hansen and Company of San Rafael, California for comprehensive municipal financial advisory services.

**I. AMENDMENT NO. 5 TO THE AGREEMENT FOR SERVICES WITH  
SOFTSCAPES CORPORATION FOR SPECIAL DISTRICT LANDSCAPING  
SERVICES**

1. Requested Action: That the City Council Approve the Fifth Amendment to the Agreement for Special District Landscaping Services between the City of Jurupa Valley and Softscapes Corporation; and
2. Authorize the City Manager to execute the Agreement in substantially the form and format attached and as approved by the City Attorney.

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

**16. PUBLIC HEARINGS**

**17. COUNCIL BUSINESS**

**A. APPOINTMENT TO TRAFFIC AND SAFETY COMMITTEE**

Requested Action: That the City Council consider an appointment to fill the vacancy on the Traffic Safety Committee.

**B. IMPLEMENTATION OF CAMPAIGN CONTRIBUTION LIMITS  
ESTABLISHED BY NEW STATE LEGISLATION**

1. Requested Action: That the City Council determine whether to: a) Allow the State campaign contribution limit of \$4,700 per election to be in effect in Jurupa Valley, as provided by Government Code Section 85301; or 2) adopt a Jurupa Valley campaign contribution limit prior to January 1, 2021 that may be higher or lower than the \$4,700 State campaign contribution limit.
2. If the Council determines to adopt a Jurupa Valley campaign contribution limit, then conduct a first reading and introduce Ordinance No. 2020-19, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA  
VALLEY ADDING SECTION 2.05.110, CAMPAIGN CONTRIBUTION  
LIMITATIONS, TO THE JURUPA VALLEY MUNICIPAL CODE  
ESTABLISHING A LIMIT ON CAMPAIGN CONTRIBUTIONS TO  
CANDIDATES FOR CITY COUNCIL**

**C. INITIATION OF A ZONING CODE AMENDMENT TO CONSIDER ADDING  
“TRADITIONAL NEIGHBORHOOD DEVELOPMENT STANDARDS” TO THE  
JURUPA VALLEY MUNICIPAL CODE**

Requested Action: That the City Council initiate a Zoning Code Amendment to add “Traditional Neighborhood Development Standards” to the Jurupa Valley Municipal Code and refer it to the Planning Commission for study, hearings and recommendation.

**D. CONSIDERATION OF AN ORDINANCE AND RESOLUTION DESIGNATING CITY PARKING LOTS AND AMENDING SECTION 12.25.135 OF THE JURUPA VALLEY MUNICIPAL CODE REGULATING PARKING ON OFF-STREET CITY PARKING LOTS AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15323**

1. Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2020-20, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMENDING SECTION 12.25.135 OF THE JURUPA VALLEY MUNICIPAL CODE REGULATING PARKING ON OFF-STREET CITY PARKING LOTS AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15323**

2. That the City Council adopt Resolution No. 2020-85, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, DESIGNATING CITY PARKING LOTS AND PROVIDING ADDITIONAL PARKING RESTRICTIONS FOR PARKING LOTS PURSUANT TO SECTION 12.24.135 OF THE JURUPA VALLEY MUNICIPAL CODE AND FINDING THE RESOLUTION EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15323**

**18. CITY ATTORNEY'S REPORT**

**19. COUNCIL MEMBER REPORTS AND COMMENTS**

**20. ADJOURNMENT**

Adjourn to the Regular Meeting of November 19, 2020 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).

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** NOVEMBER 5, 2020

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER  
**BY:** CONNIE CARDENAS, ADMINISTRATIVE SERVICES DIRECTOR

**SUBJECT:** AGENDA ITEM NO. 14.B

**CHECK REGISTERS**

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### **RECOMMENDATION**

That the City Council ratify the check registers dated September 24 and October 1, 8, 15, and 22, 2020 as well as the payroll registers dated September 18, 30 and October 2, and 16, 2020.

The City Council of the City of Jurupa Valley authorizes expenditures through the annual budget process. The FY 2020-21 Budget was adopted on June 18, 2020. Expenditures not included in the annual budget process are approved by resolution throughout the fiscal year.

### **ANALYSIS**

All expenditures on the attached check registers have been approved by the City Council and are in conformance with the authority provided by Section 37208 of the Government Code. The check register dated October 1, 2020 included a \$6,150.78 payment to Chase Card Services. The Statement, with purchase details, is attached herewith.

### **OTHER INFORMATION**

None.

### **FINANCIAL IMPACT**

Check registers:

09/24/20	\$ 6,237,935.82
10/01/20	\$ 264,033.76

10/08/20	\$1,612,947.17
10/15/20	\$ 758,155.74
10/22/20	\$ 442,542.60

Payroll registers:

09/18/20	\$ 86,018.62
09/30/20	\$ 3,230.47
10/02/20	\$ 108,876.10
10/16/20	\$ 91,148.67

TOTAL      \$ 9,604,888.95


**ALTERNATIVES**

1. Not ratify the attached check registers.

Prepared by:

  
\_\_\_\_\_  
Connie Cardenas  
Administrative Services Director

Submitted by:

  
\_\_\_\_\_  
Rod B. Butler  
City Manager

**Attachments:**

1. Check registers dated September 24 and October 01, 08, 15, and 22, 2020.
2. Payroll registers dated September 18, 30 and October 02, 16 2020.



Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
13982	9/24/2020	01185	ARS RESCUE ROOTER	B19-000910	9/21/2020	B19-000910 BLDG REIMB 6190	78.90	78.90
		Voucher:						
13983	9/24/2020	00058	CA BUILDING STANDARDS CC063020		9/24/2020	APR-JUN 2020 GREEN BLDG	1,691.12	1,691.12
		Voucher:						
13984	9/24/2020	02393	CHARTER COMMUNICATIONS1028733091020		9/10/2020	SEP 20220 BUSINESS TV	76.74	76.74
		Voucher:						
13985	9/24/2020	01101	CHOICE BUILDER	627823	9/3/2020	OCT 2020 DENTAL/ VISION PL	1,001.06	1,001.06
		Voucher:						
13986	9/24/2020	02145	COSTCO WHOLESALE	091520	9/15/2020	ANNUAL BUSINESS MEMBER	60.00	60.00
		Voucher:						
13987	9/24/2020	01359	COUNTY OF RIVERSIDE, AUD063020		9/24/2020	FY19/20 REVENUE NEUTRALI	5,881,441.00	5,881,441.00
		Voucher:						
13988	9/24/2020	00836	DE LAGE LANDEN FINANCIAL69525295		9/12/2020	PROPERTY TAX/ ADMIN FEE	468.96	468.96
		Voucher:						
13989	9/24/2020	00057	DEPT OF CONSERVATION	063020	9/24/2020	APR-JUN 2020 SEISMIC FEES	8,304.69	8,304.69
		Voucher:						
13990	9/24/2020	02189	DOKKEN ENGINEERING	37349	9/3/2020	AUG 2020 VAN BUREN BLVD	2,295.00	2,295.00
		Voucher:						
13991	9/24/2020	00015	EDISON - SOUTHERN CALIFO2-34-593-4541		9/18/2020	CITY HALL ELECTRIC CHARG	5,411.32	
		Voucher:						
			2-35-433-9657		9/18/2020	PUMP STATION ELECTRIC	12.68	
			2-38-506-3359		9/18/2020	STREET LIGHT ELECTRIC	12.38	
			2-38-507-8175		9/19/2020	LLMD ELECTRIC CHARGES	10.95	5,447.33
13992	9/24/2020	02558	FLEET SALES & CONSULTING673113		7/15/2020	TOWING SVCS	415.00	415.00
		Voucher:						
13993	9/24/2020	00492	GARCIA, MANUEL	B19-000148	9/21/2020	B19-000148 BLDG REIMB 6730	341.00	341.00
		Voucher:						
13994	9/24/2020	00827	INTERNATIONAL CODE COUN3287474		9/11/2020	ICC MEMBERSHIP DUES ANN	265.00	265.00
		Voucher:						
13995	9/24/2020	00051	JOE A. GONSALVES & SON	158497	9/15/2020	OCT 2020 LEGISLATIVE SVCS	3,000.00	3,000.00
		Voucher:						
13996	9/24/2020	00679	JURUPA AREA PARK AND REC2		9/1/2020	AUG 2020 JARPD MGMT SVC	14,649.06	
		Voucher:						
			1		9/1/2020	JUL 2020 JARPD MGMT SVCS	10,111.14	24,760.20
13997	9/24/2020	02318	LOCKWOOD ANDREWS & NE180-10016-000-8		9/11/2020	AUG 2020 BAIN ST PAVEMEN	10,290.00	10,290.00
		Voucher:						



Bank : chase CHASE BANK		(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
13998	9/24/2020	00570	LORD CONSTRUCTORS, INC B19-000004	9/21/2020	B19-000004 BLDG REIMB 2610	97.90	97.90
	Voucher:						
13999	9/24/2020	01369	MCE CORPORATION 2009001	9/15/2020	SEP 2020 DROP INLET/ CATC	51,016.00	51,016.00
	Voucher:						
14000	9/24/2020	00848	MOBILE MODULAR STORAGE300302462	9/4/2020	STORAGE CONT#732509 REM	104.85	104.85
	Voucher:						
14001	9/24/2020	02337	NEA, REY B19-000153	9/21/2020	B19-000153 BLDG REIMB 3810	342.48	342.48
	Voucher:						
14002	9/24/2020	00245	ORTIZ, ROGELIO 20400	9/2/2020	CITY SEAL EMBROIDERY ON	114.17	
	Voucher:		20418	9/9/2020	CITY SEAL EMBROIDERY ON	57.09	171.26
14003	9/24/2020	01887	PAVEMENT COATINGS CO. PJC001091-RET	5/18/2020	FY19/20 SLURRY SEAL VARIC	23,627.27	23,627.27
	Voucher:						
14004	9/24/2020	02022	QUADIENT LEASING USA, INCN8473809	9/8/2020	10/09/20-01/08/21 POSTAGE M	755.16	755.16
	Voucher:						
14005	9/24/2020	00262	RIVSIDE CNTY DEPT ANIMAL AN0000002043	9/16/2020	JUL 2020 ANIMAL SVCS	41,726.13	41,726.13
	Voucher:						
14006	9/24/2020	01261	RUBIDOUX COMMUNITY SVC:15058100-00	9/10/2020	RCSD LLMD WATER CHARGE	4,204.53	
	Voucher:		15058200-00	9/10/2020	RCSD LLMD WATER CHARGE	3,957.54	
			15058000-00	9/10/2020	RCSD LLMD WATER CHARGE	3,925.95	
			15000000-00	9/10/2020	RCSD LLMD WATER CHARGE	1,369.95	
			15013000-01	9/10/2020	RCSD LLMD WATER CHARGE	291.69	
			15012980-01	9/10/2020	RCSD LLMD WATER CHARGE	253.03	
			15026710-00	9/10/2020	RCSD LLMD WATER CHARGE	224.31	
			15062100-00	9/10/2020	RCSD LLMD WATER CHARGE	82.95	
			15058400-00	9/10/2020	RCSD LLMD WATER CHARGE	66.00	14,375.95

Bank : chase CHASE BANK

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14007	9/24/2020	01253	SOFTSCAPES CORPORATION	1752	7/23/2020	APR 2020 ZONE 4 LANDSCAP	18,414.07
	Voucher:		1602	2/17/2020	JAN 2020 HARVEST 1 LANDS	5,023.42	
			1566	2/5/2020	DEC 2019 HARVEST 1 LANDS	4,886.71	
			1556	2/5/2020	JAN 2020 CANTERA LANDSC	4,712.85	
			1571	2/12/2020	DEC 2019 CANTERA LANDSC	4,668.22	
			1610	2/28/2020	FEB 2020 CANTERA LANDSC	4,581.28	
			1590	2/13/2020	NOV 2019 TURN LEAF LANDS	4,287.55	
			1575	2/12/2020	NOV 2019 HARVEST 1 LANDS	4,126.28	
			1592	2/13/2020	OCT 2019 TURN LEAF LANDS	4,050.34	
			1846	9/16/2020	AUG 2020 HARVEST 1 LANDS	3,875.89	
			1555	2/5/2020	JAN 2020 MISSION ESTATES	3,853.06	
			1581	2/12/2020	AUG 2019 HARVEST 1 LANDS	3,814.08	
			1585	2/12/2020	JUL 2019 HARVEST 1 LANDS	3,740.49	
			1569	2/12/2020	DEC 2019 MISSION ESTATES	3,723.72	
			1609	2/28/2020	FEB 2020 MISSION ESTATES	3,581.00	
			1570	2/12/2020	DEC 2019 HARVEST 3 LANDS	3,400.94	
			1843	9/16/2020	JUL 2020 HARVEST 1 LANDS	3,383.93	
			1552	2/5/2020	JAN 2020 ZONE 14 LANDSCA	3,337.23	
			1578	2/12/2020	NOV 2019 HARVEST 3 LANDS	3,269.37	
			1606	2/28/2020	FEB 2020 ZONE 14 LANDSCA	3,209.66	
			1533	12/9/2019	OCT 2019 HARVEST 3 LANDS	3,166.79	
			1563	2/5/2020	DEC 2019 ZONE 14 LANDSC	3,089.24	
			1588	2/12/2020	JUL 2019 HARVEST 3 LANDS	2,946.02	
			1841	9/16/2020	JUL 2020 ZONE 5 LANDSCAP	2,940.63	
			1844	9/16/2020	AUG 2020 ZONE 5 LANDSCAF	2,930.38	
			1399	8/22/2019	JUL 2019 ZONE 5 LANDSCAP	2,890.75	
			1608	2/28/2020	FEB 2020 THE QUARRY LANE	2,540.94	
			1554	2/5/2020	JAN 2020 THE QUARRY LANE	2,540.82	
			1603	2/17/2020	JAN 2020 SAGE POINT LANDS	2,258.52	
			1454	10/10/2019	10/10/19 THE QUARRY REPAI	2,200.00	
			1568	2/12/2020	DEC 2019 SAGE POINT LAND	2,175.89	
			1453	10/10/2019	9/26/19 ZONE 4 REPAIRS	2,131.00	
			1505	12/3/2019	AUG 2019 SAGE POINT LAND	1,720.97	
			1586	2/12/2020	JUL 2019 SAGE POINT LANDS	1,696.44	
			1576	2/12/2020	NOV 2019 SAGE POINT LAND	1,625.08	

Bank : chase CHASE BANK

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<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
			1557	2/5/2020	AUG 2019 ETIWANDA LANDS	1,505.00	132,298.56

Bank : chase CHASE BANK

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14008	9/24/2020	01253	SOFTSCAPES CORPORATION	1559	2/5/2020	OCT 2019 ETIWANDA LANDS	1,505.00
	Voucher:			1565	2/5/2020	DEC 2019 ETIWANDA LANDS	1,505.00
				1491	11/22/2019	10/18/19 IRRIGATION REPAIR	1,489.50
				1601	2/17/2020	JAN 2020 RANCHO DEL SOL I	1,445.94
				1451	10/10/2019	9/17/19 ZONE 16 REPAIRS	1,439.15
				1493	11/22/2019	11/4/19 ZONE 4 REPAIRS	1,313.00
				1574	2/12/2020	NOV 2019 RANCHO DEL SOL	1,245.12
				1450	10/10/2019	9/10/19 MISSION ESTATES RE	1,054.00
				1584	2/12/2020	JUL 2019 RANCHO DEL SOL L	1,044.31
				1577	2/12/2020	NOV 2019 INLAND ICE LANDS	926.31
				1580	2/12/2020	SEP 2019 INLAND ICE LANDS	922.05
				1582	2/12/2020	AUG 2019 INLAND ICE LANDS	922.05
				1579	2/12/2020	OCT 2019 INLAND ICE LANDS	919.95
				1558	2/5/2019	SEP 2019 RANCHO DEL SOL I	880.60
				1496	11/22/2019	11/07/19 ZONE 16 REPAIRS	845.00
				1492	11/22/2019	10/31/19 ZONE 5 REPAIRS	701.50
				1452	10/10/2019	9/19/19 ZONE 14 REPAIRS	643.50
				1572	2/12/2020	NOV 2019 ETIWANDA LANDS	491.00
				1495	11/8/2019	11/8/19 ZONE 14 REPAIRS	401.50
				1589	2/13/2020	DEC 2019 SHOPS@ BELLEGF	350.00
				1593	2/13/2020	OCT 2019 SHOPS@ BELLEGF	350.00
				1488	11/18/2019	OCT 2019 ZONE 17 LANDSCA	338.97
				1600	2/17/2020	JAN 2020 LIMONITE AVE LANI	335.21
				1845	9/16/2020	AUG 2020 LIMONITE AVE LAN	329.45
				1573	2/12/2020	NOV 2019 LIMONITE AVE LAN	315.45
				1583	2/12/2020	JULY 2019 LIMONITE AVE LAN	312.41
				1842	9/16/2020	JUL 2020 LIMONITE LANDSCA	304.95
				1490	11/22/2019	10/17/19 ZONE 14 REPAIRS	283.50
				1591	2/13/2020	NOV 2019 SHOPS@ BELLEGF	258.25
				1494	11/22/2019	11/5/19 ZONE 4 REPAIRS	240.00
				1489	11/22/2019	10/29/19 ZONE 14 REPAIRS	190.00
				1474	11/1/2019	NOV 2019 CITY HALL LANDS	150.00
				1542	12/9/2019	DEC 2019 CITY HALL LANDSC	150.00
				1547	1/14/2020	JAN 2020 CITY HALL LANDSC	150.00
				1614	2/29/2020	MAR 2020 CITY HALL LANDS	150.00

Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
			1785	8/6/2020	JUN 2020 LIMONITE AVE LANI	-99.26	23,803.41
14009	9/24/2020	02091 SPS CONSTRUCTION	B19-000789	9/21/2020	B19-000789 BLDG REIMB 4779	587.00	587.00
		Voucher:					
14010	9/24/2020	02349 STERICYCLE, INC.	8180468868	9/15/2020	AUG 2020 RECYCLE	98.10	
		Voucher:	8180468868-1	9/15/2020	SEP 2020 RECYCLE	98.10	196.20
14011	9/24/2020	02380 SWAGIT PRODUCTIONS, LLC	15950	8/31/2020	AUG 2020 VIDEO STREAMING	1,345.00	1,345.00
		Voucher:					
14012	9/24/2020	00103 TUFF SHED INC	B19-000199	9/21/2020	B19-000199 BLDG REIMB 1127	730.95	730.95
		Voucher:					
14013	9/24/2020	00883 TYCO INTEGRATED SECURIT	34716645	9/4/2020	PROGRESS BILL JCI SYSTEM	45.59	45.59
		Voucher:					
14014	9/24/2020	02057 WEST VALLEY WATER DISTRI	090820	9/8/2020	AUG 2020- 1090 HALL	46.56	46.56
		Voucher:					



Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14015	9/24/2020	00881	WILLIAM LYON HOMES	BD-2017-13693	9/21/2020	BD17-13693 BLDG REIMB TR:	498.11
	Voucher:			BD-2017-14336	9/21/2020	BD17-14336 BLDG REIMB 116	283.77
				BD-2018-16910	9/22/2020	BD18-16910 BLDG REIMB 116	252.82
				BD-2018-15476	9/21/2020	BD18-15476 BLDG REIMB 115	247.56
				BD-2018-15451	9/21/2020	BD18-15451 BLDG REIMB 115	221.67
				BD-2017-14344	9/21/2020	BD17-14344 BLDG REIMB 115	211.35
				BD-2018-15467	9/21/2020	BD18-15467 BLDG REIMB 479	211.35
				BD-2018-15458	9/21/2020	BD18-15458 BLDG REIMB 116	211.34
				BD-2018-16913	9/22/2020	BD18-16913 BLDG REIMB 116	191.82
				BD-2018-15471	9/21/2020	BD18-15471 BLDG REIMB 116	175.14
				BD-2018-15473	9/21/2020	BD18-15473 BLDG REIMB 116	175.14
				BD-2018-15470	9/21/2020	BD18-15470 BLDG REIMB 116	175.13
				BD-2018-15474	9/21/2020	BD18-15474 BLDG REIMB 115	175.13
				BD-2018-15479	9/21/2020	BD18-15479 BLDG REIMB 116	175.13
				BD-2017-14330	9/21/2020	BD17-14330 BLDG REIMB 499	138.93
				BD-2017-14335	9/21/2020	BD17-14335 BLDG REIMB 116	138.93
				BD-2017-14343	9/21/2020	BD17-14343 BLDG REIMB 115	138.93
				BD-2018-15456	9/21/2020	BD18-15456 BLDG REIMB 116	138.93
				BD-2018-15469	9/21/2020	BD18-15469 BLDG REIMB 482	138.93
				BD-2018-15454	9/21/2020	BD18-15454 BLDG REIMB 116	138.92
				BD-2018-15468	9/21/2020	BD18-15468 BLDG REIMB 481	138.92
				BD-2018-15475	9/21/2020	BD18-15475 BLDG REIMB 115	138.92
				BD-2018-16914	9/22/2020	BD18-16914 BLDG REIMB 116	116.54
				BD-2018-16917	9/22/2020	BD18-16917 BLDG REIMB 116	113.62
				BD-2018-16912	9/22/2020	BD18-16912 BLDG REIMB 116	111.69
				BD-2018-16915	9/22/2020	BD18-16915 BLDG REIMB 116	111.69
				BD-2018-15051	9/21/2020	BD18-15051 BLDG REIMB 116	102.72
				BD-2018-15055	9/21/2020	BD18-15055 BLDG REIMB 116	102.72
				BD-2018-15480	9/21/2020	BD18-15480 BLDG REIMB 116	102.72
				BD-2018-15481	9/22/2020	BD18-15481 BLDG REIMB 116	102.72
				BD-2018-15053	9/21/2020	BD18-15053 BLDG REIMB 116	102.71
				BD-2018-15054	9/21/2020	BD18-15054 BLDG REIMB 116	102.71
				BD-2018-15059	9/21/2020	BD18-15059 BLDG REIMB 487	102.71
				BD-2018-15461	9/21/2020	BD18-15461 BLDG REIMB 116	102.71
				BD-2018-15478	9/21/2020	BD18-15478 BLDG REIMB 116	102.71

Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14016	9/24/2020 Voucher:	00881	WILLIAM LYON HOMES	BD-2018-15656	9/22/2020	BD18-15656 BLDG REIMB TR3	71.33	5,766.17
				BD-2017-14331	9/21/2020	BD17-14331 BLDG REIMB 498	66.51	
				BD-2017-14337	9/21/2020	BD17-14337 BLDG REIMB 116	66.51	
				BD-2017-14340	9/21/2020	BD17-14340 BLDG REIMB 116	66.51	
				BD-2018-15457	9/21/2020	BD18-15457 BLDG REIMB 116	66.51	
				BD-2018-15459	9/21/2020	BD18-15459 BLDG REIMB 116	66.51	
				BD-2018-15460	9/21/2020	BD18-15460 BLDG REIMB 116	66.51	
				BD-2018-15464	9/21/2020	BD18-15464 BLDG REIMB 116	66.51	
				BD-2018-15472	9/21/2020	BD18-15472 BLDG REIMB 116	66.51	
				BD-2017-14328	9/21/2020	BD17-14328 BLDG REIMB 500	66.50	
				BD-2017-14339	9/21/2020	BD17-14339 BLDG REIMB 116	66.50	
				BD-2018-15455	9/21/2020	BD18-15455 BLDG REIMB 116	66.50	
				BD-2018-15465	9/21/2020	BD18-15465 BLDG REIMB 116	66.50	
				BD-2018-16918	9/22/2020	BD18-16918 BLDG REIMB 116	44.12	
				BD-2018-15057	9/21/2020	BD18-15057 BLDG REIMB 485	30.30	
				BD-2018-15463	9/21/2020	BD18-15463 BLDG REIMB 116	30.30	
				BD-2018-15056	9/21/2020	BD18-15056 BLDG REIMB 484	30.29	
				BD-2018-15058	9/21/2020	BD18-15058 BLDG REIMB 486	30.29	
				Sub total for CHASE BANK:				
6,237,935.82								



35 checks in this report.

Grand Total All Checks: 6,237,935.82

Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14017	10/1/2020	02393	CHARTER COMMUNICATIONS0984993091920	9/19/2020	SEP 2020 BUSINESS INTERNI	2,491.25	
	Voucher:		1034343092120	9/21/2020	OCT 2020 BUSINESS VOICE	119.97	2,611.22
14018	10/1/2020	00044	CHASE CARD SERVICES 092120	9/21/2020	SEP 2020	5,200.88	
	Voucher:		092120-A	9/21/2020	COVID-19 SEP 2020	949.90	6,150.78
14019	10/1/2020	01100	COLONIAL LIFE INS CO 4522090-10015C	9/21/2020	OCT 2020 EMP. CAFE. PLAN I	682.20	682.20
	Voucher:						
14020	10/1/2020	01359	COUNTY OF RIVERSIDE, AUD070120	7/1/2020	<i>Replacement</i> FY19/20 REVENUE NEUTRAL	5,972,468.00	5,972,468.00
	Voucher:						
14021	10/1/2020	01360	COUNTY OF RIVERSIDE, SHE SH00000037965	9/16/2020	JUN 2020 S.A. EXAMS	3,600.00	
	Voucher:		SH00000037974	9/17/2020	JUL 2020 S.A. EXAMS	1,200.00	4,800.00
14022	10/1/2020	00099	COUNTY OF RIVERSIDE, TLM.TL0000015473	9/18/2020	JULY 2020 SLF COSTS	12,585.99	12,585.99
	Voucher:						
14023	10/1/2020	00836	DE LAGE LANDEN FINANCIAL69662468	9/20/2020	OCT 2020 COPIER LEASE	1,422.86	1,422.86
	Voucher:						
14024	10/1/2020	00015	EDISON - SOUTHERN CALIFO2-42-844-9854	9/25/2020	JV BOXING CLUB ELECTRIC I	738.14	
	Voucher:		2-38-507-7615	9/23/2020	LLMD ELECTRIC CHARGES	12.11	
			2-38-507-7821	9/23/2020	LLMD ELECTRIC CHARGES	12.03	
			2-38-507-7961	9/23/2020	LLMD ELECTRIC CHARGES	8.88	771.16

Bank : chase CHASE BANK			(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14025	10/1/2020	00015	EDISON - SOUTHERN CALIFOR	2-40-534-6719	9/25/2020	TRAFFIC SIGNAL ELECTRIC	1,600.82	
	Voucher:			2-41-364-7926	9/25/2020	LLMD ELECTRIC CHARGES	101.13	
				2-40-885-6102	9/25/2020	LLMD ELECTRICAL CHARGES	70.29	
				2-42-614-3137	9/25/2020	CFD IRR ELECTRICAL CHARG	38.98	
				2-42-808-4842	9/25/2020	CFD ELECTRICAL CHARGES	25.16	
				2-41-438-9403	9/25/2020	CFD IRR ELECTRICAL CHARG	22.96	
				2-38-507-8118	9/25/2020	LLMD ELECTRIC CHARGES	20.23	
				2-42-016-9526	9/25/2020	CFD IRR ELECTRICAL CHARG	18.02	
				2-39-859-5173	9/25/2020	CFD IRR ELECTRICAL CHARG	15.41	
				2-41-380-0798	9/25/2020	CFD IRR ELECTRICAL CHARG	13.80	
				2-39-859-5223	9/25/2020	CFD IRR ELECTRICAL CHARG	13.79	
				2-38-508-0718	9/26/2020	LLMD ELECTRIC CHARGES	13.45	
				2-41-136-1215	9/25/2020	CFD IRR ELECTRICAL CHARG	13.44	
				2-38-508-0767	9/26/2020	LLMD ELECTRIC CHARGES	13.30	
				2-42-708-3944	9/25/2020	CFD IRR ELECTRICAL CHARG	12.97	
				2-41-192-2446	9/25/2020	LLMD ELECTRIC CHARGES	12.62	
				2-38-507-8035	9/25/2020	LLMD ELECTRIC CHARGES	12.34	2,018.71
14026	10/1/2020	02303	EIDE BAILLY LLP	EI01035395	9/24/2020	FY19/20 PROGRESS BILLING	9,500.00	9,500.00
	Voucher:							
14027	10/1/2020	01278	FAIR HOUSING CNCL OF RIVER	R#2FY20	9/2/2020	AUG 2020 HOUSING & LANDL	1,711.36	1,711.36
	Voucher:							
14028	10/1/2020	00587	FASTENAL COMPANY	CAJUR42840	9/18/2020	CONTR BAG	353.44	
	Voucher:			CAJUR42713	9/11/2020	GLOVES, WD-40, CLEANER	192.55	
				CAJUR42712	9/11/2020	BOTTLED WATER	496.75	1,042.74
14029	10/1/2020	02187	GVP VENTURES INC.	8689	9/21/2020	EXECUTIVE SEARCH: ASSIS	9,552.47	
	Voucher:			8690	9/21/2020	EXECUTIVE SEARCH: PUBLIC	3,317.58	
				8688	9/21/2020	BACKGROUND SEACH FOR F	230.82	13,100.87
14030	10/1/2020	01040	HDL SOFTWARE, LLC	SIN003689	9/15/2020	10/1/20-9/30/21 ANNUAL BUSI	2,271.07	2,271.07
	Voucher:							
14031	10/1/2020	00199	JURUPA COMMUNITY SERVIC	2021-00001005	9/3/2020	SEP 2020 GRAFFITI ABATEME	8,333.32	8,333.32
	Voucher:							
14032	10/1/2020	02080	LOPEZ, MARIANA	082620	10/1/2020	AUG 2020 PLANNING COMM I	50.00	50.00
	Voucher:							
14033	10/1/2020	00848	MOBILE MODULAR STORAGE	300313691	9/23/2020	OCT 2020 STORAGE CONT#7	125.10	125.10
	Voucher:							

Bank : chase CHASE BANK			(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14034	10/1/2020	01767	MOORE, COREY	082620	10/1/2020	AUG 2020 PLANNING COMM I	50.00	50.00
		Voucher:						
14035	10/1/2020	02081	NEWMAN, PENNY	082620	10/1/2020	AUG 2020 PLANNING COMM I	50.00	50.00
		Voucher:						
14036	10/1/2020	01517	OFFICE DEPOT, INC	124137648001	9/18/2020	OFFICE SUPPLIES	525.76	
		Voucher:		124715323001	9/22/2020	OFFICE SUPPLIES	247.56	
				124194850001	9/18/2020	OFFICE SUPPLIES	186.82	
				124194848002	9/21/2020	OFFICE SUPPLIES	149.99	
				122051494001	9/2/2020	OFFICE SUPPLIES	58.38	
				124194852001	9/21/2020	OFFICE SUPPLIES	48.48	
				124025253001	9/16/2020	OFFICE SUPPLIES	22.17	
				121585464001	9/2/2020	OFFICE SUPPLIES	22.17	
				124366548001	9/22/2020	OFFICE SUPPLIES	16.15	
				121584481001	9/1/2020	REFUND RELATED TO INV#1'	-22.17	1,255.31
14037	10/1/2020	02078	PATH OF LIFE MINISTRIES	Claim 2	8/31/2020	AUG 2020 PSG ACTIVITIES	15,053.92	15,053.92
		Voucher:						
14038	10/1/2020	00003	PETTY CASH	082620	8/26/2020	REPLENISH PETTY CASH	17.44	
		Voucher:		091520	9/15/2020	REPLENISH PETTY CASH	14.92	
				082020	8/20/2020	REPLENISH PETTY CASH	12.82	
				092520	9/25/2020	REPLENISH PETTY CASH	6.54	
				081720	8/17/2020	REPLENISH PETTY CASH	5.00	
				091620	9/16/2020	REPLENISH PETTY CASH	5.00	
				082120	8/21/2020	REPLENISH PETTY CASH	5.00	66.72
14039	10/1/2020	01992	PRUITT, ARLEEN F.	082620	10/1/2020	AUG 2020 PLANNING COMM I	100.00	100.00
		Voucher:						
14040	10/1/2020	01228	PUBLIC AGENCY RETIREMEN	46418	9/15/2020	JUL 2020 REP FEES	337.66	337.66
		Voucher:						
14041	10/1/2020	00052	QUADIENT FINANCE USA, INC	091820	9/18/2020	SEP 2020 POSTAGE	2,000.00	2,000.00
		Voucher:						
14042	10/1/2020	01986	SILVA, GUILLERMO	082620	10/1/2020	AUG 2020 PLANNING COMM I	100.00	100.00
		Voucher:						
14043	10/1/2020	02554	STANDARD INSURANCE COM	091820	9/18/2020	OCT 2020 LIFE INSURANCE F	476.85	476.85
		Voucher:						
14044	10/1/2020	02391	STURGEON ELECTRIC CO, IN	02R2	8/31/2020	17-C.2 TRAFFIC SIGNAL MOD	79,146.06	
		Voucher:		03	9/15/2020	17-C.2 TRAFFIC SIGNAL MOD	7,084.11	86,230.17



Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14045	10/1/2020	01883	TRAFFIC MANAGEMENT INC. 660546	9/17/2020	CUSTOM "ACCESS..." STREE	108.75	108.75
Voucher:							

Sub total for CHASE BANK: 6,145,474.76

VOID check# 01349 <5,881,441>  
264,033.76  
ck

29 checks in this report.

Grand Total All Checks: 6,145,474.76

264,033.76  
✓

VoidCkEP  
10/01/20 9:00AM

**Void Check Posting List**  
City of Jurupa Valley

Page: 1

**Document #:** 145869      **Void Date:** 10/01/2020      **Posting #:** 6222      **Group:** berlync  
**Check #:** 13987      **Bank code:** chase      **Check Date:** 09/24/20  
**Vendor:** 01359 COUNTY OF RIVERSIDE, AUDITOR CONTROLLER  
**Post into:** 04/2021      **Check amount:** 5,881,441.00

Doc Source	Account Number	Description	Amount
disb	B 100.21110	Accounts Payable	5,881,441.00 CR
disb S*	B 100.11111	Cash & Investments	5,881,441.00 DB
disb S*	B 901.11111	Cash & Investments	5,881,441.00 DB
disb S*	B 901.30900	Control Cash Balance	5,881,441.00 CR
<b>Balance Sheet Totals:</b>	11,762,882.00 DB	11,762,882.00 CR	Difference: 0.00



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Summary Documents

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Document #: 145870      Posting #: 6222      Date: 10/01/20  
Reference: 100  
Description: disb - FUND 100 SUMMARY  
Post into: 04/2021

Account Number	Description	Amount
B 100.11111	Automatic Summary	5,881,441.00 DB

Balance Sheet Totals:      5,881,441.00 DB      CR      Difference:

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Document #: 145871      Posting #: 6222      Date: 10/01/20  
Reference: 901  
Description: disb - FUND 901 SUMMARY  
Post into: 04/2021

Account Number	Description	Amount
B 901.11111	Automatic Summary	5,881,441.00 DB
B 901.30900	Automatic Summary	5,881,441.00 CR

Balance Sheet Totals:      5,881,441.00 DB      5,881,441.00 CR      Difference:      0.00

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VoidCkEP  
10/01/20 9:00AM

Void Check Posting List  
City of Jurupa Valley

Page: 3

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		<i>Balance Sheet Fund Totals</i>		
<u>Fund</u>		<u>Debits</u>	<u>Credits</u>	<u>Difference</u>
100	General Fund	5,881,441.00	5,881,441.00	0.00
901	Cash Fund	5,881,441.00	5,881,441.00	0.00

VoidCkEP  
10/01/20 9:00AM

Void Check Posting List  
City of Jurupa Valley

Page: 4

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*Errors / Warnings*

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Documents with errors : 0  
Documents with warnings : 0

apCkHist  
10/27/2020 12:55PM

Check History Listing  
City of Jurupa Valley

Page: 1

Bank code: chase

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
13987	09/24/2020	01359 AUDITOR CONTROLLER CI	V	10/01/2020	063020	09/24/2020	5,881,441.00	5,881,441.00

chase Total: 5,881,441.00

1 checks in this report

voided  
ck

Total Checks: 5,881,441.00

Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14046	10/8/2020	02561	ACCURATE HEATING AND AIRB20-000403	10/5/2020	B20-000403 BLDG REIMB. 378	291.90	291.90
		Voucher:					
14047	10/8/2020	01226	ADLERHORST INTERNATIONAL#105251	9/3/2020	AUG 2020 MONTHLY K-9 ON-S	175.00	175.00
		Voucher:					
14048	10/8/2020	00240	AMERICAN FORENSIC NURSE73772	8/31/2020	LAB SVCS- SHERIFF'S DEPT	1,080.00	
		Voucher:	73773	9/14/2020	LAB SVCS- SHERIFF'S DEPT	605.00	
			73714	8/15/2020	LAB SVCS- SHERIFF'S DEPT	525.00	
			73713	8/15/2020	LAB SVCS- SHERIFF'S DEPT	385.00	
			73651	7/31/2020	LAB SVCS- SHERIFF'S DEPT	155.00	
			73652	7/31/2020	LAB SVCS- SHERIFF'S DEPT	55.00	
			73733	8/15/2020	LAB SVCS- SHERIFF'S DEPT	55.00	2,860.00
14049	10/8/2020	02562	APEX COMPANIES LLC B20-000359	10/5/2020	B20-000359 BLDG REIMB. 884	855.25	855.25
		Voucher:					
14050	10/8/2020	00406	AT&T MOBILITY 287277933929x	9/22/2020	SEP 2020 CELL SVCS	987.21	987.21
		Voucher:					
14051	10/8/2020	01682	AUTOMATED GATE SERVICES\$146577	8/26/2020	SENIOR CNTR REPLACE TRA	276.50	276.50
		Voucher:					
14052	10/8/2020	02566	BATTE, JARON B19-000510	10/5/2020	B19-000510 BLDG REIMB. 483	50.50	50.50
		Voucher:					
14053	10/8/2020	00233	BIO-TOX LABORATORIES INC40127	9/15/2020	LAB SVCS- SHERIFF'S DEPT.	2,787.00	
		Voucher:	39996	8/19/2020	LAB SVCS- SHERIFF'S DEPT.	2,603.00	
			39997	8/19/2020	LAB SVCS- SHERIFF'S DEPT.	2,477.00	
			40126	9/15/2020	LAB SVCS- SHERIFF'S DEPT.	1,570.00	
			39789	7/1/2020	LAB SVCS- SHERIFF'S DEPT.	884.00	
			40177	9/15/2020	LAB SVCS- SHERIFF'S DEPT.	46.00	10,367.00
14054	10/8/2020	01546	BMW MOTORCYCLES OF, RIV6025419	9/8/2020	MOTORCYCLE MAINT.	1,165.86	
		Voucher:	6025603	10/2/2020	MOTORCYCLE MAINT.	600.70	
			6024965	7/10/2020	REPLACE FRONT & REAR TIF	546.18	
			6025114	7/29/2020	REPLACE REAR TIRE	290.76	2,603.50
14055	10/8/2020	02559	CARDENAS ELECTRIC B19-000603	10/5/2020	B19-000603 BLDG REIMB. 109	146.60	146.60
		Voucher:					
14056	10/8/2020	01393	CHERRY VALLEY FEED AND P0882	8/26/2020	DOG FOOD FOR CITY K9 HYI	193.92	193.92
		Voucher:					

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14057	10/8/2020	00024	CITY OF BREA, - ACCOUNT RASIT000903	9/25/2020	AUG 2020 IT SVCS	3,406.44	3,406.44
		Voucher:					
14058	10/8/2020	02568	COE, RICKII B19-000365	10/5/2020	B19-000365 BLDG REIMB. 217	587.00	587.00
		Voucher:					
14059	10/8/2020	00049	COUNTY OF RIVERSIDE, SHE SH00000037998	9/29/2020	7/30/20-8/26/20 POLICE SVCS	1,448,225.79	1,448,225.79
		Voucher:					
14060	10/8/2020	02569	DEMITRIS, ANDREAS B19-000357	10/5/2020	B19-000357 BLDG REIMB. 407	217.60	217.60
		Voucher:					
14061	10/8/2020	00015	EDISON - SOUTHERN CALIFO2-38-499-8514	10/2/2020	STREET LIGHT ELECTRIC	5,189.84	
		Voucher:	2-39-045-7315	10/2/2020	CFD 2014-001 LIGHT ELECTR	592.87	
			2-41-364-0913	10/2/2020	LLMD ELECTRIC CHARGES	124.55	
			2-40-010-3776	10/2/2020	CFD PED/IRR ELECTRICAL CI	109.22	
			2-36-296-0767	10/2/2020	STREET LIGHT ELECTRIC	104.99	
			2-38-467-0402	10/2/2020	CFD 2013-001 STREET LIGHT	91.93	
			2-39-606-9478	10/2/2020	SIGNAL LIGHT ELECTRIC CH.	83.17	
			2-40-702-6715	10/2/2020	STREET LIGHT ELECTRIC	78.57	
			2-40-778-4933	10/2/2020	CFD14-001 STREET LIGHT EL	78.57	
			2-41-364-0566	10/2/2020	LLMD ELECTRIC CHARGES	72.90	
			2-40-777-8042	10/2/2020	STREET LIGHT ELECTRIC	65.52	
			2-42-765-1906	10/2/2020	CFD STREET LIGHT ELECTRI	57.24	
			2-38-901-7450	10/2/2020	STREET LIGHT ELECTRIC	26.22	
			2-39-006-1497	10/2/2020	STREET LIGHT ELECTRIC	13.06	6,688.65
14062	10/8/2020	02564	EIS ELECTRIC INC BD19-000193	10/5/2020	B19-000193 BLDG REIMB. 364	196.60	196.60
		Voucher:					
14063	10/8/2020	00664	HCI ENVIRONMENTAL & ENG 31244	9/11/2020	BIOHAZARD & HAZARDOUS M	2,076.39	
		Voucher:	31120	8/18/2020	BIOHAZARD & HAZARDOUS M	1,888.21	3,964.60
14064	10/8/2020	00199	JURUPA COMMUNITY SERVICEB19-000936	10/5/2020	B19-000936 BLDG REIMB. 112	64.50	64.50
		Voucher:					



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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14065	10/8/2020	00199	JURUPA COMMUNITY SERVICE	21846-002	9/23/2020	LLMD WATER CHARGES	1,372.02	
	Voucher:		21576-002	9/23/2020	LLMD WATER CHARGES	687.32		
			21844-002	9/23/2020	LLMD WATER CHARGES	679.12		
			41535-002	9/23/2020	LLMD WATER CHARGES	655.44		
			30161-003	9/23/2020	LLMD WATER CHARGES	647.76		
			24035-002	9/23/2020	LLMD WATER CHARGES	582.77		
			41542-002	9/23/2020	LLMD WATER CHARGES	555.51		
			42322-002	9/23/2020	LLMD WATER CHARGES	553.46		
			42890-002	9/23/2020	LLMD WATER CHARGES	422.87		
			15160-002	9/23/2020	WATER & SEWER	322.87		
			30163-003	9/23/2020	LLMD WATER CHARGES	305.41		
			21573-004	9/23/2020	LLMD WATER CHARGES	299.26		
			23830-003	9/23/2020	LLMD WATER CHARGES	293.11		
			30162-003	9/23/2020	LLMD WATER CHARGES	227.51		
			30160-003	9/23/2020	LLMD WATER CHARGES	202.39		
			21562-002	9/23/2020	LLMD WATER CHARGES	185.99		
			42271-002	9/23/2020	LLMD WATER CHARGES	166.10		
			43371-002	9/23/2020	LLMD WATER CHARGES	138.84		
			21575-002	9/23/2020	LLMD WATER CHARGES	130.64		
			21574-005	9/23/2020	LLMD WATER CHARGES	101.94		
			34405-003	9/23/2020	LLMD WATER CHARGES	101.94		
			37986-004	9/23/2020	LLMD WATER CHARGES	101.94		
			22280-002	9/23/2020	LLMD WATER CHARGES	77.34		
			30159-003	9/23/2020	LLMD WATER CHARGES	58.89		
			37985-003	9/23/2020	LLMD WATER CHARGES	48.44		
			41478-001	9/23/2020	WATER & SEWER	31.93		8,950.81
14066	10/8/2020	01138	JURUPA MOUNTAIN DISCOVERY	BD-2017-12872	10/5/2020	BD17-12872 BLDG REIMB. 76%	3,217.43	3,217.43
	Voucher:							
14067	10/8/2020	02080	LOPEZ, MARIANA	092320	9/23/2020	SEP 2020 PLANNING COMM.	100.00	100.00
	Voucher:							
14068	10/8/2020	02542	MJS ALARM CORPORATION	462252	10/1/2020	10/1/20-12/31/20 FIRE ALARM-	174.00	174.00
	Voucher:							
14069	10/8/2020	01767	MOORE, COREY	092320	9/23/2020	SEP 2020 PLANNING COMM.	100.00	100.00
	Voucher:							



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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14070	10/8/2020	02571	NAVARRO, FRANCISCO	B19-000933	10/5/2020	B19-000933 BLDG REIMB. 631	445.00	445.00
		Voucher:						
14071	10/8/2020	02081	NEWMAN, PENNY	092320	9/23/2020	SEP 2020 PLANNING COMM.	100.00	100.00
		Voucher:						
14072	10/8/2020	00304	ORKIN SERVICES OF CALIFORNI	10086859-1220	10/1/2020	DEC2020- DEC 2021 TERMITE	1,037.03	1,037.03
		Voucher:						
14073	10/8/2020	00245	ORTIZ, ROGELIO	20450	10/1/2020	RECEIPT BOOKS	675.59	675.59
		Voucher:						
14074	10/8/2020	00046	P.F. PETTIBONE & CO	179353	9/29/2020	BLACK MINUTE BOOK COVER	355.95	355.95
		Voucher:						
14075	10/8/2020	02567	PARTNERS ALLIANCE COLD SB	19-000540	10/5/2020	B19-000540 BLDG REIMB. 477	78.90	78.90
		Voucher:						
14076	10/8/2020	01992	PRUITT, ARLEEN F.	092320	9/23/2020	SEP 2020 PLANNING COMM.	100.00	100.00
		Voucher:						
14077	10/8/2020	01618	QUESADA, PAULA	2997	9/29/2020	INSTALL & ACTIVATE IEA CAT	125.00	125.00
		Voucher:						
14078	10/8/2020	02560	RAMSEY BACKFLOW & PLUMB	B20-000938	10/5/2020	B20-000938 BLDG REIMB. 602	26.90	26.90
		Voucher:						
14079	10/8/2020	00892	RICKS HEATING AND AIR CON	2084	9/23/2020	5 TON PACKAGE AC UNIT TO	9,300.00	9,300.00
		Voucher:						
14080	10/8/2020	02565	RILEY CONCRETE	B19-000768	10/5/2020	B19-000768 BLDG REIMB. 828	445.00	445.00
		Voucher:						
14081	10/8/2020	00262	RIVSIDE CNTY DEPT ANIMAL	AN0000002058	9/25/2020	AUG 2020 ANIMAL SVCS	41,595.98	41,595.98
		Voucher:						
14082	10/8/2020	01273	SANTA ANA RIVER WATER	CC4000-1	9/29/2020	LLMD WATER CHARGES	369.20	
		Voucher:		4002-1	9/29/2020	LLMD WATER CHARGES	354.00	
				4001-1	9/29/2020	LLMD WATER CHARGES	314.85	
				1534-4	9/29/2020	CFD 13-001 WATER CHARGE	102.55	1,140.60
14083	10/8/2020	01986	SILVA, GUILLERMO	092320	9/23/2020	SEP 2020 PLANNING COMM.	100.00	100.00
		Voucher:						

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14084	10/8/2020 Voucher:	01253	SOFTSCAPES CORPORATION	1828	8/31/2020	SEP 2020 ZONE 16 LANDSCA	8,200.00	
				1835	9/3/2020	AUG 2020 CANTERA LANDSC	4,740.26	
				1839	9/9/2020	AUG 2020 VAN BUREN LANDS	3,201.93	
				1834	9/3/2020	AUG 2020 MISSION ESTATES	2,863.25	
				1831	9/3/2020	AUG 2020 ZONE 14 LANDSCA	2,243.24	
				1833	9/3/2020	AUG 2020 THE QUARRY LANI	2,049.20	
				1838	9/9/2020	AUG 2020 ZONE 21 LANDSCA	1,276.50	
				1847	9/23/2020	SEP 2020 SKY PARK LANDSC	1,175.00	
				1848	9/23/2020	AUG 2020 ZONE 14 IRRIGATI	1,095.00	
				1840	9/9/2020	AUG 2020 ZONE 9 LANDSCAF	1,022.21	
				1855	9/23/2020	AUG 2020 LIMONITE AVE MEI	947.50	
				1853	9/23/2020	AUG 2020 LIMONITE AVE MEI	919.75	
				1852	9/23/2020	AUG 2020 VAN BUREN IRRIG,	645.00	
				1849	9/23/2020	9/3/20 HARVEST 1 IRRIGATIO	619.50	
				1854	9/23/2020	JUL 2020 ZONE 14 IRRIGATIO	489.00	
				1837	9/9/2020	AUG 2020 ZONE 17 LANDSCA	403.76	
				1832	9/3/2020	AUG 2020 ZONE 34 LANDSCA	389.86	
				1830	9/3/2020	AUG 2020 ZONE 6 LANDSCAF	331.51	
				1836	9/9/2020	AUG 2020 ZONE 7 LANDSCAF	306.61	
				1851	9/23/2020	AUG 2020 ZONE 14 IRRIGATI	250.00	
				1850	9/23/2020	AUG 2020 RANCHO DEL SOL	159.60	
				1829	8/31/2020	SEP 2020 CITY HALL LANDSC	150.00	
				14085	10/8/2020	00246	STATE OF CALIFORNIA DOJ, [465328	
	Voucher:						70.00	
14086	10/8/2020	02570	STILLWELL CONSTRUCTION	B19-000580	10/5/2020	B19-000580 BLDG REIMB. 234	412.00	412.00
	Voucher:							
14087	10/8/2020	00100	THE GAS COMPANY	092920	10/1/2020	SEP 2020 GAS SVCS	58.78	58.78
	Voucher:							
14088	10/8/2020 Voucher:	01733	UNIFIRST CORPORATION	3251581146	9/7/2020	SEP 2020 UNIFORM CLEANIN	57.85	
				3251583535	10/14/2020	SEP 2020 UNIFORM CLEANIN	56.88	
				3251585886	9/21/2020	SEP 2020 UNIFORM CLEANIN	56.88	
				3251578778	8/31/2020	AUG 2020 UNIFORM CLEANIN	56.88	
14089	10/8/2020	00698	VIRTUAL GRAFITTI, INC	966048	9/30/2020	BARRACUDA SUPPORT RENI	6,713.85	6,713.85
	Voucher:							

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14090	10/8/2020	01088	WEST COAST ARBORISTS, IN164499	9/8/2020	SEP 2020 EDDIE D. SMITH SF	5,014.00	
	Voucher:		164501-A	9/30/2020	SEP 2020 ZONE 14 20-21 TRE	4,680.00	9,694.00
14091	10/8/2020	01251	WEX BANK	67769950	9/30/2020	WEX FUEL & FLEET SVCS	1,873.42
	Voucher:						1,873.42
14092	10/8/2020	02572	YOUNG, DON R.	230	8/19/2020	COMPLETE HOME REHAB PF	10,000.00
	Voucher:						10,000.00
14093	10/8/2020	02563	ZELEDON, JAIME	B20-000888	10/5/2020	B20-000888 BLDG REIMB. 772	191.20
	Voucher:						191.20
Sub total for CHASE BANK:							1,612,947.17

48 checks in this report.

Grand Total All Checks: 1,612,947.17

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
360	9/4/2020	01082	ICMA-RC	090420	9/4/2020	PPE 8/31/20 PLAN#307290 CIT	3,554.51	3,554.51
	Voucher:							
361	9/4/2020	01093	JOHN HANCOCK USA	090420	9/4/2020	PPE 8/31/20 PARS CONTRAC	225.00	225.00
	Voucher:							
362	9/9/2020	00027	RICHARDS WATSON GERSHC227972-1		8/10/2020	JUL 2020 PROFESSIONAL SV	90,000.00	90,000.00
	Voucher:							
363	9/10/2020	00027	RICHARDS WATSON GERSHC227972-2		8/10/2020	JUL 2020 PROFESSIONAL SV	36,314.98	36,314.98
	Voucher:							
364	9/10/2020	01082	ICMA-RC	091020	9/10/2020	PPE 9/4/20 PLAN#307290 CIT	2,130.00	2,130.00
	Voucher:							
365	9/10/2020	01093	JOHN HANCOCK USA	091020	9/10/2020	PPE 9/4/20 PARS CONTRACT;	11,782.77	11,782.77
	Voucher:							
366	9/28/2020	01093	JOHN HANCOCK USA	092820	9/28/2020	PPE 9/18/20 PARS CONTRAC	11,848.84	11,848.84
	Voucher:							
367	9/28/2020	01082	ICMA-RC	092820	9/28/2020	PPE 9/18/20 PLAN#307290 CIT	2,130.00	2,130.00
	Voucher:							
14094	10/15/2020	02573	ALTA LANGUAGE SERVICES, IIS496700		9/30/2020	SPANISH LISTENING & SPEAI	605.00	605.00
	Voucher:							
14095	10/15/2020	01366	CALIFORNIA NEWSPAPERS P0011409735		9/10/2020	GP CONSISTENCY - GROUP	891.00	
	Voucher:		0011411549		9/18/2020	MA19175 PHN	493.00	
			0011409893		9/10/2020	SUMMARY OF URGENCY ORI	422.40	
			0011408585		9/5/2020	MA20131 PHN	356.40	
			0011412661		9/24/2020	NOTICE OF NOMINEES (SPA	341.20	
			0011412659		9/24/2020	NOTICE OF NOMINEES	310.40	
			0011412664		9/24/2020	NOTICE OF PROPOSED ORD	306.00	3,120.40



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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14096	10/15/2020	00015	EDISON - SOUTHERN CALIFOR	2-38-272-9663	10/8/2020	TRAFFIC SIGNAL ELECTRIC	6,545.77
	Voucher:			2-38-499-7185	10/8/2020	STREET LIGHT ELECTRIC	911.56
				2-38-467-0477	10/8/2020	CDF 14-002 STREET LIGHT E	544.31
				2-33-840-4775	10/8/2020	STREET LIGHT ELECTRIC	489.66
				2-33-840-6655	10/8/2020	STREET LIGHT ELECTRIC	278.10
				2-38-500-0898	10/8/2020	STREET LIGHT ELECTRIC	201.33
				2-38-499-9512	10/8/2020	STREET LIGHT ELECTRIC	114.59
				2-38-500-2613	10/7/2020	STREET LIGHT ELECTRIC	106.76
				2-38-500-1482	10/8/2020	STREET LIGHT ELECTRIC	96.36
				2-38-499-9868	10/8/2020	STREET LIGHT ELECTRIC	72.90
				2-42-671-7104	10/8/2020	CFD STREET LIGHT ELECTRI	52.05
				2-40-721-2992	10/7/2020	STREET LIGHT ELECTRIC	52.05
				2-38-500-0625	10/8/2020	STREET LIGHT ELECTRIC	36.48
				2-38-500-1276	10/8/2020	STREET LIGHT ELECTRIC	36.48
				2-38-500-2357	10/8/2020	STREET LIGHT ELECTRIC	36.48
				2-38-500-2506	10/8/2020	STREET LIGHT ELECTRIC	36.48
				2-38-500-2852	10/8/2020	STREET LIGHT ELECTRIC	26.06
				2-38-499-7938	10/8/2020	STREET LIGHT ELECTRIC	18.24
				2-38-500-3082	10/8/2020	STREET LIGHT ELECTRIC	18.24
				2-40-448-6672	10/8/2020	STREET LIGHT ELECTRIC	18.24
				2-38-500-1078	10/7/2020	STREET LIGHT ELECTRIC	18.24
				2-38-499-8381	10/8/2020	STREET LIGHT ELECTRIC	12.99
				2-38-508-0585	10/7/2020	PUMP STATION ELECTRIC	12.66
14097	10/15/2020	01236	HD SUPPLY CONSTRUCTION	50014109346	9/30/2020	60LB BAG ASPHALT PERMA F	3,340.25
	Voucher:			50012584484-Cr	3/20/2020	CREDIT- 60LB BAG ASPHALT	-1,799.42
14098	10/15/2020	01038	HDL COREN & CONE	0027964-IN	4/23/2020	APR-JUN 2020 CONTRACT S\	3,945.05
	Voucher:			SIN002554	8/12/2020	JUL- SEP 2020 CONTRACT S\	3,945.05
14099	10/15/2020	00679	JURUPA AREA PARK AND REC3		10/5/2020	SEP 2020 JARPD EDDIE D SM	10,958.24
	Voucher:						



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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14100	10/15/2020	00685	LENNAR HOMES OF CA	BD19-000654	10/12/2020	B19-000654 BLDG REIMB 275	2,358.00	
	Voucher:			B19-000655	10/12/2020	B19-000655 BLDG REIMB 276	2,251.50	
				B19-000657	10/12/2020	B19-000657 BLDG REIMB 274	2,251.50	
				B19-001039	10/12/2020	B19-001039 BLDG REIMB 118	1,074.25	
				B19-001037	10/12/2020	B19-001037 BLDG REIMB 118	1,030.50	
				B19-001036	10/12/2020	B19-001036 BLDG REIMB 118	959.50	
				B19-001040	10/12/2020	B19-001040 BLDG REIMB 118	932.25	
				B19-001038	10/12/2020	B19-001038 BLDG REIMB 118	888.50	
				B19-000544	10/12/2020	B19-000544 BLDG REIMB TR3	46.50	11,792.50
14101	10/15/2020	00244	LOWE'S HIW, INC	100220	10/2/2020	SEP 2020 PW SUPPLIES	65.98	65.98
	Voucher:							
14102	10/15/2020	01369	MCE CORPORATION	2009009	10/1/2020	SEP 2020 MAINT SVCS	54,373.48	
	Voucher:			2009023	10/6/2020	SEP 2020 VARIOUS LOCATIO	351.30	54,724.78
14103	10/15/2020	00848	MOBILE MODULAR STORAGE	300316751	9/28/2020	OCT 2020 STORAGE CONT#7	243.52	
	Voucher:			300320656	10/4/2020	OCT 2020 STORAGE CONT#7	104.85	348.37
14104	10/15/2020	02545	NORCO CAMPER CO	98459	8/14/2020	CAMPER SHELL- SHERIFF'S I	2,335.00	2,335.00
	Voucher:							
14105	10/15/2020	01362	OCHOA, SERGIO	1073	10/6/2020	JCSD LLMD BACKFLOW CER	520.00	520.00
	Voucher:							
14106	10/15/2020	00304	ORKIN SERVICES OF CALIFOI	10086859-1220	10/1/2020	DEC2020- DEC 2021 TERMITE	2,957.00	2,957.00
	Voucher:							
14107	10/15/2020	00185	REGIONAL CONSERVATION A	093020	9/30/2020	SEP 2020 MSHCP FEES <i>pass through</i>	483,257.00	483,257.00
	Voucher:							
14108	10/15/2020	00892	RICKS HEATING AND AIR CON	2090	10/9/2020	NEW THERMOSTAT INSTALL/	240.00	240.00
	Voucher:							
14109	10/15/2020	01516	SANTA FE BUILDING MAINTEN	18883	9/30/2020	SEP 2020 CITY HALL MAINT	4,573.21	
	Voucher:			18899	9/30/2020	COVID-19 SEP 2020 CITY HAL	1,778.00	
				18884	9/30/2020	SEP 2020 SENIOR CNTR MAIL	1,200.00	
				18925	9/30/2020	COVID-19 SOAP DISPENSER	260.00	7,811.21
14110	10/15/2020	02380	SWAGIT PRODUCTIONS, LLC	16152	9/30/2020	SEP 2020 VIDEO STREAMING	1,695.00	1,695.00
	Voucher:							
14111	10/15/2020	00100	THE GAS COMPANY	100220	10/2/2020	SEP 2020 GAS SVCS- JV BOX	21.87	21.87
	Voucher:							
14112	10/15/2020	02239	UNITED RENTALS (NORTH AM	186311337-001	10/9/2020	TRAILER BRAKES SVCS	499.51	499.51
	Voucher:							

Bank : chase CHASE BANK

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<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
14113	10/15/2020	02057	WEST VALLEY WATER DISTRI100620	10/6/2020	SEP 2020- 1090 HALL	50.82	50.82
Voucher:							
Sub total for CHASE BANK:							758,155.74

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28 checks in this report.

Grand Total All Checks: 758,155.74

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*Void Checks*

**Bank code:** chase  
(none)

Bank : chase CHASE BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14114	10/22/2020	02597	A & S MARKET CORP.	Leap2020#7	9/23/2020 APP. #7 LEAP 2020 GRANT P	5,000.00	5,000.00
		Voucher:					
14115	10/22/2020	02577	BAKER, MELISSA	B-20-000592	10/19/2020 B20-000592 BLDG REIMB 342	322.75	322.75
		Voucher:					
14116	10/22/2020	02585	BARBA, FRANCISCO	BD-2018-17632	10/19/2020 BD18-17632 BLDG REIMB 336	426.77	426.77
		Voucher:					
14117	10/22/2020	02576	BRUCE LEI CONSTRUCTION	IB19-000991	10/19/2020 B19-000991 BLDG REIMB 1021	32.25	32.25
		Voucher:					
14118	10/22/2020	02393	CHARTER COMMUNICATIONS	1028733101020	10/10/2020 OCT 2020 BUSINESS TV	76.74	76.74
		Voucher:					
14119	10/22/2020	02271	CHRISP COMPANY	13799	10/14/2020 OCT 2020 TRAFFIC STRIPING	25,620.46	25,620.46
		Voucher:					
14120	10/22/2020	00196	CIVIC SOLUTIONS, INC	093020	10/12/2020 SEP 2020 PROF SVCS	156,553.75	156,553.75
		Voucher:					
14121	10/22/2020	02588	CJ SUPPRESSION, INC.	26502	10/14/2020 5YR OVERHEAD FIRE SPRINK	1,026.00	1,026.00
		Voucher:					
14122	10/22/2020	02595	DE LA TORRE RESTAURANT	Leap-2020#5	9/23/2020 APP. #5 LEAP 2020 GRANT P	5,000.00	5,000.00
		Voucher:					



Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14123	10/22/2020	00015	EDISON - SOUTHERN CALIFO	2-38-507-9736	10/10/2020	PUMP STATION ELECTRIC	121.10
	Voucher:		2-42-456-0373	10/10/2020	TRAFFIC SIGNAL ELECTRIC	74.19	
			2-42-815-6905	10/10/2020	TRAFFIC SIGNAL CHARGES	70.78	
			2-39-859-7088	10/10/2020	SIGNAL LIGHT ELECTRIC CH,	69.28	
			2-42-223-8170	10/9/2020	STREET LIGHT ELECTRIC (H,	66.64	
			2-35-433-9533	10/10/2020	STREET LIGHT ELECTRIC	61.13	
			2-41-364-1192	10/9/2020	STREET LIGHT ELECTRIC	53.00	
			2-38-507-9140	10/10/2020	PUMP STATION ELECTRIC	38.00	
			2-41-364-0756	10/9/2020	STREET LIGHT ELECTRIC	36.84	
			2-38-508-0296	10/10/2020	PUMP STATION ELECTRIC	31.95	
			2-38-507-9033	10/10/2020	PUMP STATION ELECTRIC	31.66	
			2-38-707-4222	10/10/2020	STREET LIGHT ELECTRIC	19.78	
			2-39-935-7235	10/10/2020	SIGNAL LIGHT ELECTRIC CH,	19.45	
			2-38-506-3094	10/10/2020	STREET LIGHT ELECTRIC	18.43	
			2-38-508-0510	10/10/2020	STREET LIGHT ELECTRIC	15.76	
			2-38-508-0064	10/10/2020	PUMP STATION ELECTRIC	15.64	
			2-38-507-8951	10/10/2020	PUMP STATION ELECTRIC	14.80	
			2-38-507-8548	10/10/2020	STREET LIGHT ELECTRIC	14.43	
			2-38-508-0403	10/10/2020	PUMP STATION ELECTRIC	14.14	
			2-38-507-8365	10/10/2020	STREET LIGHT ELECTRIC	14.12	
			2-38-507-8829	10/10/2020	STREET LIGHT ELECTRIC	13.86	
			2-38-983-2460	10/10/2020	STREET LIGHT ELECTRIC	13.55	
			2-38-507-8571	10/10/2020	STREET LIGHT ELECTRIC	13.54	
			2-38-507-8514	10/10/2020	STREET LIGHT ELECTRIC	13.53	
			2-38-508-0486	10/10/2020	PUMP STATION ELECTRIC	13.48	
			2-42-245-7010	10/9/2020	SHOPS @ BELLEGRAVE CFD	13.41	
			2-38-507-8308	10/10/2020	PUMP STATION ELECTRIC	13.40	
			2-38-507-8217	10/10/2020	PUMP STATION ELECTRIC	13.40	
			2-38-508-0692	10/10/2020	STREET LIGHT ELECTRIC	13.39	
			2-38-507-8613	10/10/2020	STREET LIGHT ELECTRIC	13.38	
			2-38-507-8258	10/10/2020	PUMP STATION ELECTRIC	13.37	
			2-38-507-9793	10/10/2020	STREET LIGHT ELECTRIC	13.35	
			2-38-507-8324	10/10/2020	PUMP STATION ELECTRIC	13.34	
			2-38-507-8886	10/10/2020	STREET LIGHT ELECTRIC	13.34	
			2-38-507-8662	10/10/2020	STREET LIGHT ELECTRIC	13.21	

Bank : chase CHASE BANK		(Continued)						
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
			2-38-507-8720	10/10/2020	STREET LIGHT ELECTRIC	13.18	1,015.85	
14124	10/22/2020	00015	EDISON - SOUTHERN CALIFOR	2-38-507-8696	10/10/2020	STREET LIGHT ELECTRIC	13.17	
	Voucher:		2-35-433-9731	10/10/2020	PUMP STATION ELECTRIC	13.05		
			2-42-223-8261	10/9/2020	STREET LIGHT ELECTRIC (H/	12.15	38.37	
14125	10/22/2020	00015	EDISON - SOUTHERN CALIFOR	2-39-045-9410	10/10/2020	CFD 2013-001 LIGHT ELECTR	1,546.42	
	Voucher:		2-42-016-9609	10/9/2020	CFD IRR ELECTRICAL CHARC	31.51		
			2-40-914-7931	10/9/2020	LLMD ELECTRIC CHARGES	15.40		
			2-40-914-8079	10/9/2020	LLMD ELECTRIC CHARGES	14.88		
			2-40-534-6651	10/10/2020	STREET LIGHT ELECTRIC	13.04		
			2-40-617-0027	10/9/2020	STREET LIGHT ELECTRIC	12.72	1,633.97	
14126	10/22/2020	02614	ELABED, JEHAD MACHIL	Leap-2020#18	9/23/2020	APP. #18 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:							
14127	10/22/2020	02584	ELALI, ALI	BD-2017-14145	10/19/2020	BD17-14145 BLDG REIMB 10	499.19	499.19
	Voucher:							
14128	10/22/2020	02180	EMPIRE GROUP OF COMPANI	58993	10/7/2020	BUSINESS CARDS: HR, PLAN	187.05	187.05
	Voucher:							
14129	10/22/2020	01278	FAIR HOUSING CNCL OF RIVER	R#3FY2020	10/7/2020	SEP 2020 LANDLORD/TENAN	1,672.25	1,672.25
	Voucher:							
14130	10/22/2020	02158	FAR WEST INDUSTRIES	B19-000341	10/19/2020	B19-000341 BLDG REIMB 733	976.00	976.00
	Voucher:							
14131	10/22/2020	00587	FASTENAL COMPANY	CAJUR42917	9/25/2020	CONTR BAG	165.30	165.30
	Voucher:							
14132	10/22/2020	02582	FLORES, VIRIDIANA	BD-2012-0849	10/19/2020	BD12-0849 BLDG REIMB 367	1,864.87	1,864.87
	Voucher:							
14133	10/22/2020	02589	GASPAR, OSCAR	BD-2019-17814	10/20/2020	BD19-17814 BLDG REIMB 512	2,383.64	2,383.64
	Voucher:							
14134	10/22/2020	02583	GONZALEZ, EDUARDO	BD-2016-10082	10/19/2020	BD16-10082 BLDG REIMB 65	1,381.64	1,381.64
	Voucher:							
14135	10/22/2020	02594	GONZALEZ, JESUS M.	Leap-2020#4	9/23/2020	APP. # 4 LEAP 2020 GRANT P	5,000.00	5,000.00
	Voucher:							
14136	10/22/2020	02612	GUTIERREZ, MARIA DEL ROS	Leap-2020#19	9/23/2020	APP. #19 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:							
14137	10/22/2020	02580	HERNANDEZ, JUAN	B20-001051	10/19/2020	B20-001051 BLDG REIMB 92	86.50	86.50
	Voucher:							

Bank : chase CHASE BANK			(Continued)						
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total		
14138	10/22/2020	02600	HERNANDEZ, MARIA G.	Leap-2020#10	9/23/2020 APP. #10 LEAP 2020 GRANT	3,500.00	3,500.00		
		Voucher:							
14139	10/22/2020	02581	J ELIAS ENTERPRISES	B20-000275	10/19/2020 B20-000275 BLDG REIMB 119	673.45	673.45		
		Voucher:							
14140	10/22/2020	00051	JOE A. GONSALVES & SON	158562	10/14/2020 NOV 2020 LEGISLATIVE SVCS	3,000.00	3,000.00		
		Voucher:							
14141	10/22/2020	01380	JOHNSON, KENNETH	B20-000222	10/19/2020 B20-000222 BLDG REIMB 623	1,319.15			
		Voucher:	BD-2016-12074	10/19/2020 BD16-12074 BLDG REIMB 667		215.72	1,534.87		
14142	10/22/2020	02593	KEO, MONY	Leap-2020#3	9/23/2020 APP. #3 LEAP 2020 GRANT P	3,500.00	3,500.00		
		Voucher:							
14143	10/22/2020	01989	KLISE MEDIA GROUP INC.	101520	10/15/2020 2020 STATE OF THE CITY FIL	5,995.00	5,995.00		
		Voucher:							
14144	10/22/2020	00685	LENNAR HOMES OF CA	BD-2013-3429	10/19/2020 BD13-3429 BLDG REIMB TRA	16,329.94			
		Voucher:	B20-000169	10/19/2020 B20-000169 BLDG REIMB 118		609.25			
			BD-2014-3862	10/19/2020 BD14-3862 BLDG REIMB 612		392.40			
			BD-2014-3864	10/19/2020 BD14-3864 BLDG REIMB 614		283.77			
			BD-2015-8483	10/19/2020 BD15-8483 BLDG REIMB 604		217.51	17,832.87		
14145	10/22/2020	02321	LIMONITE C&C LLC	BD-2017-12684	10/19/2020 BD17-12684 BLDG REIMB 924	1,886.78	1,886.78		
		Voucher:							
14146	10/22/2020	02586	LOZANO, SIGIFREDO	BD-2019-18627	10/19/2020 BD18-21213 BLDG REIMB 350	323.34	323.34		
		Voucher:							
14147	10/22/2020	02607	MIRA LOMA REGISTRATION A	Leap-2020#23	9/23/2020 APP. #23 LEAP 2020 GRANT	3,500.00	3,500.00		
		Voucher:							
14148	10/22/2020	02613	MORFIN, ZULEIMA	Leap-2020#24	9/23/2020 APP. #24 LEAP 2020 GRANT	3,500.00	3,500.00		
		Voucher:							
14149	10/22/2020	02598	NJR OUTLET INC.	Leap-2020#8	9/23/2020 APP. #8 LEAP 2020 GRANT P	3,500.00	3,500.00		
		Voucher:							
14150	10/22/2020	01517	OFFICE DEPOT, INC	128545478001	10/7/2020 OFFICE SUPPLIES	344.71			
		Voucher:	128007986001	10/14/2020 OFFICE SUPPLIES		217.92			
			124009245001	10/16/2020 OFFICE SUPPLIES		203.23			
			128216164001	10/1/2020 OFFICE SUPPLIES		89.90	855.76		
14151	10/22/2020	02599	OMAGUI CORPORATION	Leap-2020#9	9/23/2020 APP. #9 LEAP 2020 GRANT P	3,500.00	3,500.00		
		Voucher:							
14152	10/22/2020	02611	ORBA ENTERPRISE CORPOR.	Leap-2020#13	9/23/2020 APP. #13 LEAP 2020 GRANT	3,500.00	3,500.00		
		Voucher:							



Bank : chase CHASE BANK		(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
14153	10/22/2020	00304	ORKIN SERVICES OF CALIFOI207592590	9/30/2020	SEP 2020 PC STANDARD SVC	425.00	425.00
	Voucher:						
14154	10/22/2020	02579	ORTEGA, HUMBERTO	B20-000582	10/19/2020 B20-000582 BLDG REIMB 10%	329.40	329.40
	Voucher:						
14155	10/22/2020	02608	PEREZ, ARTHUR	Leap-20220#20	9/23/2020 APP. #20 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:						
14156	10/22/2020	02606	PEREZ, NORA	Leap-2020#25	9/23/2020 APP. #25 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:						
14157	10/22/2020	02575	QUINONEZ, GUADALUPE	B20-000954	10/19/2020 B20-000954 BLDG REIMB 10%	59.10	59.10
	Voucher:						
14158	10/22/2020	02609	RAMIREZ, RAFAEL	Leap-2020#17	9/23/2020 APP. #17 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:						
14159	10/22/2020	00849	REVENUE & COST SPECALIS~8939	10/7/2020	PROJECT#4028 COST OF SV	6,100.00	6,100.00
	Voucher:						
14160	10/22/2020	02592	RIOS, BLANCA	Leap-2020#2	9/23/2020 APP. #2 LEAP 2020 GRANT P	3,500.00	3,500.00
	Voucher:						
14161	10/22/2020	02522	RIVERSIDE MEDICAL CLINIC 101420	10/14/2020	OCT 2020 LAB SVCS	95.00	95.00
	Voucher:						
14162	10/22/2020	02602	RIVIERA FAMILY RESTAURAN~Leap-2020#11	9/23/2020	APP. #11 LEAP 2020 GRANT I	5,000.00	5,000.00
	Voucher:						
14163	10/22/2020	02610	ROBERTS, JASWANT	Leap-2020#16	9/23/2020 APP. #16 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:						
14164	10/22/2020	02574	SCHISLER, JOSEPH	BD-2017-12465	10/19/2020 BD17-12465 BLDG REIMB 91%	578.03	578.03
	Voucher:						
14165	10/22/2020	02590	SHEPHARD, MARSHALL	1165-142	10/16/2020 COMPLETED HOME REHAB. I	9,848.00	9,848.00
	Voucher:						
14166	10/22/2020	02615	SIMPLY CAKES BAKERY LLC	Leap-2020#15	9/23/2020 APP. #15 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:						

Bank : chase CHASE BANK			(Continued)					
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14167	10/22/2020	01253	SOFTSCAPES CORPORATION	1861	10/2/2020	OCT 2020 ZONE 16 LANDSCA	8,200.00	
	Voucher:			1873	10/9/2020	SEP 2020 CANTERA LANDSC	4,318.29	
				1870	10/9/2020	SEP 2020 VAN BUREN LANDS	2,939.53	
				1866	10/9/2020	SEP 2020 ZONE 14 LANDSCA	2,357.04	
				1871	10/9/2020	SEP 2020 THE QUARRY LANE	2,085.44	
				1868	10/9/2020	SEP 2020 ZONE 21 LANDSCA	1,231.38	
				1865	10/9/2020	SEP 2020 ZONE 9 LANDSCAP	997.61	
				1587	2/12/2020	JUL 2020 INLAND ICE LANDS	915.49	
				1869	10/9/2020	SEP 2020 ZONE 34 LANDSCA	398.06	
				1867	10/9/2020	SEP 2020 ZONE 17 LANDSCA	350.46	
				1863	10/9/2020	SEP 2020 ZONE 6 LANDSCAP	337.66	
				1864	10/9/2020	SEP 2020 ZONE 7 LANDSCAP	265.61	
				1862	10/2/2020	OCT 2020 CITY HALL LANDSC	150.00	24,546.57
14168	10/22/2020	02587	SOLID ROOFING	B20-000384	10/19/2020	B20-000384 BLDG REIMB 114	142.00	142.00
	Voucher:							
14169	10/22/2020	02349	STERICYCLE, INC.	8180659696	10/15/2020	NOV 2020 RECYCLE	148.10	148.10
	Voucher:							
14170	10/22/2020	02578	TEAM YOUNG INC	B20-000100	10/19/2020	B20-000100 BLDG REIMB 680	1,559.90	1,559.90
	Voucher:							
14171	10/22/2020	02603	TIA AND SARASWATI PARTNE	Leap-2020#12	9/23/2020	APP. #12 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:							
14172	10/22/2020	02605	TOMASSIAN, MARDIROS A.	Leap-2020#21	9/23/2020	APP. #21 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:							
14173	10/22/2020	02591	TORRES, CARRIE	Leap-2020#1	9/23/2020	APP. #1 LEAP 2020 GRANT PI	3,500.00	3,500.00
	Voucher:							
14174	10/22/2020	02604	TORRES, NESTOR D.	Leap-2020#22	9/23/2020	APP. #22 LEAP 2020 GRANT	5,000.00	5,000.00
	Voucher:							
14175	10/22/2020	00883	TYCO INTEGRATED SECURIT	34966069	10/10/2020	11/1/20-1/31/21 ALARM SVCS	6,689.23	
	Voucher:			34864171	9/30/2020	PROGRESS BILL JCI SYSTEM	45.60	6,734.83
14176	10/22/2020	01088	WEST COAST ARBORISTS, IN	164695-A	9/30/2020	SEP 2020 VARIOUS LOCATIOI	57,224.00	
	Voucher:			165057	9/30/2020	SEP 2020 ZONE 16 20-21 TRE	1,638.00	58,862.00
14177	10/22/2020	02596	WEST COAST EVENT MARKE	Leap-2020#6	9/23/2020	APP. #6 LEAP 2020 GRANT P	3,500.00	3,500.00
	Voucher:							
14178	10/22/2020	00881	WILLIAM LYON HOMES	BD-2018-15450	10/19/2020	BD18-15450 BLDG REIMB 115	49.25	49.25
	Voucher:							



Bank : chase CHASE BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
14179	10/22/2020	02572	YOUNG, DON R.	280	10/4/2020	COMPLETED HOME REHAB. I	10,000.00	10,000.00
	Voucher:							
14180	10/22/2020	02601	ZUNIGA, MARTIN	Leap-2020#14	9/23/2020	APP. #14 LEAP 2020 GRANT	3,500.00	3,500.00
	Voucher:							
Sub total for CHASE BANK:							442,542.60	

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67 checks in this report.

Grand Total All Checks: 442,542.60

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 09/23/20: \$86,018.62**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

## TRANSACTION SUMMARY

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	86,018.62
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>86,018.62</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	14,088.83
	CASH REQUIRED FOR CHECK DATE 09/23/20	100,107.45

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex **at or after 12:01 A.M.** on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
09/22/20	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	68,519.58	<b>68,519.58</b>
				<b>EFT FOR 09/22/20</b>		<b>68,519.58</b>
09/23/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings		
				Medicare	1,336.56	
				Fed Income Tax	9,532.50	
				CA Income Tax	4,447.75	
				CA Disability	845.65	
				<b>Total Withholdings</b>	<b>16,162.46</b>	
				Employer Liabilities		
				Medicare	1,336.58	
				<b>Total Liabilities</b>	<b>1,336.58</b>	<b>17,499.04</b>
				<b>EFT FOR 09/23/20</b>		<b>17,499.04</b>
				<b>TOTAL EFT</b>		<b>86,018.62</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>TOTAL</b>
09/23/20	Refer to your records for account Information		Payroll	Employee Deductions		
				401A Contributions	851.04	
				401a EE Pretax	4,513.55	
				457b EE Catch Up	400.00	
				457b EE Pretax	1,730.00	
				EE Pretax FSA	90.76	
				Med FSA EE Pretax	19.23	
				<b>Total Deductions</b>	<b>7,604.58</b>	

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 10/05/20: \$3,230.47**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

## TRANSACTION SUMMARY

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	3,230.47
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>3,230.47</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	4,349.89
	CASH REQUIRED FOR CHECK DATE 10/05/20	7,580.36

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex **at or after 12:01 A.M.** on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>	<u>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</u>
10/02/20	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	2,881.60
				<b>EFT FOR 10/02/20</b>	<b>2,881.60</b>
10/05/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings	
				Medicare	97.76
				Fed Income Tax	28.33
				CA Disability	67.42
				<b>Total Withholdings</b>	<b>193.51</b>
				Employer Liabilities	
				Medicare	97.76
				CA Unemploy	56.40
				CA Emp Train	1.20
				<b>Total Liabilities</b>	<b>155.36</b>
				<b>EFT FOR 10/05/20</b>	<b>348.87</b>
				<b>TOTAL EFT</b>	<b>3,230.47</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>	<u>TOTAL</u>
10/05/20	Refer to your records for account	Information	Payroll	Employee Deductions	
				457b EE Pretax	3,554.51
				EE Post-Tax Other In	112.29
				EE Pretax FSA	225.00
				EE Pretax Other Ins	149.09
				TO-PIA DEN EE PRE	84.00
				<b>Total Deductions</b>	<b>4,124.89</b>

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 10/07/20: \$108,876.10**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

## TRANSACTION SUMMARY

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	108,876.10
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>108,876.10</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	30,937.45
	CASH REQUIRED FOR CHECK DATE 10/07/20	<b>139,813.55</b>

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
10/06/20	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	84,002.91	<b>84,002.91</b>
				<b>EFT FOR 10/06/20</b>		<b>84,002.91</b>
10/07/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings		
				Medicare	1,681.38	
				Fed Income Tax	13,872.12	
				CA Income Tax	6,568.87	
				CA Disability	1,069.40	
				<b>Total Withholdings</b>	<b>23,191.77</b>	
				Employer Liabilities		
				Medicare	1,681.42	
				<b>Total Liabilities</b>	<b>1,681.42</b>	<b>24,873.19</b>
				<b>EFT FOR 10/07/20</b>		<b>24,873.19</b>
				<b>TOTAL EFT</b>		<b>108,876.10</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
10/07/20	Refer to your records for account Information		Payroll	Employee Deductions		
				401A Contributions	851.04	
				401a EE Pretax	4,527.95	
				457b EE Catch Up	400.00	
				457b EE Pretax	2,700.00	
				EE Post-Tax Other In	284.75	
				EE Pretax FSA	90.76	
				EE Pretax Other Ins	138.21	
				Med FSA EE Pretax	19.23	
				TO-PIA DEN EE PRE	1,085.14	



**CASH REQUIREMENTS****CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 10/21/20: \$91,148.67**

**IMPORTANT COVID-19 INFORMATION:** If you filed IRS Form 7200, please notify your Paychex representative to avoid owing a balance at the end of the quarter and ensure your Form 941 is accurate.

**TRANSACTION SUMMARY**

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	91,148.67
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>91,148.67</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	15,447.22
	CASH REQUIRED FOR CHECK DATE 10/21/20	106,595.89

**TRANSACTION DETAIL**

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex **at or after 12:01 A.M.** on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
10/20/20	JPMORGAN CHASE BANK,	xxxxx8176	Direct Deposit	Net Pay Allocations	71,788.34	<b>71,788.34</b>
				<b>EFT FOR 10/20/20</b>		<b>71,788.34</b>
10/21/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings		
				Medicare	1,418.40	
				Fed Income Tax	10,495.88	
				CA Income Tax	4,759.19	
				CA Disability	902.07	
				<b>Total Withholdings</b>	<b>17,575.54</b>	
				Employer Liabilities		
				Medicare	1,418.42	
				CA Unemploy	358.74	
				CA Emp Train	7.63	
				<b>Total Liabilities</b>	<b>1,784.79</b>	<b>19,360.33</b>
				<b>EFT FOR 10/21/20</b>		<b>19,360.33</b>
				<b>TOTAL EFT</b>		<b>91,148.67</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
10/21/20	Refer to your records for account Information		Payroll	Employee Deductions		
				401A Contributions	851.04	
				401a EE Pretax	4,506.68	
				457b EE Catch Up	400.00	
				457b EE Pretax	2,700.00	
				EE Pretax FSA	90.76	
				Med FSA EE Pretax	19.23	
				<b>Total Deductions</b>	<b>8,567.71</b>	



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## ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
08/24	APPLE.COM/BILL 866-712-7753 CA Monthly Membership	9.99
08/26	Amazon Prime*MM9G39H10 Amzn.com/bill WA Monthly Membership	14.00
08/26	SQ *CARDELLIS ITALIAN DEL Riverside CA Interview Luncheon	70.31
08/29	APPLE.COM/BILL 866-712-7753 CA Monthly Membership	2.99
09/01	ZOOM.US 888-799-9666 CA Monthly Subscription	199.90
09/15	SQ *CARDELLIS ITALIAN DEL Riverside CA Interview Luncheon	52.12
09/18	YOURMEMBER-CAREERS 727-497-6573 CT Job Posting Online	199.00
	TERRI ROLLINGS	
	TRANSACTIONS THIS CYCLE (CARD 4916) \$548.31	

09/08	Payment ThankYou Image Check	-1,575.32
08/23	AMZN Mktp US*MM0TA7EFO Amzn.com/bill WA Office Supplies	31.22
08/26	STAPLES DIRECT 800-3333330 MA Office Supplies	245.94
09/02	WWW.COVIDCLINIC.ORG 949-287-8191 CA Staff Testing	150.00
09/02	WWW.COVIDCLINIC.ORG 949-287-8191 CA Staff Testing	150.00
09/02	WWW.COVIDCLINIC.ORG 949-287-8191 CA Staff Testing	150.00
09/02	WWW.COVIDCLINIC.ORG 949-287-8191 CA Staff Testing	150.00
09/02	WWW.COVIDCLINIC.ORG 949-287-8191 CA Staff Testing	150.00
09/02	AMZN Mktp US*MU6O04JS2 Amzn.com/bill WA Office Supplies	775.77
09/07	Amazon.com*MU8Y83H32 Amzn.com/bill WA Office Supplies	211.58
09/19	SPOTLESS EXPRESS CAR WASH 951-934-3959 CA Monthly Membership	450.00
09/19	Amazon.com*M44Q37FC0 Amzn.com/bill WA Office Supplies	82.96
	CONSUELO L CARDENAS	
	TRANSACTIONS THIS CYCLE (CARD 5666) \$972.15	
	INCLUDING PAYMENTS RECEIVED	

08/27	CACEO 916-4922223 CA Annual Membership	95.00
08/28	CACEO 916-4922223 CA Conference Registration	250.00
08/28	CACEO 916-4922223 CA Conference Registration	250.00
08/28	CACEO 916-4922223 CA Annual Membership	95.00
08/28	CACEO 916-4922223 CA Conference Registration	250.00
08/28	CACEO 916-4922223 CA Conference Registration	250.00
08/28	CACEO 916-4922223 CA Conference Registration	250.00
08/28	CACEO 916-4922223 CA Conference Registration	250.00
09/14	CALIFORNIA BUILDING OF 916-457-1103 CA Training	975.00
09/16	CALIFORNIA BUILDING OF 916-457-1103 CA Training	390.00
	KEITH CLARKE	
	TRANSACTIONS THIS CYCLE (CARD 5035) \$3065.00	

Building \*  
code

2020 Totals Year-to-Date	
Total fees charged in 2020	\$0.00
Total interest charged in 2020	\$87.19

Year-to-date totals do not reflect any fee or interest refunds you may have received.

## INTEREST CHARGES

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
<b>PURCHASES</b>			
Purchases	13.24%(v)(d)	- 0 -	- 0 -
<b>CASH ADVANCES</b>			
Cash Advances	24.24%(v)(d)	- 0 -	- 0 -
<b>BALANCE TRANSFERS</b>			
Balance Transfer	13.24%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

(v) = Variable Rate  
(d) = Daily Balance Method (including new transactions)  
(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.



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S	M	T	W	T	F	S
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

New Balance  
**\$6,150.78**  
Minimum Payment Due  
**\$1,230.00**  
Payment Due Date  
**10/15/20**

**Late Payment Warning:** If we do not receive your minimum payment by the due date, you may have to pay a late fee, and existing and new balances may become subject to the Default APR.  
**Minimum Payment Warning:** Enroll in Auto-Pay and avoid missing a payment. To enroll, go to [www.chase.com](http://www.chase.com)

## ACCOUNT SUMMARY

Account Number: [REDACTED]	
Previous Balance	\$1,575.32
Payment, Credits	-\$1,575.32
Purchases	+\$6,150.78
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
<b>New Balance</b>	<b>\$6,150.78</b>
Opening/Closing Date	08/22/20 - 09/21/20
Credit Limit	\$25,000
Available Credit	\$18,849
Cash Access Line	\$5,000
Available for Cash	\$5,000
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

RECEIVED

SEP 28 2020

CITY OF JURUPA VALLEY

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Page 1 of 2

06630 MA DA 59747

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[chase.com/paycard](http://chase.com/paycard)

Payment Due Date: 10/15/20  
New Balance: \$6,150.78  
Minimum Payment: \$1,230.00

Account number: 4246 3152 9324 5666

\$ \_\_\_\_\_ Amount Enclosed  
Make/Mail to Chase Card Services at the address below:

59747 BEX Z 26520 C  
CONSUELO L CARDENAS  
CITY JURUPA VALLEY  
8930 LIMONITE AVE  
JURUPA VALLEY CA 92509-5019

CARDMEMBER SERVICE  
PO BOX 6294  
CAROL STREAM IL 60197-6294

5000 160 28 1595 293 24 5666 5



**ORDINANCE NO. 2020-10**

**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 1.79 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND CRESTMORE ROAD (APN: 179-330-005) FROM RUBIDOUX-VILLAGE COMMERCIAL (R-VC), MULTIPLE FAMILY DWELLINGS (R-2), AND LIGHT AGRICULTURE (A-1) ZONES TO RUBIDOUX-VILLAGE COMMERCIAL (R-VC) ZONE, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY 5.17 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF MISSION BOULEVARD AND CRESTMORE ROAD (APNS: 179-330-002, -003, -004 AND -006) FROM RUBIDOUX-VILLAGE COMMERCIAL (R-VC), MULTIPLE FAMILY DWELLINGS (R-2), AND LIGHT AGRICULTURE (A-1) ZONES TO GENERAL RESIDENTIAL (R-3) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**Section 1.**     **Project.** The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a)     Northtown Housing Development (the “Applicant”) has applied for General Plan Amendment No. 16006, Change of Zone No. 16011, Tentative Parcel Map No. 37126, Site Development Permit No. 16043, and an overruling of an Airport Land Use Commission determination (collectively, Master Application No. 16224 or MA No. 16224) to permit the subdivision of approximately 6.93 gross acres into 2 parcels on real property located on the northeast corner of Mission Boulevard and Crestmore Road (APNs: 179-330-002, -003, -004, -005, and -006) in the Rubidoux-Village Commercial (R-VC), Multiple Family Dwellings (R-2), and Light Agricultural (A-1) Zones and designated Commercial Retail (CR) and Medium High Density Residential (MHDR) with Rubidoux Town Center (RTCO), Flabob Municipal Airport (FLO), and Santa Ana River Corridor (SRO) Overlays to allow for a mixed-use development project consisting of a 30,715 square foot commercial building on a 1.79 acre parcel and sixty-eight (68) multi-family affordable housing dwelling units on a 5.14 acre parcel.

(b)     All of the components of Master Application No. 16224 shall collectively be known as the “Project.” Change of Zone No. 16011 is the subject of this Ordinance.

## **Section 2. Change of Zone.**

(a) The Applicant is seeking approval of Change of Zone No. 16011 to rezone the proposed 1.79 acre commercial parcel (APN: 179-330-005) from Rubidoux-Village Commercial (R-VC), Multiple Family Dwellings (R-2), and Light Agriculture (A-1) Zones to Rubidoux-Village Commercial (R-VC) Zone and the proposed 5.17 acre residential parcel (APNs: 179-330-002, -003, -004 and -006) from Rubidoux-Village Commercial (R-VC), Multiple Family Dwellings (R-2), and Light Agriculture (A-1) Zones to General Residential (R-3) Zone.

(b) Section 9.285.010. of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter amended, and with the requirements of Title 9. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.

(c) Government Code Section 65854 provides that the planning commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040.(1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(d) Government Code Section 65855 provides that after the hearing, the planning commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, after closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and the relationship of the proposed amendment to 2017 General Plan. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council.

(e) Government Code Section 65856(a) provides that upon receipt of the recommendation of the planning commission, the legislative body must hold a public hearing. Additionally, Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(f) Government Code Section 65857 provides that the legislative body may approve, modify, or disapprove the recommendation of the planning commission; provided that



any modification of the proposed ordinance or amendment by the legislative body not previously considered by the planning commission during its hearing, must first be referred to the planning commission for report and recommendation, but the planning commission shall not be required to hold a public hearing thereon. Additionally, Section 9.285.040.(5) of the Jurupa Valley Municipal Code provides that after closing the public hearing the City Council must render its decision within a reasonable time and may approve, modify, or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission must first be referred back to the Planning Commission for a report and recommendation.

**Section 3. Procedural Findings.** The City Council of the City of Jurupa Valley does hereby find, determine, and declare that:

(a) The application for MA No. 16224 was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On May 27, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 16224, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing. Following a discussion of the Project the Planning Commission voted to recommend approval of MA No. 16224 by adopting Planning Commission Resolution No. 2020-05-27-03, a Resolution of the Planning Commission of the City of Jurupa Valley Recommending that the City Council of the City of Jurupa Valley Certify an Environmental Impact Report and Adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for a Mixed-Use Development Project on Approximately 6.93 Gross Acres Located on the Northeast Corner of Mission Boulevard and Crestmore Road (APNS: 179-330-002, -003, -004, -005, And -006), Overrule the Airport Land Use Commission's Determination of Inconsistency, and Approve General Plan Amendment No. 16006, Change of Zone No. 16011, Tentative Parcel Map No. 37126, and Site Development Permit No. 16043 to Permit the Subdivision of Approximately 6.93 Gross Acres Located on the Northeast Corner of Mission Boulevard and Crestmore Road (APNS: 179-330-002, -003, -004, -005, And -006) Into 2 Parcels to Allow for a Mixed-Use Development Project.

(c) On July 16, 2020, the City Council held a public hearing on MA No. 16224, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council continued the public hearing.

(d) On August 6, 2020, the City Council held a public hearing on MA No. 16224, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council continued the public hearing.

(e) On September 3, 2020, the City Council held a public hearing on MA No. 16224, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council continued the public hearing.

(f) On October 1, 2020, the City Council held a public hearing on MA No. 16224, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council continued the public hearing.

(g) On October 29, 2020, the City Council held a public hearing on MA No. 16224, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing.

(h) All legal preconditions to the adoption of this Ordinance have occurred.

**Section 4. California Environmental Quality Act Findings.** The City Council hereby makes the following environmental findings and determinations in connection with the approval of proposed Change of Zone No. 16011:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code, § 21000 *et seq.*) and the State Guidelines (the “Guidelines”) (14 Cal. Code Regs. § 15000 *et seq.*), City staff prepared an Initial Study of the potential environmental effects of the approval of the Project. Based upon the findings contained in that Study, the City issued a Notice of Preparation (NOP) on June 20, 2018. The NOP was sent to the State Clearinghouse (SCH #2018061047), responsible agencies, trustee agencies, and interested parties and posted on the City’s website on June 20, 2018.

(b) A Draft Environmental Impact Report (the “DEIR”) was prepared for the Project between June 2018 and January 2019. In accordance with CEQA and the Guidelines promulgated with respect thereto, the City analyzed the Project’s potential impacts on the environment.

(c) Consistent with Guidelines Section 15105, the City circulated the DEIR (including appendices) for the Project to the public and other interested parties for a 45-day comment period, from January 11, 2019, through February 25, 2019.

(d) The City prepared written responses to all comments received on the DEIR during the comment period and those responses to comments are incorporated into the Final Environmental Impact Report (“Final EIR”), which Final EIR was prepared in accordance with CEQA. The Final EIR was made available to the public and to all commenting agencies at least ten (10) days prior to certification of the Final EIR, in compliance with Public Resources Code Section 21092.5(a).

(e) The Final EIR, which is on file with the City Clerk and incorporated by reference into City Council Resolution No. 2020-54, is comprised of the DEIR dated January 7, 2019, and all appendices thereto; the Comments and Response to Comments on the DEIR, addenda and errata to the DEIR, which are contained in a separate volume, and the Mitigation Monitoring and Reporting Program for the Project.

(f) On May 27, 2020, the Planning Commission conducted duly noticed public hearings to consider the Project and the Final EIR, reviewed the staff report, accepted and

considered public testimony. After due consideration, the Planning Commission found that agencies and interested members of the public were afforded ample notice and opportunity to comment on the Final EIR and the Project and approved Resolution No. 2020-05-27-03 recommending that City Council certify the Final EIR, adopt findings of fact pursuant to the California Environmental Quality Act, adopt a Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations for the Project.

(g) On October 29, 2020, the City Council, at a duly noticed public hearing, considered the proposed Project and the Final EIR, at which time the City staff presented its report and interested persons had an opportunity to be heard and to present evidence regarding the proposed Project and the Final EIR. Based upon the evidence presented at the hearing, including the staff report and oral testimony, the City Council, by separate Resolution No. 2020-54, certified the Final EIR, adopted findings pursuant to the California Environmental Quality Act for the Project as set forth in Exhibit “B” to City Council Resolution No. 2020-54, adopted a Statement of Overriding Considerations as set forth in Exhibit “B” to City Council Resolution No. 2020-54, and adopted a Mitigation Monitoring and Reporting Program for the Project as set forth in Exhibit “B” to City Council Resolution No. 2020-54.

(h) All actions taken by City have been duly taken in accordance with all applicable legal requirements, including CEQA, and all other requirements for notice, public hearings, findings, votes and other procedural matters.

(i) The custodian of records for the Final EIR, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations, and all other materials that constitute the record of proceedings upon which the City Council’s decision was based, including, without limitation, the staff reports for Master Application No. 16224, all of the materials that comprise and support the Final EIR and all of the materials that support the staff reports for Master Application No. 16224, is the City Clerk of the City of Jurupa Valley. Those documents are available for public examination during normal business hours at the Office of the City Clerk, City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, California, 92509.

**Section 5. Findings for Approval of Change of Zone.** The City Council of the City of Jurupa Valley hereby finds and determines that CZ No. 16011 should be adopted because the proposed Change of Zone No. 16011 will be consistent with the City of Jurupa Valley General Plan, as amended by General Plan Amendment No. 16006, in that the proposed Rubidoux-Village Commercial (R-VC) zoning classification for the proposed 1.79 acre commercial parcel is consistent with the proposed Commercial Retail (CR) land use designation, and the proposed General Residential (R-3) zoning classification for the proposed 5.17 acre residential parcel is consistent with the proposed High Density Residential (HDR) land use designation.

**Section 6. Approval of Zone Change.** The City Council of the City of Jurupa Valley hereby rezones approximately 1.79 acres of real property located on the northeast corner of Mission Boulevard and Crestmore Road (APN: 179-330-005) from Rubidoux-Village Commercial (R-VC), Multiple Family Dwellings (R-2), and Light Agriculture (A-1) Zones to Rubidoux-Village Commercial (R-VC) Zone and approximately 5.17 acres of real property located on the northeast corner of Mission Boulevard and Crestmore Road (APNs: 179-330-002, -003, -004 and -006) from Rubidoux-Village Commercial (R-VC), Multiple Family Dwellings (R-2), and

Light Agriculture (A-1) Zones to General Residential (R-3) Zone, and directs the City Manager to revise the official City of Jurupa Valley Zoning Map to designate the property as being in this new zone.

**Section 7.**     **Severability.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

**Section 8.**     **Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside incorporated by the City of Jurupa Valley that may in conflict with the terms of this Ordinance.

**Section 9.**     **Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 10.**   **Effective Date.** This Ordinance shall take effect on the date provided in Government Code Section 36937.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 5<sup>th</sup> day of November 2020.

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Anthony Kelly, Jr.  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

## CERTIFICATION

STATE OF CALIFORNIA                    )  
COUNTY OF RIVERSIDE                ) ss.  
CITY OF JURUPA VALLEY                )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-10 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 29<sup>th</sup> day of October 2020 and thereafter at a regular meeting held on the 5<sup>th</sup> day of November 2020, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 5<sup>th</sup> day of November 2020.

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Victoria Wasko, City Clerk  
City of Jurupa Valley



**ORDINANCE NO. 2020-15****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK) AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN****RECITALS:**

**WHEREAS**, the City Council of the City of Jurupa Valley (the “City Council”), has previously adopted Resolution No. 2020-77 entitled “A Resolution of Intention of the City Council of the City of Jurupa Valley, California, to Establish City of Jurupa Valley Community Facilities District No. 2020-001 (SHADOW ROCK) and to Authorize the Levy of a Special Tax within City of Jurupa Valley Community Facilities District No. 2020-001 (SHADOW ROCK)” (the “Resolution of Intention”), stating its intention to conduct proceedings to form City of Jurupa Valley Community Facilities District No. 2020-001 (SHADOW ROCK) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the “Act”) to finance certain services (the “Services”) including incidental expenses, to serve the CFD; and

**WHEREAS**, the Resolution of Intention set October 29, 2020, at 7:00 p.m., or as soon thereafter as practical, as the date of a public hearing on all matters pertaining to the formation of the CFD, the extent of the CFD, the furnishing of Services to serve the CFD, and the proposed rate and method of apportionment of the special tax within the CFD (the “Rate and Method”); and

**WHEREAS**, a notice of public hearing was published and mailed to all landowners proposed to be included in the CFD in accordance with the Act; and

**WHEREAS**, at the public hearing, evidence was presented to the City Council on such matters before it, including a special report (the “Report”) describing the services necessary to adequately meet the needs of the CFD and the estimated costs of financing such Services as required by Section 53321.5 of the Act; and

**WHEREAS**, at the public hearing, all persons desiring to be heard on all matters pertaining to the formation of the CFD, the extent of the CFD, the furnishing of Services to serve the CFD, and the Rate and Method were heard and a full and fair hearing was held; and

**WHEREAS**, subsequent to the public hearing, the City Council adopted a resolution entitled “Resolution of Formation of the City Council of the City of Jurupa Valley to Establish City of Jurupa Valley Community Facilities District No. 2020-001 (SHADOW ROCK), to Establish an Appropriations Limit therefor, to Authorize the Levy of a Special Tax therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the

Qualified Electors thereof” (the “Resolution of Formation”) which established the CFD and authorized the levy of a special tax within the CFD; and

**WHEREAS**, subsequent to the public hearing, the City Council also adopted a resolution entitled “Resolution of the City Council of the City of Jurupa Valley Calling a Special Election and Submitting to the Qualified Electors of City of Jurupa Valley Community Facilities District No. 2020-001 (SHADOW ROCK) Propositions Regarding the Establishment of an Appropriations Limit and the Annual Levy of a Special Tax Within the Community Facilities District” (the “Resolution Calling Election”) which called a special election of the qualified electors within the CFD; and

**WHEREAS**, pursuant to the terms of the Resolution Calling Election, an election was held in which qualified electors of the CFD approved the establishment of an appropriations limit for the CFD and the levy of a special tax (the “Special Tax”) within the CFD; and

**WHEREAS**, on October 29, 2020, the City Council adopted a resolution entitled “Resolution of the City Council of the City of Jurupa Valley Declaring the Results of a Special Election in the City of Jurupa Valley Community Facilities District No. 2020-001 (SHADOW ROCK) and Directing the Recording of a Notice of Special Tax Lien” (the “Resolution Declaring Results of Election”) which certified the results of the October 15, 2020 election conducted by the City Clerk, which results showed that more than two-thirds of the votes cast in the CFD were in favor of the proposition to levy the Special Tax and the proposition to establish an appropriations limit for the CFD;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES HEREBY ORDAIN AS FOLLOWS:**

1. Recitals. The above recitals are all true and correct.
2. Authorization of the Levy of a Special Tax. By the passage of this Ordinance, the City Council authorizes the levy of the Special Tax in the CFD in accordance with the Rate and Method set forth in the Exhibit “B” to the Resolution of Formation, which is on file in the office of the City Clerk and incorporated by reference herein.
3. Annual Rate Determination. The City Council is hereby further authorized to determine on or before August 10 each year, or such other date as is established by law or by the County Auditor-Controller of the County of Riverside, the specific Special Tax to be levied on each parcel of land in the CFD, except that special taxes to be levied shall not exceed the maximum rates set forth in the Rate and Method, but the special tax may be levied at a lower rate.
4. Exempt Property. Except as provided in Section 53340.1 of the Act and except for properties that a local agency is a landowner of within the meaning of subdivision (f) of

Section 53317 of the Act, pursuant to Section 53340 of the Act, properties of entities of the state, federal and local governments shall be exempt from the levy of the Special Tax. Reference is hereby made to the Rate and Method for a description of other properties or entities that are expressly exempted from the levy of the Special Tax.

5. Use of Collections. All of the collections of the Special Tax shall be used only as provided by the Act and in the Resolution of Formation. The Special Tax shall be levied only so long as needed for the purposes as described in the Resolution of Formation.
6. Collection. The Special tax shall be collected in the same manner as ordinary ad valorem taxes and shall be subject to the same penalties and the same procedure, sale and lien in any case of delinquency as applicable for ad valorem property taxes; provided, however, that the Special Tax may be collected by direct billing by the City of the property owners in the CFD or in such other manner as may be provided by the City Council. In addition, the provisions of Section 53356.1 of the Act shall apply to any delinquent Special Tax payments.
7. Authorization. The specific authorization for adoption of the Ordinance is Section 53340 of the Act.
8. Severability. If for any reason any portion of the Ordinance is found to be invalid, or if the Special Tax is found inapplicable for any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this Ordinance, and the application of the Special Tax to the remaining parcels within the CFD shall not be affected.
9. Certification. The City Clerk shall certify the passage of this Ordinance and cause it to be published or posted in accordance with law.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Jurupa Valley on this 5<sup>th</sup> day of November 2020.

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Anthony Kelly, Jr.  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

## CERTIFICATION

STATE OF CALIFORNIA                    )  
COUNTY OF RIVERSIDE                ) ss.  
CITY OF JURUPA VALLEY                )

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-15 was regularly introduced at a regular meeting of the City Council held on the 29<sup>th</sup> day of October 2020, and thereafter at a regular meeting held on the 5<sup>th</sup> day of November 2020, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 5<sup>th</sup> day of November 2020.

\_\_\_\_\_  
Victoria Wasko, CMC  
City Clerk

**ORDINANCE NO. 2020-16**

**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) 1.85 GROSS ACRES OF REAL PROPERTY LOCATED AT 5302 EL RIO AVENUE (APN: 178-290-012) FROM NATURAL ASSETS (N-A) ZONE TO MULTIPLE FAMILY DWELLINGS (R-2) ZONE, (2) 30,000 SQUARE FEET OF REAL PROPERTY LOCATED AT 5288 BELL AVENUE (APN: 178-182-020) FROM LIGHT AGRICULTURE (A-1) ZONE TO MULTIPLE FAMILY DWELLINGS (R-2) ZONE, (3) 7.7 GROSS ACRES OF REAL PROPERTY LOCATED AT 5286 BELL AVENUE (APN: 178-290-001) FROM NATURAL ASSETS (N-A) ZONE TO TOURIST COMMERCIAL (C-T) ZONE, AND (4) 13.57 GROSS ACRES OF REAL PROPERTY LOCATED SOUTH OF INTERSTATE 60, EAST OF JURUPA ROAD, NORTH OF MISSION BOULEVARD, AND WEST OF OPAL STREET (APNS: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, AND -031, AND 177-150-001, -002, -003, -004, -005, -006, -007, AND -011) FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) ZONE TO SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND MAKING FINDINGS PURSUANT TO CEQA**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**Section 1.**     **Project.** At the November 15, 2018 regular City Council meeting, the City Council initiated Change of Zone No. 20005 (CZ No. 20005) to change the classification of approximately (1) 1.85 gross acres of real property located at 5302 El Rio Avenue (APN: 178-290-012) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (2) 30,000 square feet of real property located at 5288 Bell Avenue (APN: 178-182-020) from Light Agriculture (A-1) Zone to Multiple Family Dwellings (R-2) Zone, (3) 7.7 gross acres of real property located at 5286 Bell Avenue (APN: 178-290-001) from Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone, and (4) 13.57 gross acres of real property located south of Interstate 60, east of Jurupa Road, north of Mission Boulevard, and west of Opal Street (APNs: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, and -031, and 177-150-001, -002, -003, -004, -005, -006, -007, and -011) from Manufacturing-Service Commercial (M-SC) Zone to Scenic Highway Commercial (C-P-S) Zone, as depicted in Exhibit "A" attached hereto.

**Section 2.**     **Change of Zone.**

(a)     Section 9.285.010. of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter amended, and with the requirements of Title 9. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.



(b) Government Code Section 65854 provides that the planning commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040.(1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(c) Government Code Section 65855 provides that after the hearing, the planning commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, after closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and the relationship of the proposed amendment to 2017 General Plan. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council.

(d) Government Code Section 65856(a) provides that upon receipt of the recommendation of the planning commission, the legislative body must hold a public hearing. Additionally, Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(e) Government Code Section 65857 provides that the legislative body may approve, modify, or disapprove the recommendation of the planning commission; provided that any modification of the proposed ordinance or amendment by the legislative body not previously considered by the planning commission during its hearing, must first be referred to the planning commission for report and recommendation, but the planning commission shall not be required to hold a public hearing thereon. Additionally, Section 9.285.040.(5) of the Jurupa Valley Municipal Code provides that after closing the public hearing the City Council must render its decision within a reasonable time and may approve, modify, or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission must first be referred back to the Planning Commission for a report and recommendation.

**Section 3. Procedural Findings.** The City Council of the City of Jurupa Valley does hereby find, determine, and declare that:

(a) CZ No. 20005 (the "Project") was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On September 23, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on CZ No. 20005 at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing. Following a discussion of the Project the Planning Commission voted to recommend approval of CZ No. 20005 by adopting Planning Commission Resolution No. 2020-09-23-01, a Resolution of the Planning Commission of the City of Jurupa Valley Recommending that the City Council of the City of Jurupa Valley (1) Approve Zoning Code Amendment No. 20003, Allowing Motor Sports Raceways as Permitted Uses in the Tourist Commercial (C-T) Zone Subject to Approval of a Site Development Permit, (2) Approve Change of Zone No. 20005 to Change the Zoning Classification of Approximately (A) 1.85 Gross Acres of Real Property Located at 5302 El Rio Avenue (APN: 178-290-012) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (B) 30,000 square feet of Real Property Located at 5288 Bell Avenue (APN: 178-182-020) from Light Agriculture (A-1) Zone to Multiple Family Dwellings (R-2) Zone, (C) 7.7 Gross Acres of Real Property Located at 5286 Bell Avenue (APN: 178-290-001) from Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone, and (D) 13.57 Gross Acres of Real Property Located South of Interstate 60, East of Jurupa Road, North of Mission Boulevard, and West of Opal Street (APNS: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, And -031, And 177-150-001, -002, -003, -004, -005, -006, -007, And -011) from Manufacturing-Service Commercial (M-SC) Zone to Scenic Highway Commercial (C-P-S) Zone, and (3) Make Findings Pursuant to CEQA and Determinations that no Further CEQA Review is Required.

(c) On October 29, 2020, the City Council held a public hearing on CZ No. 20005, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

**Section 4. California Environmental Quality Act Findings.** The City Council hereby makes the following environmental findings and determinations in connection with the approval of proposed Change of Zone No. 20005:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. City staff has also reviewed the Final Programmatic Environmental Impact Report (FEIR) for the “2017 General Plan of the City of Jurupa Valley” project certified by the City Council on September 7, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

(b) The City Council has independently reviewed the Previous Environmental Document Review Determination, and based upon the whole record before it, the Previous Environmental Document Review Determination, and its independent review and judgment, finds that that the Project, as modified, is not subject to further environmental review pursuant to the Guidelines because:

1) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR; and

2) All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

(c) The custodian of records for the prior FEIR, and all other materials that constitute the record of proceedings upon which the Planning Commission determination is based, is the Planning Department of the City of Jurupa Valley. Those documents are available for public review in the Planning Department located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

**Section 5. Findings for Approval of Change of Zone.** The City Council of the City of Jurupa Valley hereby finds and determines that CZ No. 20005 should be adopted because the proposed change of zoning classification from:

(a) Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone for approximately 1.85 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Medium Density Residential (MDR) in that Policy LUE 1 of the General Plan Land Use Element “encourages attractive, safe, and well-maintained residential neighborhoods that offer a range of high quality housing opportunities that ‘fit’ the community in which they are to be located,” and Policy LUE 2.6 indicates that the City should “accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.”

(b) Light Agriculture (A-1) Zone to Multiple Family Dwellings (R-2) Zone for approximately 30,000 square feet is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designations of Medium Density Residential (MDR) in that Policy LUE 1 of the General Plan Land Use Element “encourages attractive, safe, and well-maintained residential neighborhoods that offer a range of high quality housing opportunities that ‘fit’ the community in which they are to be located” and Policy LUE 2.6 indicates that the City should “accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.”

(c) Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone for approximately 7.7 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Commercial Tourist (CT) in that Policy LUE 3.1 indicates that the City should “accommodate the development of commercial uses in areas designated by the General Plan, specific plans, and community and town center plans.”

(d) Manufacturing-Service Commercial M-SC Zone to Scenic Highway Commercial (C-P-S) Zone for approximately 13.57 acres is consistent with the 2017 Jurupa Valley General Plan and the requirements of the General Plan land use designation of Retail Commercial in that Land Use Element Policy 8-1 of the General Plan indicates that the City should “require land to be developed and used in accordance with the General Plan, specific plans, and community and town center plans to ensure compatibility and minimize impacts.”

**Section 6. Approval of Change of Zone.** Based on the foregoing, the City Council of the City of Jurupa Valley hereby rezones approximately (1) 1.85 gross acres of real property located at 5302 El Rio Avenue (APN: 178-290-012) from Natural Assets (N-A) Zone to Multiple Family Dwellings (R-2) Zone, (2) 30,000 square feet of real property located at 5288 Bell Avenue (APN: 178-182-020) from Light Agriculture (A-1) Zone to Multiple Family Dwellings (R-2) Zone, (3) 7.7 gross acres of real property located at 5286 Bell Avenue (APN: 178-290-001) from Natural Assets (N-A) Zone to Tourist Commercial (C-T) Zone, and (4) 13.57 gross acres of real property located south of Interstate 60, east of Jurupa Road, north of Mission Boulevard, and west of Opal Street (APNs: 177-100-001, -003, -006, -011, -016, -021, -022, -024, -025, -028, and -031, and 177-150-001, -002, -003, -004, -005, -006, -007, and -011) from Manufacturing-Service Commercial (M-SC) Zone to Scenic Highway Commercial (C-P-S) Zone, all as depicted in Exhibit “A” attached hereto, and directs the City Manager to revise the official City of Jurupa Valley Zoning Map to designate the property as being in this new zone.

**Section 7. Severability.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

**Section 8. Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside incorporated by the City of Jurupa Valley that may in conflict with the terms of this Ordinance.

**Section 9. Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 10. Effective Date.** This Ordinance shall take effect on the date provided in Government Code Section 36937.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 5<sup>th</sup> day of November, 2020.

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Anthony Kelly, Jr.  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk



## CERTIFICATION

STATE OF CALIFORNIA                    )  
COUNTY OF RIVERSIDE                ) ss.  
CITY OF JURUPA VALLEY                )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-16 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 29<sup>th</sup> day of October 2020 and thereafter at a regular meeting held on the 5<sup>th</sup> day of November, 2020, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 5<sup>th</sup> day of November, 2020.

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Victoria Wasko, CMC  
City Clerk

**ORDINANCE NO. 2020-17**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING SECTION 9.120.010 (“PERMITTED USES”) OF CHAPTER 9.120 (“C-T ZONE (TOURIST COMMERCIAL)”) OF TITLE 9 (“PLANNING AND ZONING”) OF THE JURUPA VALLEY MUNICIPAL CODE TO ALLOW MOTOR SPORTS RACEWAYS AS PERMITTED USES IN THE TOURIST COMMERCIAL (C-T) ZONE SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**Section 1. Project Procedural Findings.** The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) At the September 7, 2017 regular City Council meeting, the City Council initiated an amendment to Section 9.120.010 of Chapter 9.120 (“C-T Zone (Tourist Commercial)”) of Title 9 (“Planning and Zoning”) of the Jurupa Valley Municipal Code, to add “motor sports raceways” as a permitted use in the Tourist Commercial (C-T) Zone subject to approval of a Conditional Use Permit (ZCA No. 20003) (the “Code Amendment”), and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in this Ordinance.

(b) On September 23, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing. At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2020-09-23-01 recommending that the City Council approve the proposed Code Amendment.

(c) On October 29, 2020, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Code Amendment, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing and duly considered the written and oral testimony received.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

**Section 2. California Environmental Quality Act Findings.** The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code

Amendment, permitting motor sports raceways in the Tourist Commercial (C-T) Zone subject to approval of a Site Development Permit, will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment because further environmental review, if required under CEQA, will be performed as applications for motor sports raceways are submitted to the City. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to, or exempt from, the requirements of the CEQA and the State CEQA Guidelines pursuant to CEQA Section 21080.17 and CEQA Guidelines Section 15061(b)(3).

**Section 3. Project Findings.** The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley 2017 General Plan in that the Economic Sustainability Element Policy ES-4 reads: Provide a wide range of visitor-serving uses such as hotels, motels, restaurants, RV parking, commercial recreational and other uses that appeal to tourists as well as residents.

**Section 4. Amendment to Section 9.120.010.** Subsections C. and D. of Section 9.120.010., Uses Permitted, of Chapter 9.120, C-T Zone (Tourist Commercial), of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code are hereby re-lettered to Subsections D. and E., respectively.

**Section 5. Amendment to Section 9.120.010.** A new Subsection C. is hereby added to Section 9.120.010., Uses Permitted, of Chapter 9.120, C-T Zone (Tourist Commercial), of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code to read as follows:

**“Sec. 9.120.010. - Uses permitted.**

- A. The following uses are permitted, provided approval of a site development permit shall first have been obtained pursuant to the provisions of Section 9.240.330:
  - (1) Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.
  - (2) Automobile sales, truck sales, new and used.
  - (3) Restaurants, drive-in restaurants, bars.
  - (4) Curio shops, gift shops.
  - (5) Sign, on-site advertising.
  - (6) Hotels, motels.
  - (7) Dwelling, bed and breakfast.
  - (8) Churches, temples and other places of religious worship.

(9) Child day care center.

B. The uses listed in subsection (A) of this section do not include sex-oriented businesses.

C. The following uses are permitted, provided a conditional use permit has been granted pursuant to the provisions of Section 9.240.280:

(1) Motor sports raceways.

D. No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.

E. It is the intent of the City Council that a legally established pre-existing land use of an occupied property shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency with the 2017 General Plan. Any pre-existing use certified pursuant to Section [9.240.080] that is not specifically listed in subsection A. shall be considered a permitted or conditionally permitted use the same as provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14[A2] adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.”

**Section 6. Severability.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

**Section 7. Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

**Section 8. Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 9. Effective Date.** This Ordinance shall take effect on the date provided in Government Code Section 36937.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 5<sup>th</sup> day of November, 2020.

---

Anthony Kelly, Jr.  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

## CERTIFICATION

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-17 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 29<sup>th</sup> day of October 2020 and thereafter at a regular meeting held on the 5<sup>th</sup> day of November, 2020, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 5<sup>th</sup> day of November, 2020.

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Victoria Wasko, CMC  
City Clerk



**ORDINANCE NO. 2020-18**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTIONS 9.240.290 AND 9.10.465 AND DELETING SECTION 9.10.555 OF THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS, AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**Section 1.** Effective January 1, 2020, Senate Bill 13 (“SB 13”), Assembly Bill 68 (“AB 68”), and Assembly Bill 881 (“AB 881”) amended Government Code Sections 65852.2 and 65852.22 to further limit the standards cities may impose on accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”). Government Code Section 65852.2 also was amended this year by Senate Bill 1030 and Assembly Bill 3182.

**Section 2.** Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine, and declare that:

A. The Planning Commission considered this Ordinance on September 9, 2020, at a duly noticed public hearing, as prescribed by law, at which time City Staff and interested persons had an opportunity to and did testify either in support of or against this matter.

B. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2020-09-09-01, recommending approval of the Ordinance by the City Council.

C. The City Council, at a regular meeting, considered the Ordinance on October 29, 2020, at a duly noticed public hearing, as prescribed by law, at which time City Staff and interested persons had an opportunity to and did testify either in support of or against this matter.

D. Following the public hearing, the City Council considered the entire record of information received at the public hearings before the Planning Commission and City Council.

**Section 3.** Findings. In approving the proposed Zoning Code amendment, the City Council hereby makes the following findings that the Ordinance is consistent with the General Plan as follows:

A. The proposed Code Amendment is consistent with the following City of Jurupa Valley General Plan Land Use Element Goals and Policies in that accessory dwelling units improve and expand housing opportunities and housing choice:

1. Goal LUE 1: Encourages attractive, safe, and well-maintained residential neighborhoods that offer a range of high-quality housing opportunities that fit the community in which they are to be located.

2. Policy LUE 2.4: Housing Quality and Variety. Accommodate the development of a variety of highest quality housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

B. The proposed Code Amendment is consistent with the following City of Jurupa Valley General Housing Element Goals and Policies in that accessory dwellings contribute needed housing to the community's housing stock to meet the City's share of the region's housing needs for all income levels.

1. Goal HE 1: Encourage and where possible, assist in the development of quality housing to meet the City's share of the region's housing needs for all income levels and for special needs populations.

2. Policy HE 1.8: Innovative Housing. Encourage innovative housing, site plan design, and construction techniques to promote new affordable housing, improve energy efficiency, and reduce housing costs.

3. Goal HE 2: Conserve and improve the housing stock, particularly housing affordable to lower income and special needs households.

4. Goal HE 3: Promote equal housing opportunities for all persons.

**Section 4.** Amendment to Chapter 9.10, Definitions. Section 9.10.020 of the Jurupa Valley Municipal Code is hereby amended to read as follows:

**"Sec. 9.10.020. - Accessory building.**

A subordinate building on the same lot or building site, the use of which is incidental to that of the principal building. A mobile home shall constitute a principal building where installed as provided in Section 9.255.030 or 9.255.040. ~~A second~~An accessory dwelling unit, as defined by state law and this chapter, shall not constitute an accessory building."

**Section 5.** Amendment to Chapter 9.10, Definitions. Section 9.10.465 of the Jurupa Valley Municipal Code is hereby amended to read as follows:

**"Sec. 9.10.465. - Dwelling unit, accessory or ADU.**

Has the same meaning ascribed in Government Code Section 65852.2, as the same may be amended from time to time.

**Section 6.** Amendment to Chapter 9.10, Definitions. Section 9.10.555 of the Jurupa Valley Municipal Code is hereby deleted in its entirety:

**~~"Sec. 9.10.555. - Existing structure.~~**

~~For the purposes of defining an allowable space that can be converted to an accessory dwelling unit, within the four walls and roofline of any structure existing on or after January 1, 2017, that can be made safely habitable under local building codes at the determination of the building official regardless of any non-compliance with zoning standards.”~~

**Section 7.** Section 9.240.290 (Accessory Dwelling Units) of Chapter 9.240 (General Provisions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended in its entirety to read as follows:

**“Sec. 9.240.290. - Accessory dwelling units.**

A. *Purpose and applicability.* The purpose of this chapter is to implement the requirements of Government Code Sections 65852.2 and 65852.22 to allow accessory dwelling units and junior accessory dwelling units in a manner that encourages their development but simultaneously minimizes impacts on traffic, parking, density, and other areas where the City is still permitted to exercise local control.

B. *Definitions.* For the purposes of this section, the following definitions apply.

- (1) “Attached ADU” means an ADU that is constructed as a physical expansion (i.e. addition) of the Primary Dwelling and shares a common wall with the Primary Dwelling.
- (2) “Detached ADU” means an ADU that is constructed as a separate structure from the Primary Dwelling, which does not share any walls with the Primary Dwelling.
- (3) “Existing structure” means an existing single-family dwelling or other accessory structure that can be safely converted into habitable space under the California Building Standards Code, as amended by the City, and other applicable law.
- (4) “Junior accessory dwelling unit” or “JADU” has the same meaning ascribed in Government Code Section 65852.22, as the same may be amended from time to time.
- (5) “Primary dwelling,” for purposes of this chapter, means the existing or proposed single-family dwelling on the lot where an ADU would be located.
- (6) “Public transit,” for purposes of this chapter, has the meaning ascribed in Government Code Section 65852.2(j), as the same may be amended from time to time.

C. *Building permit approval only.*

- (1) An accessory dwelling unit application is not required to be filed with the Planning Director for an ADU or JADU that satisfies the requirements of subsection C(2) of this section (Government Code Section 65852.2(e)(1), as the same may be amended from time to time), subsections (G), (H), and (I) of this

section, and Title 8, Building and Construction, of the Jurupa Valley Municipal Code. A Building Permit application is required to be filed with the Building and Safety Department.

- (2) Pursuant to Government Code Section 65852.2(e), the City shall ministerially approve an application for a building permit within a residential zone or mixed use zone that allows residential uses to create any of the following:

(a) *ADU and JADU within Primary Dwelling and ADUs within existing accessory structures.* One ADU and one JADU per lot with a proposed or existing single-family dwelling if all of the following apply:

- (i) The ADU or JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
- (ii) The space has exterior access from the proposed or existing single-family dwelling.
- (iii) The side and rear setbacks are sufficient for fire and safety.
- (iv) The JADU complies with the requirements of Government Code Section 65852.22 and with the requirements set forth in subsection (F) of this section.

(b) *Detached new construction ADU for Primary Dwelling.* One detached, new construction ADU for a lot with a proposed or existing single-family dwelling if all of the following apply. The ADU may be combined with a JADU described in subsection (C)(2)(a) of this section.

- (i) The ADU shall be no more than 800 square feet in size.
- (ii) The ADU shall not exceed a height limit of 16 feet.
- (iii) The ADU shall be setback a minimum of four feet from side and rear lot lines.

(c) *ADU within non-livable space in existing multifamily dwelling.* One ADU within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. If requested, multiple ADUs shall be allowed, up to the number of ADUs that equals 25 percent of the existing multifamily dwelling units in the structure.

- (d) *Detached new construction ADUs for existing multifamily dwelling.* Not more than two detached ADUs located on a lot that has an existing multifamily dwelling, subject to a height limit of 16 feet and minimum four-foot rear yard and side setbacks.

D. *Planning permit application.*

- (1) An accessory dwelling unit application is required to be filed with the Planning Director for an ADU that does not satisfy the requirements of subsection (C)(2) of this section. An accessory dwelling unit application shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by the filing fee as established by resolution of the City Council, and shall include the following information:
  - (a) Name and address of the applicant.
  - (b) Completed Owner's Affidavit.
  - (c) Assessor's parcel number(s) of the property.
  - (d) A site plan drawn in sufficient detail to clearly describe the following:
    - (i) Physical dimensions of the property.
    - (ii) Location and dimensions of all existing and proposed structures, walls, and fences.
    - (iii) Location and dimensions of all existing and proposed easements, septic tanks, leach lines, seepage pits, drainage structures, and utilities.
    - (iv) Location, dimensions, and names of all adjacent roads, whether public or private.
    - (v) Setbacks.
    - (vi) Existing and proposed methods of circulation, including ingress and egress, driveways, parking areas, and parking structures.
    - (vii) Panoramic color photographs showing the property from all sides and showing adjacent properties.
    - (viii) A description of architectural treatments proposed for the ADU.
    - (ix) Written confirmation from any water district or sewer district providing service of the availability of service.
  - (e) Floor plans. For an attached ADU, the plans must include the Primary Dwelling as well.

- (f) Elevations. For an attached ADU, the plans must include the Primary Dwelling as well.
  - (g) Such additional information as shall be required by the Planning Director.
- (2) All ADUs shall satisfy the requirements of Title 8, Building and Construction, of the Jurupa Valley Municipal Code. A Building Permit application is required to be filed with the Building Department.
  - (3) In accordance with State law, ADUs are an accessory use or an accessory structure to the Primary Dwelling on the lot. ADUs shall not be considered to exceed the allowable density for the lot.
  - (4) The Planning Director shall ministerially review and approve an accessory dwelling unit application, provided that the submitted application is complete and demonstrates that the ADU complies with the requirements contained in this chapter and any other applicable law. A public hearing is not required.
  - (5) Accessory dwelling unit applications subject to ministerial approval shall be processed within the timelines established by California Government Code Section 65852.2. The City shall act upon the accessory dwelling unit permit within 60 days of receiving the application, or as the deadline required by Government Code Section 65852.2, as the same may be amended from time to time. Notice of decision on the application shall be mailed to the applicant. The decision of the Planning Director shall be final.
  - (6) Where an accessory dwelling unit application for an ADU is submitted with an application for a Primary Dwelling that is subject to discretionary review under Title 9 of the Jurupa Valley Municipal Code, the accessory dwelling unit application shall be processed in accordance with this section, separately without discretionary review or a public hearing, following action on the portion of the project subject to discretionary review.
- E. *Standards for ADUs.* Except those ADUs approved pursuant to subsection (C) of this section (Building Permit Approval Only), ADUs shall comply with the following development standards:
- (1) *Location Restrictions:* One ADU shall be allowed on a lot with a proposed or existing Primary Dwelling that is zoned to allow single family or multi-family residential use.
  - (2) *Development Standards:*
    - (a) *Size restrictions.* If there is an existing Primary Dwelling, an Attached ADU shall not exceed fifty percent (50%) of the gross floor area for the Primary Dwelling. An Attached ADU that is proposed with a new Primary Dwelling shall not exceed 850 square feet in gross floor area or 1,000 square feet in gross floor area if more than one bedroom. A Detached ADU shall not exceed



850 square feet in gross floor area or 1,000 square feet in gross floor area if more than one bedroom. In no case shall an ADU be less than an “efficiency unit” as defined in Health and Safety Code Section 17958.1 with respect to square footage.

- (b) *Height restrictions.* A Detached ADU shall not exceed 16 feet in height, and an Attached ADU shall not exceed the height of the Primary Dwelling, unless the ADU is constructed above a garage, in which case the structure shall comply with the height limits of the underlying zone.
- (c) *Setbacks.* No setback shall be required for an ADU that is within an Existing Structure or new ADU that is constructed in the same location and with the same dimensions as an Existing Structure. For all other ADUs, the required minimum setback from side and rear lot lines shall be four feet. An ADU shall comply with all required front yard setbacks otherwise required by the Jurupa Valley Municipal Code.
- (d) *Lot coverage.* An ADU shall conform to all lot coverage requirements applicable to the zoning district in which the property is located, except where the application of the lot coverage regulations would not permit construction of an 800 square foot ADU that is 16 feet in height with at least four-foot side and rear yard setbacks.
- (e) *Design.* The ADU shall have the same design, architecture, colors and materials of the Primary Dwelling, and shall comply with any objective design standards adopted by the City that are applicable to the zoning district or Specific Plan area where the ADU is located.
- (f) *Exterior access.* An ADU shall have a separate exterior access.
- (g) *Fire sprinklers.* ADUs are required to provide fire sprinklers if they are required for the Primary Dwelling.
- (h) *Historic resources.* An ADU that has the potential to adversely impact any historical resource listed on the California Register of Historic Resources, shall be designed and constructed in accordance with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings” found at 36 CFR 68.3, as the same may be amended from time to time. An ADU shall also comply with all local historic register requirements, as well as all objective local requirements, ordinances, or Specific Plans that pertain to historic resources.

(3) *Parking Requirements:*

- (a) In addition to the off-street parking space(s) required for the Primary Dwelling, one off-street parking space shall be provided for each ADU, except when:

- (i) The ADU is located within one-half mile walking distance of Public Transit;
  - (ii) The ADU is located within an architecturally and historically significant historic district;
  - (iii) The ADU is part of a proposed or existing Primary Dwelling or accessory structure;
  - (iv) The ADU is located in an area where on-street parking permits are required but not offered to an ADU occupant; or
  - (v) The ADU is located within one block of a city-approved and dedicated parking space for a car share vehicle.
- (b) When the ADU is created by converting or demolishing a garage, carport or covered parking structure, replacement of parking space(s) eliminated by the construction of the ADU shall not be required as long as the ADU remains in use as a legal ADU.
- (4) *Other provisions:*
- (a) Recreational trailers are not permitted to be used as ADUs. This includes, but is not limited, to recreational vehicles and mobile/motor homes.

F. *Standards for JADUs.* In accordance with the standards set forth in Government Code Section 65852.22, JADUs shall comply with the following requirements, unless State law is amended to set forth different standards in which case State law standards will govern:

- (1) A JADU shall be a minimum of 220 square feet and a maximum of 500 square feet of gross floor area. The gross floor area of a shared sanitation facility shall not be included in the maximum gross floor area of a JADU.
- (2) A JADU must be contained entirely within the walls of the existing or proposed single-family dwelling.
- (3) A separate exterior entry from the main entrance to the single-family dwelling shall be provided to serve a JADU.
- (4) A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing single-family dwelling.
- (5) A JADU shall include an efficiency kitchen which shall include all of the following:
  - (a) A cooking facility with appliances.

(b) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

(6) No additional parking is required for a JADU.

G. *Covenant required.* Prior to the issuance of a Certificate of Occupancy of the ADU or JADU, the property owner shall record a declaration of restrictions, in a form approved by the City Attorney, placing the following restrictions on the property, the property owner, and all successors in interest:

(1) The ADU or JADU shall not be sold, transferred, or assigned separately from the Primary Dwelling, but may be rented.

(2) The ADU shall not be used for short term rentals for less than 31 days.

(3) If there is a JADU on the property, either the JADU or Primary Dwelling shall be occupied by the owner of record.

H. *Fees and utility connections.*

(1) ADUs and JADUs shall have adequate water and sewer services. These services may be provided from the water and sewer points of connection for the Primary Dwelling and not be a separate set of services. For an ADU that is not a conversion of an existing space, a separate utility connection directly between the accessory dwelling unit and the utility may be required. Consistent with Government Code Section 65852.2(f), the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit

(2) The owner of an ADU or JADU shall be subject to the payment of all sewer, water and other applicable fees, including impact fees set forth in Government Code Section 66000 *et seq.*, except as follows:

(a) ADUs that are less than 750 square feet shall not be subject to impact fees.

(b) ADUs that are 750 square feet or more shall be charged impact fees that are proportional in relation to the square footage of the Primary Dwelling unit.

(3) The City shall not issue a building permit for an ADU or JADU until the applicant provides a will serve letter from the local water and sewer provider. Notwithstanding the foregoing, if a private sewage disposal system is being used, the applicant must provide documentation showing approval by the Building Official in lieu of the will serve letter by the local sewer provider. If a private well is being used, the applicant must provide documentation showing approval by the Building Official and Riverside County Health Department in lieu of the will serve letter by the local water provider.

- I. *Fire safety requirements.* The construction of all new accessory dwelling units shall meet minimum standards for fire safety as defined in the Building Code of the City of Jurupa Valley and the Fire Code of the City of Jurupa Valley, as the same may be amended by the City from time to time. All applications for accessory dwelling units in areas designated as high or very high fire hazard zones shall be reviewed by the Building Official and Fire Marshal to ensure the standards for fire safety as defined in the Building Code of the City of Jurupa Valley and the Fire Code of the City of Jurupa Valley will be met. Fuel modification treatments (clearing requirements) will be greater for those properties in high and very high fire hazard severity zones, which may be characterized by steeper terrain, larger and denser fuels, fuels that are highly volatile, and subject to frequent fires. Clearing requirements shall meet the state's General Guidelines for Creating Defensible Space.”

**Section 8.** California Environmental Quality Act Exemption. The City Council determines that this ordinance is exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, et seq., (“CEQA”) and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because this zoning ordinance implements the provisions of Government Code Section 65852.2 and is therefore exempt from CEQA pursuant to Public Resources Code Section 21080.17 and California Code of Regulations Section 15282(h). To the extent that any provisions of this ordinance are not exempt pursuant to Section 15282(h), the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**Section 9.** Submittal of Ordinance. The Planning Director shall submit a copy of the Ordinance to the Department of Housing and Community Development within 60 days after adoption of this Ordinance.

**Section 10.** Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 11.** Effective Date. This Ordinance shall take effect thirty (30) days after passage.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 5<sup>th</sup> day of November, 2020.

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Anthony Kelly, Jr.  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

**CERTIFICATION**

STATE OF CALIFORNIA                    )  
COUNTY OF RIVERSIDE                ) ss.  
CITY OF JURUPA VALLEY                )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-18 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 29<sup>th</sup> day of October 2020 and thereafter at a regular meeting held on the 5<sup>th</sup> day of November, 2020, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 5<sup>th</sup> day of November, 2020.

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Victoria Wasko, CMC  
City Clerk

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** NOVEMBER 5, 2020

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER

**SUBJECT:** AGENDA ITEM NO. 14.H

### **AUTHORIZATION TO EXECUTE A MASTER ADVISORY AGREEMENT AND ADDENDUM WITH WULFF, HANSEN & COMPANY FOR MUNICIPAL ADVISORY SERVICES**

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#### **RECOMMENDATION**

That the City Council authorize the City Manager to execute a master advisory agreement and addendum, in a form approved by the City Attorney, with Wulff, Hansen and Company of San Rafael, California for comprehensive municipal financial advisory services.

#### **BACKGROUND**

One of the exciting developments for the City of Jurupa Valley in 2020 has been the expansion of the City's portfolio of owned properties. In addition to the previously acquired City Hall building at 8930 Limonite Avenue and the vacant lots on Archer Street that were acquired along with City Hall, this year has brought the acquisition of the Eddie Dee Smith Senior Center and the Jurupa Valley Boxing Club building through a transfer from Riverside County. All of these buildings/lots, along with the Downey Park property and a vacant lot on 68<sup>th</sup> Street near the Lennar Riverbend development, are owned free and clear, with no debt.

The City is currently exploring the possibility of acquiring the former Riverside County Fleet Center Building at 5293 Mission Boulevard in Jurupa Valley, either in partnership with one or more other public/private agencies or on its own. Because of the cost of the building and the fact that it is only twelve years old, meaning that it likely has a useful life of at least 30 to 40 years, staff believes that in the current environment of extremely low interest rates, financing the building over time would be the wisest financial approach.

#### **ANALYSIS**

Because of the likelihood that the City will finance the acquisition of the Fleet Center building, staff is recommending the use of a municipal financial advisor to assist the City in evaluating various financing options, coordinating with the County of Riverside on the



potential acquisition and overseeing the issuance of any debt instruments that may be part of the financing package. Staff is recommending that the City enter into a master municipal advisory agreement and an addendum with Wulff, Hansen, and Company. Wulff, Hansen & Co. is a highly experienced firm that works for a variety of municipal clients throughout California.

Mark Pressman, one of the senior advisors with the firm, will be assigned to assist Jurupa Valley on the Fleet Center acquisition project and potentially other projects in the future. Mr. Pressman has over 40 years of experience in public finance and is particularly skilled in helping cities that are still in the growth phase of their development. His knowledge will help the City sort through the advantages and disadvantages of the various financing options that are currently available.

Master Municipal Advisory Agreement. The master agreement will allow Wulff, Hansen to provide advisory services for the Fleet Center acquisition project and other projects that the City may pursue down the road. Examples include the following:

- Financing for Acquisition of Additional Buildings/Facilities
- Financing for Projects Included in the Capital Improvement Program
- Financing Associated with Community Facilities Districts
- Financing Associated with Assessment Districts
- Financing for Acquisition of Equipment/Vehicles

If approved by the City Council the term of the agreement will become effective upon acceptance by both parties and will terminate on December 31, 2024 unless terminated earlier by one of the parties.

Addendum A to the Municipal Advisory Agreement. Addendum A specifies and describes the specific municipal advisory services to be performed at this time. They include assisting the City in financing the acquisition of the Riverside County Fleet Center building, coordinating with Riverside County as needed, and performing all tasks necessary to enable, structure, and consummate the financing. The Addendum (attached to this report) goes into great detail about all of the specific tasks that Wulff, Hansen & Co. may perform as part of this project.

The provisions of Addendum A will terminate and become null and void upon closing and completion of the financing or on December 31, 2024, whichever occurs first.

## **FINANCIAL IMPACT**

As is the case with many municipal advisory agreements, the fees due to the Municipal Advisor under Addendum A will be paid out of the proceeds of the financing and will be contingent on a successful sale or placement and the completion and funding of the financing. No compensation will be due to the Advisor for services rendered if the financing is not completed. The Advisor's compensation will vary somewhat depending

on the amount of the final financing package, but as an example, if the amount of the final financing is \$10,000,000, which is our current estimate, the Advisor's fee would be \$49,000. The City would not have to write a check for that amount, because it would be paid out of the proceeds of the financing.

Submitted by:



Rod B. Butler  
City Manager

Reviewed by:



Connie Cardenas  
Administrative Services Director

Reviewed by:



Peter M. Thorson  
City Attorney

**Attachments:**

1. Master Municipal Advisory Agreement with Wulff, Hansen, & Company
2. Addendum A to Municipal Advisory Agreement

# WULFF, HANSEN & Co.

ESTABLISHED 1931

## INVESTMENT BANKERS

100 SMITH RANCH ROAD, SUITE 330

SAN RAFAEL, CALIFORNIA 94903

(415) 421-8900

October 20, 2020

Rod Butler  
City Manager  
City of Jurupa Valley  
8930 Limonite Ave  
Jurupa Valley, CA 92509

This is an Agreement (AGREEMENT) between the City of Jurupa Valley (CLIENT) and Wulff, Hansen & Co. (MUNICIPAL ADVISOR or ADVISOR) a registered municipal advisory firm. The purpose of the AGREEMENT is to provide a framework allowing MUNICIPAL ADVISOR to provide municipal advisory services (SERVICES) to CLIENT from time to time as may be mutually agreed upon by both parties. All such SERVICES to be delivered under this Agreement will be specifically described in an Addendum to the AGREEMENT accepted by both parties, and no services will be provided in the absence of such an Addendum. The terms and conditions of this Agreement are set forth below. CLIENT understands and acknowledges that any information or services provided by ADVISOR pursuant to an Addendum to this Agreement are for the purpose of serving as Municipal Advisor to CLIENT and not as an Underwriter or otherwise facilitating the placement of municipal securities issued by CLIENT.

This AGREEMENT also contains various disclosures and other information required under MSRB Rule G-42 and, with its Addenda, will serve as written documentation of certain specific terms, disclosures and other items of information relating to our relationship as of the date this AGREEMENT is signed by ADVISOR. If this information materially changes during the relationship any such change will be described in writing and delivered to you.

### **1. Scope of Services.**

#### **(a) *Services to be provided.***

From time to time CLIENT may request that ADVISOR provide municipal advisory services relating to a specific project or projects. The scope of any such services, any limitations thereon, any compensation to be earned by ADVISOR in connection with their delivery, and any conflicts of interest (other than those disclosed in this AGREEMENT) that ADVISOR may have in connection with such services will be described in an Addendum to this AGREEMENT. No services which are not so described and documented in an Addendum will be provided by ADVISOR to CLIENT.

#### **(b) *Limitations on Scope of Services***

Where an Addendum to this Agreement describes the scope of services to be provided under that Addendum, any limitations on such scope in addition to those included in this Agreement will be described in that Addendum.

Unless otherwise specifically provided in an Addendum to this Agreement, ADVISOR is not responsible for preparing any preliminary or final official statement, or for certifying as to the accuracy or completeness of any preliminary or final official statement, other than with respect to any information about Municipal Advisor provided by Municipal Advisor for inclusion in such documents. In addition, ADVISOR will not provide any of the following services in connection with any engagement pursuant to this Agreement or any associated Addenda:

- a) Legal services of any kind;
- b) Assistance to CLIENT with regard to CLIENT's responsibilities under the federal securities laws and regulations relating to initial or continuing disclosure in connection with municipal securities, inclusive of the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934. Such services will be provided only if ADVISOR is explicitly engaged by CLIENT in a separate contract unrelated to this Agreement or any Addenda thereto.
- c) Engineering services of any kind;
- d) Special Tax Rate Consulting
- e) Absorption Analysis or the review thereof;
- f) Feasibility Studies or the review thereof
- g) Fiscal Consulting;

- h) Underwriting or placement agent services;
- i) Accounting services;
- j) Investment advice concerning investment of excess bond proceeds, if any, resulting from an issuance of municipal securities
- k) Advice concerning derivative transactions or other municipal financial products, including but not limited to advice regarding swap transactions or strategies.

CLIENT acknowledges its responsibility with respect to compliance with federal securities laws and represents its intention to comply in all respects with such laws. CLIENT acknowledges and understands that state and federal laws relating to disclosure in connection with municipal securities may apply to the CLIENT and that the failure of ADVISOR to advise CLIENT respecting these laws shall not constitute a breach by ADVISOR of any of its duties and responsibilities under this Agreement.

**2. Municipal Advisor's Regulatory Duties When Advising CLIENT.**

MSRB Rule G-42 requires that Municipal Advisor make a reasonable inquiry as to the facts that are relevant to CLIENT's determination whether to proceed with a course of action or that form the basis for any advice provided by Municipal Advisor to CLIENT. The rule also requires that Municipal Advisor undertake a reasonable investigation to determine that it is not basing any recommendation on materially inaccurate or incomplete information. Municipal Advisor is also required under the rule to use reasonable diligence to know the essential facts about CLIENT and the authority of each person acting on CLIENT's behalf.

Accordingly, Municipal Advisor will seek CLIENT's assistance and cooperation, and the assistance and cooperation of CLIENT's agents, with the carrying out by Municipal Advisor of these regulatory duties, including providing to Municipal Advisor accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties. In addition, to the extent CLIENT seeks to have Municipal Advisor provide advice with regard to any recommendation made by a third party, Municipal Advisor requests that CLIENT provide to Municipal Advisor written direction to do so as well as any information it has received from such third party relating to its recommendation.

**3. Term.**

This AGREEMENT shall become effective upon acceptance by both parties and shall terminate **December 31, 2024** unless terminated earlier by one of the parties. Either party may terminate this AGREEMENT upon thirty days written notice to the other party or as may be mutually agreed by both parties. ADVISOR's engagement to provide municipal advice on a specific project or projects described in an Addendum to this document shall terminate as described in that Addendum.

**4. Compensation.**

The form and basis of any compensation for any of Municipal Advisor's services provided or expenses incurred pursuant to an Addendum to this AGREEMENT will be as described in that Addendum.

**5. Limitation of Liability.**

In the absence of willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties hereunder on the part of Municipal Advisor or any of its associated persons, Municipal Advisor and its associated persons shall have no liability to CLIENT for any act or omission in the course of, or connected with, rendering services hereunder, or for any error of judgment or mistake of law, or for any loss arising out of any issuance of municipal securities, any municipal financial product or any other investment, or for any financial or other damages resulting from CLIENT's election to act or not to act, as the case may be, contrary to any advice or recommendation provided by Municipal Advisor to CLIENT. No recourse shall be had against Municipal Advisor for loss, damage, liability, cost or expense (whether direct, indirect or consequential) of CLIENT arising out of or in defending, prosecuting, negotiating or responding to any inquiry, questionnaire, audit, suit, action, or other proceeding brought or received from the Internal Revenue Service in connection with any Issue or otherwise relating to the tax treatment of any Issue, or in connection with any opinion or certificate rendered by counsel or any other party. Notwithstanding the foregoing, nothing contained in this paragraph or elsewhere in this Agreement shall constitute a waiver by CLIENT

of any of its legal rights under applicable U.S. federal securities laws or any other laws whose applicability is not permitted to be contractually waived nor shall it constitute a waiver or diminution of Municipal Advisor's fiduciary duty to CLIENT under Section 15B(c)(1) of the Securities Exchange Act of 1934, as amended, and the rules thereunder.

**6. Required Disclosures.**

MSRB Rule G-42 requires that MUNICIPAL ADVISOR provide CLIENT with the following disclosures of material conflicts of interest and of information regarding certain legal events and disciplinary history.

(a) ***Disclosures of Conflicts of Interest.*** MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. If no such material conflicts of interest are known to exist based on the exercise of reasonable diligence by the municipal advisor, municipal advisors are required to provide a written statement to that effect.

Accordingly, any material conflicts of interest known to MUNICIPAL ADVISOR in connection with the Scope of Services are disclosed below, including those conflicts applying to various forms of compensation which are described in a document attached to this AGREEMENT. We believe that these conflicts are mitigated by our duties to CLIENT as assigned to us under Federal and State laws and regulations and the rules of the Municipal Securities Rulemaking Board. In addition, because MUNICIPAL ADVISOR is a broker-dealer with significant business and economic interests due to the nature of its overall business, the success and profitability of MUNICIPAL ADVISOR is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitability built on a foundation of integrity, quality of service and strict adherence to its fiduciary duty where such duty exists. Furthermore, MUNICIPAL ADVISOR's municipal advisory supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of MUNICIPAL ADVISOR potentially departing from their regulatory duties due to personal interests.

***Other Municipal Advisor or Underwriting Relationships.***

MUNICIPAL ADVISOR serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of CLIENT. For example, MUNICIPAL ADVISOR serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to CLIENT under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, MUNICIPAL ADVISOR could potentially face a conflict of interest arising from these competing client interests. In other cases, as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities, the interests of MUNICIPAL ADVISOR to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that MUNICIPAL ADVISOR serves as underwriter or municipal advisor have competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair MUNICIPAL ADVISOR's ability to fulfill its regulatory duties to CLIENT.

***Broker-Dealer and Investment Advisory Business.***

MUNICIPAL ADVISOR is a broker-dealer and investment advisory firm that engages in a broad range of securities-related activities to service its clients, in addition to serving as a municipal advisor or underwriter. Such securities-related activities, which may include but are not limited to the buying and selling of new issue and outstanding securities and investment advice in connection with such securities, including securities of CLIENT, may be undertaken on behalf of, or as counterparty to, CLIENT, personnel of CLIENT, and current or potential investors in the securities of CLIENT. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of CLIENT, such as when their buying or selling of CLIENT's securities may have an adverse effect on the market for CLIENT's securities, and the interests of such other clients could create the

incentive for MUNICIPAL ADVISOR to make recommendations to CLIENT that could result in more advantageous pricing for the other clients. Furthermore, any potential conflict arising from MUNICIPAL ADVISOR effecting or otherwise assisting such other clients in connection with such transactions is mitigated by means of such activities being engaged in on customary terms through units of the MUNICIPAL ADVISOR that operate separately from MUNICIPAL ADVISOR's municipal advisory business, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by MUNICIPAL ADVISOR to CLIENT under this Agreement.

In addition to the considerations above, the fact that MUNICIPAL ADVISOR's staff are engaged in support of these other business activities could create a conflict when multiple demands exist on a particular individual's time and resources. We reasonably believe that this conflict is mitigated by our staff's desire to complete CLIENT's work in a timely manner and consequently be compensated by MUNICIPAL ADVISOR for their efforts.

***Other Business Relationships***

MUNICIPAL ADVISOR may have existing or future business relationships, unrelated to CLIENT or MUNICIPAL ADVISOR's services to CLIENT, with underwriters, placement agents, attorneys, accountants, financial institutions, contractors or other entities whose services it may recommend to CLIENT or whom CLIENT may select on its own initiative. MUNICIPAL ADVISOR's business relationships with such entities may include payments or referrals made to Advisor by such entities or payments or referrals made by Advisor to such entities in connection with matters wholly unrelated to CLIENT's business or activities. Because under no circumstances will Advisor accept any form of payment or other remuneration, directly or indirectly, from any third party in connection with Advisor's services to CLIENT, Advisor believes that none of these other engagements or relationships would create a material conflict or otherwise impair MUNICIPAL ADVISOR's ability to fulfill its regulatory duties to CLIENT.

***Secondary Market Transactions in CLIENT's Securities.***

MUNICIPAL ADVISOR, in connection with its sales and trading activities, may take a principal position in securities, including securities of CLIENT, and therefore MUNICIPAL ADVISOR could have interests in conflict with those of CLIENT with respect to the value of CLIENT's securities while held in inventory and the levels of mark-up or mark-down that may be available in connection with purchases and sales thereof. In particular, MUNICIPAL ADVISOR or its affiliates may submit orders for and acquire CLIENT's securities issued in an Issue under the Agreement from members of the underwriting syndicate, either for its own account or for the accounts of its customers. This activity may result in a conflict of interest with CLIENT in that it could create the incentive for MUNICIPAL ADVISOR to make recommendations to CLIENT that could result in more advantageous pricing of CLIENT's bond in the marketplace. Any such conflict is mitigated by means of such activities being engaged in on customary terms through staff members of the MUNICIPAL ADVISOR that operate independently from MUNICIPAL ADVISOR's municipal advisory business, thereby reducing the likelihood that such investment activities would have an impact on the services provided by MUNICIPAL ADVISOR to CLIENT under this Agreement.

***Other Conflicts of Interest.*** None.

(b) ***Disclosures of Information Regarding Legal Events and Disciplinary History.*** MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel. Accordingly, Municipal Advisor addresses below the required disclosures and related information in connection with such disclosures.

Required disclosures include specific information about any criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation. Municipal Advisor and members of its staff have been subject to various such legal or disciplinary events. Municipal Advisor reasonably believes that it as an entity has no such events that may be material to CLIENT's evaluation of Municipal Advisor as such. However, during its 88 years as a broker/dealer, Municipal Advisor has accumulated a number of such events related to its broker/dealer business as such and CLIENT may wish to review these. Members of Municipal Advisor's staff who have also been registered representatives of one or more broker/dealers have disclosures which could potentially be material to CLIENT's evaluation. Specific instances of such events can be found



in Item 9 of our Form MA and, for staff members, Item 6 of Forms MA-I. Direct links to all of this information for the firm and each individual are provided on our website at:  
<http://www.wulffhansen.com/publish/disclosureMA.html>

The date of the last material change to a legal or disciplinary event disclosure on any Form MA or Form MA-I filed by Municipal Advisor with the SEC is December 10, 2019, which change consisted of adding historical disclosures about a newly affiliated third-party accountant. The disclosures were not related to the municipal advisory business.

(c) **Customer Protections.** Municipal Advisor is registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The latter's website is located at [www.msrb.org](http://www.msrb.org). A municipal advisory client brochure is available on that website that describes the protections that may be provided by the MSRB's rules and how a client may file a complaint with an appropriate regulatory authority.

(d) **Future Supplemental Disclosures.** As required by MSRB Rule G-42, this information may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of Municipal Advisor. Municipal Advisor will provide CLIENT with any such supplement or amendment as it becomes available throughout the term of the Agreement.

**7. Choice of Law.**

This Agreement shall be construed and given effect in accordance with the laws of the State of California.

**8. Entire Agreement.** This instrument, including all Addenda and Appendices hereto, contains the entire agreement between the parties relating to the rights herein granted and obligations herein assumed. This Agreement may not be amended, supplemented or modified except by means of a written instrument executed by both parties.

**9. Severability.** If any provision of this Agreement is, or is held or deemed to be, invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions because it conflicts with any provisions of any constitution, statute, rule or public policy, or for any other reason, such circumstances shall not make the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or make any other provision or provisions of this Agreement invalid, inoperative or unenforceable to any extent whatever.

Wulff, Hansen & Co.

By: 

Title: President

Date: 10-21-20

**ACKNOWLEDGED:**

City of Jurupa Valley

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## DISCLOSURE OF CONFLICTS OF INTEREST WITH VARIOUS FORMS OF COMPENSATION

The Municipal Securities Rulemaking Board requires us, as your Advisor, to provide written disclosure to you about the actual or potential conflicts of interest presented by various forms of compensation. We must provide this disclosure unless you have required that a particular form of compensation be used. You should select a form of compensation that best meets your needs and the agreed upon scope of services.

**Forms of compensation; potential conflicts.** The forms of compensation for Advisors vary according to the nature of the engagement and requirements of the client, among other factors. Various forms of compensation present actual or potential conflicts of interest because they may create an incentive for an Advisor to recommend one course of action over another if it is more beneficial to the Advisor to do so. This document discusses various forms of compensation and the timing of payments to the Advisor.

**Fixed fee.** Under a fixed fee form of compensation, the Advisor is paid a fixed amount established at the outset of the transaction. The amount is usually based upon an analysis by the client and the Advisor of, among other things, the expected duration and complexity of the transaction and the agreed-upon scope of work that the Advisor will perform. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the advisor may suffer a loss. Thus, the advisor may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. There may be additional conflicts of interest if the Advisor's fee is contingent upon the successful completion of a financing, as described below.

**Hourly fee.** Under an hourly fee form of compensation, the Advisor is paid an amount equal to the number of hours worked by the advisor times an agreed-upon hourly billing rate. This form of compensation presents a potential conflict of interest if the client and the Advisor do not agree on a reasonable maximum amount at the outset of the engagement, because the advisor does not have a financial incentive to recommend alternatives that would result in fewer hours worked. In some cases, an hourly fee may be applied against a retainer (*e.g.*, a retainer payable monthly), in which case it is payable whether or not a financing closes. Alternatively, it may be contingent upon the successful completion of a financing, in which case there may be additional conflicts of interest, as described below.

**Fee contingent upon the completion of a financing or other transaction.** Under a contingent fee form of compensation, payment of an Advisor's fee is dependent upon the successful completion of a financing or other transaction. Although this form of compensation may be customary for the client, it presents a conflict because the Advisor may have an incentive to recommend unnecessary financings or financings that are disadvantageous to the client. For example, when facts or circumstances arise that could cause the financing or other transaction to be delayed or fail to close, an Advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

**Fee paid under a retainer agreement.** Under a retainer agreement, fees are paid to an Advisor periodically (*e.g.*, monthly) and are not contingent upon the completion of a financing or other transaction. Fees paid under a retainer agreement may be calculated on a fixed fee basis (*e.g.*, a fixed fee per month regardless of the number of hours worked) or an hourly basis (*e.g.*, a minimum monthly payment, with additional amounts payable if a certain number of hours worked is exceeded). A retainer agreement does not present the conflicts associated with a contingent fee arrangement (described above).

**Fee based upon principal or notional amount and term of transaction.** Under this form of compensation, the Advisor's fee is based upon a percentage of the principal amount of an issue of securities (*e.g.*, bonds) or, in the case of a derivative, the present value of or notional amount and term of the derivative. This form of compensation presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue or modify the derivative for the purpose of increasing the Advisor's compensation.

## **ADDENDUM TO MUNICIPAL ADVISORY AGREEMENT**

### **Addendum A**

#### **1. Purpose**

This Addendum A to the Municipal Advisory Agreement dated October 20, 2020 between the City of Jurupa Valley (hereafter, "CLIENT") and Wulff, Hansen & Co. (hereafter, "Municipal Advisor") specifies and describes specific municipal advisory services to be performed by Municipal Advisor under that Agreement.

#### **2. Services**

##### **2.1 Scope of Services**

Municipal Advisor will provide the following services to CLIENT pursuant to this Addendum:

Assist CLIENT in financing the acquisition of the Riverside County Fleet Center and Administration Building (the "Facilities")(the "Financing"). The Facilities are currently encumbered and used as security in an outstanding County financing and therefore may involve an asset substitution by the County on said obligation. Municipal Advisor will coordinate with CLIENT and County personnel as necessary to enable, structure and consummate the Financing. The Financing amount is anticipated to be up to \$10,000,000.

In connection with this project, Municipal Advisor will provide the following services:

- a) Attendance at CLIENT Council meetings (electronically or otherwise, as appropriate) at which matters relating to the services are considered;
- b) Attendance at meetings or phone conferences with Staff and CLIENT's other consultants as requested by the CLIENT;
- c) If requested, assist CLIENT in its selection of any needed outside professionals (e.g. Bond Counsel, Disclosure Counsel, Underwriter/Placement Agent, Consultants, Accountants, Trustee, Escrow Agent and others), as appropriate;
- d) Prepare distribution lists with contact information on all relevant participants in the financing/refinancing(s);
- e) Prepare a detailed schedule indicating timing for each significant step in each financing process and the required participants in each step;
- f) Assist CLIENT's staff, and consultants in developing the Financing structuring including specific terms and conditions affecting the Financing so as to best reflect CLIENT's priorities and interests;
- g) Assist CLIENT and Bond Counsel in discussions and/or negotiations with Riverside County and the County's Bond Counsel regarding substitution of a different County asset to secure the County's outstanding lease revenue bonds, for the purpose of unencumbering the Facilities for use in the Financing;
- h) Preparation of cash flow analysis and other analyses required for Staff and the Council to make fully informed decisions on the Financing structure and process, including input from Staff and other consultants of the CLIENT in preparing such schedules;
- i) Telephone consultations with Staff and other consultants to answer questions about the Financing or other related matters;
- j) Assist in preparing and arranging for the transaction(s) to be sold to the public through an Underwriter (Public Offering) or sold to a private investor through a third party placement agent (Private Placement). Alternatively, should the transaction meet the specific criteria and restrictions set forth in SEC Release 34-89074 dated June 16, 2020 (the Temporary Exemptive Order), which permits a municipal advisor, in limited circumstances, to solicit potential purchasers of an issuance, Municipal Advisor may provide such solicitation services should Client and Municipal Advisor so mutually agree.
- k) Assist CLIENT in transmitting to the Bond and Disclosure Counsel requested information to be used in the creation of the bond and offering documents;

- l) Assist CLIENT in efforts to maintain or improve the CLIENT's credit rating, including preparation materials, presentation and conference calls as part of the process of application for rating from the various credit rating agencies, if applicable;
- m) Assist CLIENT in efforts to obtain Bond Insurance and a Surety Bond for Debt Service Reserve requirements, if desirable and available;
- n) Assist CLIENT, Bond Counsel and other members of the financing team in closing the transaction(s);

At CLIENT's request, perform other services necessary to complete the issuing, placement and closing of transaction(s).

## 2.2 Limitations on Scope of Services

The services to be provided by Municipal Advisor to CLIENT pursuant to this Addendum are subject to the following limitations in addition to those described in the Agreement.

CLIENT and Municipal Advisor understand and agree that Item (g) in the above Scope of Services is dependent on Municipal Advisor's receipt of an acceptable IRMA letter from the County of Riverside in order to allow Municipal Advisor to engage appropriately in the necessary activities involving the County. Should such an IRMA letter be unavailable, Item (g) shall be excluded from the scope of services.

## 3. Termination

The provisions of this Addendum A shall terminate and thereafter be null and void upon closing and completion of the anticipated Financing or December 31, 2024, whichever occurs first. This Addendum A may only be extended by a written agreement between CLIENT and Wulff, Hansen & Co.

## 4. Fees

With regard to Services to be provided by Municipal Adviser under this Addendum A, Municipal Advisor shall be compensated as follows:

The fees due to Municipal Advisor under this Addendum A shall be paid out of the proceeds of the Financing and will be contingent on a successful sale or placement and the completion and funding of the Financing. No compensation shall be due to Advisor for services rendered under this Addendum A if the Financing is not completed. Advisor's fee for services described above relating to the Financing (estimated in the amount of \$10,000,000) shall be \$49,000. Municipal Advisor will not charge any expenses to CLIENT unless such expenses are previously approved in writing by CLIENT.

## 5. Conflicts of Interest

Municipal Advisor is not aware of any additional material conflicts of interest to which it is subject in the context of this Addendum A other than those previously disclosed to CLIENT in connection with the Agreement.

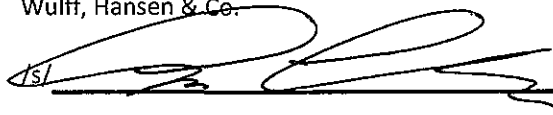
Approved:  
City of Jurupa Valley

/s/ \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title

Date: \_\_\_\_\_

Approved:  
Wulff, Hansen & Co.

/s/  \_\_\_\_\_

Chris Charles, President

Date: 10-21-20

# City of Jurupa Valley

## **STAFF REPORT**

**DATE: NOVEMBER 5, 2020**

**TO: HONORABLE MAYOR AND CITY COUNCIL**

**FROM: ROD BUTLER, CITY MANAGER**

**BY: PAUL TOOR, PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: AGENDA ITEM NO. 14.I**

**AMENDMENT NO. 5 TO THE AGREEMENT FOR SERVICES WITH  
SOFTSCAPES CORPORATION FOR SPECIAL DISTRICT  
LANDSCAPING SERVICES**

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### **RECOMMENDATION**

- 1) That the City Council Approve the Fifth Amendment to the Agreement for Special District Landscaping Services between the City of Jurupa Valley and Softscapes Corporation and authorize the City Manager to execute the Agreement in substantially the form and format attached and as approved by the City Attorney.

### **BACKGROUND**

On June 7 2018, the City Council approved the agreement for Special District Landscaping Services between the City of Jurupa Valley and Softscapes Corporation (Softscapes). The agreement requires Softscapes to provide landscaping, irrigation management, and other maintenance services to various Community Facility Districts (CFD's) and Lighting & Landscape Maintenance Districts (L&LMD's). CFD's and LLMD's are usually formed when new residential or commercial developments are finalized. These maintenance districts typically contain landscaping, lighting, and other beautification features that require regular maintenance. The primary funding source for these maintenance districts is from assessments levied on properties that are within the district.

As new developments that include L&LMD's and CFD's are finalized, the City is required to provide maintenance services to those districts. To accommodate these increased maintenance responsibilities, the City can amend the agreement with Softscapes to include the new districts in the scope of services of their agreement with the City. The Softscapes agreement has an initial two-year term than can be extended via two, one-year extensions at the option of the City. To date, the agreement has been amended four times by the City Council to accommodate the addition of new L&LMD's and CFD's. The term of the agreement has been extended once, and will expire on

June 30, 2021 unless the City exercises the option to extend the term of the agreement for one additional year.

## ANALYSIS

The maintenance responsibilities for the newly formed CFD 2015-001 were transferred to the City on October 20, 2020. CFD 2015-001 needs to be trimmed, watered, and maintained free of litter and debris within the basin area. To account for this new maintenance responsibility, the City can amend the agreement with Softscapes to include CFD 2015-001 in their service schedule. The cost to add CFD 2015-001 is \$475.00 per month. The proposed Amendment No. 5 to the Softscapes agreement will result in a total increase of \$4,180.00 through the final term of the agreement, which expires on June 30, 2021. The amendment will accommodate the new maintenance costs of CFD 2015-001 with a 10% repair/replacement contingency. The 10% repair/replacement contingency is included to offset the potential repair costs that may arise if any of the infrastructure in 2015-001 fails. Currently, the agreement with Softscapes is \$1,290,109.00. If proposed Amendment No. 5 is approved by the City Council, the agreement with Softscapes will increase to \$1,294,289.00.

Proposed Amendment No. 5 does not include watering costs. The assessment revenue generated from CFD 2015-001 will adequately cover irrigation costs. CFD 2015-001 is a water retention basin which requires minimal irrigation.

The chart below illustrates these costs and is provided as further reference.

<b>L&amp;LMD Zone/ CFD</b>	<b>FY 2020/2021 Proposed Monthly Maintenance Expenditure</b>
CFD 2015-001	\$475
Annual Total <sup>1</sup>	\$3,800
10% Contingency (Repair and Replacement)	\$380
<b>Additional Annual Grand Total</b>	<b>\$4,180</b>
<sup>1</sup> Monthly amount x 8 months	

## OTHER INFORMATION

Previous Actions:

- 1) Initial Agreement was entered into on June 7, 2018 - covering 12 L&LMD zones and 5 CFD areas for a total of \$851,545.00

- 2) Amendment No. 1 was entered into on August 16, 2018 and was for an annual increase of \$311,976.00 - covering 12 L&LMD zones and 12 CFD areas for a total of \$1,163,521.00
- 3) Amendment No. 2 was entered into on July 18, 2019 and was for an annual increase of \$109,926.00 - covering 12 L&LMD zones and 15 CFD areas for a total of \$1,273,477.00
- 4) Amendment No. 3 was entered into on March 5 2020, and was for an annual increase of \$16,632.00 - covering 12 L&LMD zones and 17 CFD areas for a total of \$1,290,109.00
- 5) Amendment No. 4 was entered into on May 21 2020, which extended the term of the agreement by one year through June 30, 2021.

## **FINANCIAL IMPACT**

CFD 2015-001 will be paid for by assessments levied on properties within the district and charged to account 353.3530.54148. This fund currently has a balance of approximately \$165,404.00.

## **ALTERNATIVES**

- 1) Do not approve the Amendment No. 5 to the Agreement for Special District Landscaping Services.
- 2) Provide alternative direction to staff.

\*\*\*\*\* SIGNATURES ON FOLLOWING PAGE \*\*\*\*\*



Prepared by:



Mike Waltz  
Public Works Operation Manager

Reviewed by:



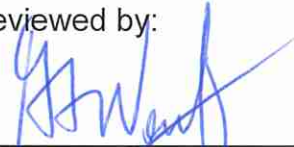
Paul Toor  
Public Works Director/City Engineer

Reviewed by:



Connie Cardenas  
Director of Administrative Services

Reviewed by:



George Wentz, P.E.  
Deputy City Manager

Approved as to form:



Peter Thorson  
City Attorney

Submitted by:



Rod B. Butler  
City Manager

**Attachments:**

- A. Fifth Amendment to the Agreement for Special District Landscaping Services between Softscapes Corporation and City of Jurupa Valley
- B. CFD 2015-001 Proposal

**FIFTH AMENDMENT TO AGREEMENT FOR SPECIAL  
DISTRICT LANDSCAPING SERVICES BETWEEN  
SOFTSCAPES CORPORATION AND CITY OF JURUPA  
VALLEY**

**This Fifth Amendment** is made and effective as of November 5, 2020 between the City of Jurupa Valley, a municipal corporation ("City") and Softscapes Corporation, a California corporation ("Contractor"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. This Fifth Amendment is made with the respect to the following facts and purposes:

A. On June 7, 2018, the City and Contractor entered into that certain Agreement entitled "CITY OF JURUPA VALLEY AGREEMENT FOR SPECIAL DISTRICT LANDSCAPING SERVICES".

B. On August 16, 2018 The City and Contractor entered into that certain First Amendment to the original agreement (the original agreement as amended by the first Amendment shall collectively be referred to as the "Agreement").

C. On July 18, 2020 The City and Contractor entered into that certain Second Amendment to the original agreement (the original agreement as amended by the Second Amendment shall collectively be referred to as the "Agreement")

D. On March 5, 2020 The City and Contractor entered into that certain Third Amendment to the original agreement ( the original agreement as amended by the Third Amendment shall collectively be referred to as the "Agreement")

E. On May 21, 2020 The City and Contractor entered into that certain Fourth Amendment to the original agreement ( the original agreement as amended by the Fourth Amendment shall collectively be referred to as the "Agreement")

F. The Parties now desire to amend the Agreement as set forth in this Amendment

2. Paragraph 3 of the Agreement is hereby amended to read as follows:

**"3. COST OF WORK.** For the Work described in Section 2 of this Agreement, Contractor shall be paid on the basis of the work performed in accordance with the Proposal Schedule attached hereto and incorporated herein as Exhibit B. The payment for work performed under this Agreement shall not exceed a maximum of one million two hundred ninety four thousand two hundred eighty nine dollars. (\$1,294,289) during Fiscal Year 2020-2021 payable in accordance with Exhibit B. Any terms other than a description of the work to be performed, costs of the work, or the payment schedule contained in Exhibits A or B is null and void and not a part of this Agreement."

3. Exhibit B, List of Labor and Equipment Charges, of the Agreement is hereby amended by adding thereto the unit prices for Fiscal Year 2019-2020 as set forth in Exhibit B-1, attached hereto and incorporated herein as though set forth in full.

4. The person or persons executing this Agreement on behalf of Contractor warrants and represents that he or she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

5. Except for the changes specifically set forth herein, all other terms and conditions of the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be signed and executed personally or on its behalf by its duly authorized representative.

**SOFTSCAPES CORPORATION**

By: \_\_\_\_\_  
Name:  
Title:

By: \_\_\_\_\_  
Name:  
Title:

**[SIGNATURES OF TWO CORPORATE OFFICERS OR CORPORATE AUTHORITY  
RESOLUTION REQUIRED]**

**CITY**  
**CITY OF JURUPA VALLEY,**  
A California Municipal Corporation

\_\_\_\_\_  
Rod B. Butler,  
City Manager

ATTEST:

\_\_\_\_\_  
Victoria Wasko, CMC  
City Clerk

APPROVED AS TO FORM:  
\_\_\_\_\_

\_\_\_\_\_  
Peter M. Thorson  
City Attorney

## **EXHIBIT A**

### **SCOPE OF WORK**

#### **Special District Landscaping Services**

##### **A. GENERAL SCOPE OF WORK APPLICABLE TO ALL SITES**

The General Description of Services below describes bases services that must apply to all service areas, which include Zones 4, 5, 6, 7, 9, 14, 16, 17, 21, 34, as well as the Van Buren Boulevard Median, Etiwanda Avenue Median, Harvest Villages 1, Rancho Del Sol, Mission Estates, The Quarry, Shops at Bellegrave, Turnleaf, Barrington Place, Zone M, Zone N, and CFD 2015-001.

General Requirements:

1. All tree, shrub and other woody plant work shall be completed in compliance with approved American National Standard (ANSI) A300 Standards (all pertinent parts and sections).
2. All work, including Maintenance (M-Series), Planting (P-Series), Irrigation (G, 1, RSeries), and Electrical (E-Series).
3. At least one (1) worker from any field crew shall be able to effectively communicate with City Inspector. Owner/Manager/Maintenance Supervisor shall return phone calls and e-mails within 24-hours, unless previously approved arrangements are made.

Safety:

1. Contractor shall be solely responsible for the condition of the premises on which the work is performed and for safety of the premises on which the work is performed. This requirement shall not be limited to normal working hours, but shall apply continuously. The Contractor shall conform to all governing safety laws and regulations.
2. Contractor is not authorized to block traffic lane unless all legal traffic control measures are in place, and the City has been notified of the intended closure 72-hours in advance.
3. Contractor shall not trespass, perform illegal activities, or walk on top of walls. Contractor shall use ladders in a safe and responsible matter.
4. Whenever herbicides are used, Contractor shall apply when air currents are still to prevent herbicide drift onto adjacent property and to prevent any toxic exposure to persons whether or not they are on the grounds subject to herbicide application. Damage to adjacent formal plant material deemed to be damaged by herbicide use will be replaced by the Contractor at the Contractor's expense.

General Landscape Maintenance:

1. The Contractor shall maintain all parkways in weed-free condition. All areas shall be visually inspected on a weekly basis and any weeds shall be removed and/or sprayed with herbicide. Contractor is encouraged to remain proactive with weed abatement and institute protocols that reduce the weed population as opposed to mitigated weeds by hand after they have matured. Adjacent plant material shall not be harmed with herbicides.
2. The Contractor shall keep all parkways in a litter-free condition. All areas shall be checked on a weekly basis and any visible trash or debris shall be removed and disposed of properly by the Contractor.
3. The contractor shall control all pests and diseases, including rodents and snails at no

additional costs to the City. Time and materials shall be all-inclusive in the monthly cost of services. This includes any existing pest control burden or diseases. Bee hives will be removed as an additional line-item expense under a time and materials charge format.

4. The Contractor shall trim any dead material from all shrubs, bushes, and groundcover to maintain an aesthetically pleasing appearance at all times.

5. The Contractor shall trim and edge all groundcover adjacent to all hardscape and around all trees (minimum 12-inch radius) and shrub trunks to maintain a pleasing appearance at all times. The Contractor shall trim plant groundcover materials at a minimum of 12-inch and at a 45 degree angle from all hardscape edges for ease in maintenance and optimum irrigation efficiency (drip distance may vary, and may not require a 45 degree cut). This shall be performed and continued throughout the extent of the Agreement.

6. The Contractor shall trim and edge around all fixed objects including fire hydrants, telephone and utility poles, irrigation boxes, other utility fixtures, and other prominent infrastructure items. The contractor shall trim plant material back at least 12-inches from all utilities and utility boxes in all planted areas and also at a 45-degree angle where groundcover is established. Any fines imposed from the utility providers as a result of shrub or plant material overgrowth will be the responsibility of the Contractor party to the Agreement.

7. The Contractor shall trim and keep all shrubs and bushes at reasonable height, species specific. Bushes and shrubs shall be maintained to prevent any line of sight conditions. Bushes and shrubs shall be maintained at least two blocks below the top of any block wall. Extreme pruning is not permitted. Natural appearance is preferred, avoid "balling" shrubs or unnecessarily "squaring off" plant material.

8. Gutters, curbs, and sidewalks shall be cleaned off weekly and debris removed from the site. Gutters, curbs and sidewalks shall be free of leaves, dirt, debris, trash, and any invasive items. Weeds between the pavement and gutter, gutter and sidewalk, and between sidewalk sections shall be removed weekly.

9. Drainage facility integrated within the landscaped area shall be kept clear and all trash and debris shall be removed weekly.

10. Illegal signs (such as "For Sale," "For Rent," "Yard Sale," or other advertisement signage shall be removed weekly and disposed of in appropriate refuse or recycling containers.

#### Irrigation:

1. The Contractor shall be responsible for all water costs. The water costs are included in the Proposal. The City will receive and pay for all water invoices and the Contractor shall reduce the monthly service invoice by the water invoice amount.

2. The Contractor shall maintain the complete irrigation system in an operable condition.

3. The Contractor shall adjust water application to compensate changes in weather. Irrigation systems shall be shut off when rain occurs, unless an automatic rain sensing device is installed on the system. If the controller is to be shut down, it is suggested that a "shut-down window" be programmed into the controller, rather than a complete shutdown. Valves shall be exercised at least once a month for a minimum of three (3) minutes to maintain valve diagram health.

4. The Contractor shall make a dedicated effort not to overwater plant material and cause plant decline. Contractor shall make a dedicated effort to abide by Riverside County Ordinance 859.2.

5. The Contractor shall set run times for the irrigation system for the promotion of good health, vigor, and color throughout the year. Plant stress/decline presumed to be from

lack of irrigation will be grounds for immediate termination of the Agreement. Existing controllers set up on ET based irrigation scheduling shall remain ET based (weather based). Existing controllers ET based controllers not set up on ET shall be within six (6) months of the site being turned over to Contractor. Irrigation technicians shall be familiar with ET, precipitation rates (PR), distribution uniformity (DU), flow rates, and other major irrigation terms and procedures.

6. Irrigation labor shall be restricted to work done on the premises only. Providing parts and delivery are the responsibility of the Contractor.

7. Any repair or replacement needed to damaged equipment as a result of the Contractor's negligence shall be the sole responsibility of the Contractor, and shall be made at the Contractor's expense.

8. On a weekly basis, the Contractor shall verify, inspect, clean and repair, as required, all irrigation heads for full coverage and efficiency adjustments. Inspections and repairs shall be made by an irrigation professional well versed with basic and advanced irrigation principles. Irrigation truck shall be equipped with irrigation tools and supplies to fix the most common sprinklers, valves, and other irrigation components with a standalone truck.

Tree Maintenance:

1. At no additional cost and in compliance with ANSI A300 Standards, the Contractor shall remove damaged branches as well as re-stake and support trees when necessary (all stakes and ties are to be placed so no chafing of bark occurs).

2. Contractor shall check all guys and ties frequently to prevent girding.

3. Contractor shall irrigate as required to maintain adequate growth rate and appearance.

4. Contractor shall remove branches blocking street signs as needed. Contractor shall notify the City if a tree and/or branch is causing a known line of sight issue or blocking a sign.

5. Tree trimming above twelve (12) feet will not be the responsibility of the Landscape Maintenance Contractor. Tree trimming shall be restricted to line of sight, low hanging branches, or other necessity (crown cleaning, thinning, raising).

6. Tree stake removal shall be the responsibility of the Contractor. The Contractor shall be responsible to remove all tree stakes under direction of the City's landscape inspector. The Contractor may also remove tree stakes if it noticed that they are no longer serving their purpose as support to the tree, or if it is noticed that the tree stakes are impeding the growth or health of the tree.

## **B. GENERAL SCOPE OF SERVICES APPLICABLE TO GROUPS OF SITES**

The General Scope of Services Applicable to Groups of Sites are services that apply to several sites under City's maintenance jurisdiction, but not all of them.

Turf Maintenance:

Turf Maintenance services generally only apply to the following areas: Zones 4, 7, 16, and 17.

1. The Contractor shall mow and edge all turf areas weekly, paying particular attention to adjacent hardscape, utility devices, trees and shrubs to achieve an overall even appearance.

2. The Contractor shall over-seed any dead or bare areas to promote an overall pleasant appearance.

3. The Contractor shall adjust the irrigation for the turf areas to maintain health, appearance, public safety, and reducing vandalism.



#### Multi-Purpose Trail Maintenance:

Multi-Purpose Trail Maintenance services generally only apply to the following areas:  
Zones 4, 5, 14, and 21.

1. The Contractor shall maintain a safe and level grade on all trails. Trails shall be raked/fine graded a minimum of three (3) times per year.
2. The Contractor shall apply pre-emergent and/or post-emergent herbicide on the trail to prevent and/or remove weeds. Mechanical response may be required if weeds are deemed "out of control," at no additional cost to the City. Contractor is encouraged to be proactive in managing weed population.
3. Any patching or replacement of decomposed granite shall be of like kind to existing. An approved stabilizer product shall be used in order to maintain a compact and uniform surface.

#### Fence Maintenance:

Fence Maintenance services generally only apply to the following areas: Zones 4, 5, 14, and 21.

1. The Contractor shall replace rails, caps with screws and posts with like white vinyl fencing/wood fencing/concrete fencing components on an as needed basis, at an additional cost subject to a time and materials charge format.
2. All new posts shall be placed in the same locations as the ones removed and backfilled with ready-mix concrete approximately eighteen (18) inches below grade level with clean soil placed on top, level with the ground/mounded or formed at the top of concrete to disperse water and to prevent excessive water saturation.
3. Contractor shall promptly clean-up any debris resulting from the fence repair/replacement operation. All debris from the fence repair/replacement operation shall be cleaned up each day before the work crew leaves the site.
4. The work area shall be kept safe at all times until all operations are completed. Under no circumstances shall the accumulation of debris be permitted which may create a hazard to the public or Contractor's employees.
5. Damaged fencing shall be removed as soon as possible and properly disposed of properly at no additional cost to the City.

### **C. GENERAL SCOPE OF WORK APPLICABLE TO SPECIFIC SITES**

#### Zone 4:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 4 shall be a complete loop completed within three (3) weeks during the Fall/Winter period of October 1st through March 1st and be five (5) weeks during the Spring/Summer period of March 1st through October 1st.
2. Concrete swales within median shall be cleaned monthly prior to rain events where precipitation is estimated to exceed ¼ -inch.

#### Zone 5:

1. The exterior multi-purpose trail area shall extend from the curb to the subdivision block wall. The interior multi-purpose trail area shall extend from the curb face inward not more than ten (10) feet; special attention is to be taken not to disturb or destroy any landscaping on privately owned parcels fronting the interior of the multi-purpose trails. Contractor will be responsible for addressing complaint calls on an ongoing basis.
2. Weed abatement shall be to the bare ground on the interior and exterior multi-purpose trails utilizing any or all of the following methods: Pre-emergent system herbicide, post-emergent systemic herbicide in conjunction with the mechanical means such as

hula-hoeing, blading with tractor. Weed whacking should be limited to areas without windows.

3. Interior multi-purpose trails shall be serviced twice (2 times) per year unless otherwise specified. Exterior multi-purpose trails shall be serviced four (4) times per year unless otherwise specified. The top of slopes (Limonite Avenue).

4. All debris shall be removed and disposed of by the Contractor at the Contractor's expense. Exterior trails shall be kept level and safe. Upon successful completion of the task, the Contractor will be paid at a per line item cost from Cost Proposal.

5. A pre-emergence systemic herbicide shall be applied to interior and exterior multipurpose trails to kill weed seeds before they germinate at an additional line-item cost if authorized by the City. All weed growth not killed by pre-emergence systemic herbicide shall be removed by Contractor. All targeted weeds shall be removed from all multi-purpose trails by Contractor. All debris shall be removed of and properly disposed of at Contractor's expense. Exterior trails shall be kept level and safe. Upon successful completion of the task, the Contractor will be paid at a line-item cost from Cost Proposal.

6. The twelve (12) entryways and four (4) corner monuments shall be maintained on an interval not to exceed every 2 weeks.

Zone 6:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 6 shall be complete weekly.

Zone 7:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 7 shall be complete weekly, including turf.

Zone 9:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 9 shall be a complete loop completed within two (2) weeks regardless of time of year.

Zone 14:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 14 shall be a complete loop completed within two (2) weeks during the Fall/Winter period of October 1st through March 1st and be four (4) weeks during the Spring/Summer period of March 1st through October 1st. Concrete swales adjacent to walk trails or sidewalks shall be cleaned weekly to insure proper flow.

Zone 16:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 16 shall be a complete loop completed within three (3) weeks during the Fall/Winter period of October 1st through March 1st and be five (5) weeks during the Spring/Summer period of March 1st through October 1st. This site shall be reviewed twice a week for trash.

Zone 17:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 17 shall be a complete loop completed within two (2) weeks - regardless of time of year. Turf shall be maintained weekly.

Zone 21:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 21 shall be a complete loop completed within two (2) weeks regardless of time of year.

Zone 34:

1. The general trimming cycle and schedule for shrubs and groundcover within Zone 34 shall be a complete loop completed within two (2) weeks regardless of time of year.

Van Buren Boulevard Median:

1. The site shall be maintained on an interval not to exceed every four (4) weeks.

Etiwanda Avenue Median:

1. The site shall be maintained on an interval not to exceed every three (3) weeks.

Harvest Villages 1:

1. This site shall be maintained on an interval not to exceed every five (5) weeks. External trails and fencing to be maintained by other entities.

Rancho Del Sol:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

External trails and fencing to be maintained by other entities.

Mission Estates:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

External trails and fencing to be maintained by other entities.

The Quarry:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

External trails and fencing to be maintained by other entities.

Limonite Avenue Median (at Dollar Storage)

Sage Pointe:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Sky Park:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Cantera:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Harvest Villages II:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Harvest Villages III:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Serrano Ranch:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Inland Empire Cold Storage:

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Shops at Bellegrave

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Turnleaf

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Barrington Place

1. This site shall be maintained on an interval not to exceed every four (4) weeks.

Zone M

1. This site shall be maintained on an interval not to exceed every four (4) weeks

Zone N

1. This site shall be maintained on an interval not to exceed every four (4) weeks

CFD 2015-001

1. This site shall be maintained on an interval not to exceed every four (4) weeks

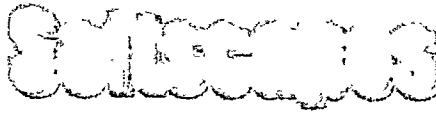
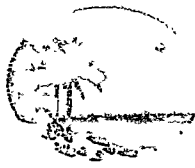
**EXHIBIT B****LIST OF LABOR AND EQUIPMENT CHARGES****(Unit Prices)**

L&LMD Zone/ CFD	FY 2019/20 Proposed Maintenance Expenditure
LMD ZONE 4	\$23,600
LMD ZONE 5	\$3,170
LMD ZONE 6	\$415
LMD ZONE 7	\$550
LMD ZONE 9	\$1,200
LMD ZONE 14	\$3,800
LMD ZONE 16	\$8,200
LMD ZONE 17	\$600
LMD ZONE 21	\$1,690
LMD ZONE 34	\$500
Van Buren Blvd. Median <sup>1</sup>	\$5,065
Etiwanda Avenue Median <sup>1</sup>	\$1,505
Rancho Del Sol	\$1,710
Harvest Villages <sup>1</sup>	\$5,153
Limonite ("Dollar Storage")Median	\$400
Mission Estates	\$4,148
The Quarry	\$2,805
Sage Pointe	\$2,330
Sky Park	\$2,330
Cantera	\$4,875
Harvest Villages II	\$4,010
Harvest Villages III	\$3,665

Serrano Ranch	\$5,450
I.E Cold Storage	\$975
Shops at Bellegrave	\$350
Turnleaf	\$5,005
Barrington Place	\$2,975
Zone M	\$670
Zone N	\$590
CFD 2015-001	\$475
Monthly Total	\$98,211
Annual Total <sup>2</sup>	\$1,176,632
Repair/Replacement Contingency	\$117,657
<b>Annual Grand Total</b>	<b>\$1,294,289</b>

1. Van Buren Blvd. Median and Etiwanda Avenue Median are not funded by JVL&LMD 89-1-C funds. Both medians are budgeted from Gas Tax.

2. Annual total includes CFD 2015-001 monthly amount x 8 months



**ATTACHMENT B**

**Landscape Corporation**  
**Contractor's Lic #885872**  
**Arborist #WE-9861A**

City of Jurupa Valley  
8930 Limonite Ave.  
Jurupa Valley, CA. 92509

September 18, 2020

Attention: Mike Waltz

RE: Riverbend Basin

Mike,

Per your request I have put together the following proposal to maintain the landscaped areas at and spillways at the Riverbend Basin. Water costs are not included.

**TOTAL MONTHLY COST.....\$475.00**

If you would like us to proceed with this work return this proposal signed with your approval or call me at (714) 222-7518 so I can schedule the work to be completed as soon as possible.

Thank You,

Mike "Mac" McCarthy  
Softscapes Corporation

2157 N. Batavia St.  
Orange, CA 92865  
(714) 998-1144 Phone \* (714) 464-2878 Fax

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** NOVEMBER 5, 2020  
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** ROD BUTLER, CITY MANAGER  
**BY:** VICTORIA WASKO, CMC, CITY CLERK  
**SUBJECT:** AGENDA ITEM NO. 17.A

### **APPOINTMENT TO TRAFFIC AND SAFETY COMMITTEE**

---

#### **RECOMMENDATION**

- 1) That the City Council consider an appointment to fill the vacancy on the Traffic Safety Committee.

#### **BACKGROUND**

Jake Orta's term on the Traffic Safety Committee ended September 21, 2020. Mr. Hugo Bustamante, who is currently serving as an Alternate has expressed interest in continuing to serve on the Traffic Safety Committee as a regular member.

#### **ANALYSIS**

City Council has the option of 1) appointing the alternate member, if one is available, to serve the remainder of the unexpired term, or 2) require the vacated position to be posted.

Should the Council wish the vacancy to be posted, not less than ten (10) days prior to the meeting at which the Council will consider the appointment to the Traffic Safety Committee, the City Clerk shall post notice of the pending appointment and invite qualified persons to apply for the position.

If the alternate member is appointed to fill the vacated position, the Council may require the City Clerk to post notice to fill the unexpired term of the alternate member. If the alternate member is appointed to fill the vacated position, that person shall not assume the position of Chair, Vice-Chair, or Secretary unless a new election of those positions is held by the Committee.



## OTHER INFORMATION

Each member shall serve a term commencing on appointment and expiring on December 1 of the year in which a general municipal election is held or the appointment and swearing-in of their successors, whichever is later.

## FINANCIAL IMPACT

There is no fiscal impact.

## ALTERNATIVES

1. Elect not to fill the vacancy at this time.

Submitted by:



Rod B. Butler  
City Manager

Prepared by:



Victoria Wasko, CMC  
City Clerk

Reviewed by:



Peter M. Thorson  
City Attorney

Reviewed by:



Connie Cardenas  
Administrative Services Director

## Attachments:

1. Resolution No. 2015-56

## **RESOLUTION NO. 2015-56**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING RESOLUTION NO. 2015-03 ESTABLISHING THE TRAFFIC SAFETY COMMITTEE AND SETTING FORTH PROCEDURAL RULES AND REGULATIONS FOR THE TRAFFIC SAFETY COMMITTEE**

**WHEREAS**, on November 19, 2015, the City Council (the "City Council") of the City of Jurupa Valley (the "City") held a public meeting and provided direction concerning a City Traffic Safety Committee; and

**WHEREAS**, the City Council of the City of Jurupa Valley is responsible for setting policies and providing overall direction of the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY HEREBY RESOLVES AS FOLLOWS REGARDING THE CITY'S TRAFFIC SAFETY COMMITTEE:**

#### **SECTION 1. Establishment of Committee.**

There is hereby established an advisory committee known as the "Jurupa Valley Traffic Safety Committee."

#### **SECTION 2. Membership and Duration of Committee.**

- A. The Traffic Safety Committee shall consist of five (5) members. Three (3) members shall be appointed by the City Manager. Two (2) members shall be appointed by the City Council. The City Council may also appoint up to one (1) alternate member to the Committee. In the absence of a Council-appointed member at a meeting, the alternate member shall have the ability to make and/or second and vote on motions before the Committee. However, the alternate member shall not serve as the Chair, Vice-Chair, or Secretary for any meetings. If a City Manager-appointed member is absent at a meeting, the City Manager may appoint an alternate to serve in the capacity of the absent member for that meeting.
- B. Traffic Safety Committee members shall serve at the pleasure of the appointing authority and a member of the Traffic Safety Committee may be removed from the Committee by his or her appointing authority for any reason, with or without cause.
- C. Each member shall serve a term commencing on appointment and expiring on December 1 of the year in which a general municipal election is held or the appointment and swearing-in of their successors, whichever is later. The City Council will fill vacancies when they occur for appointments made by the City Council for the remainder of the unexpired term. To fill the vacant position, the City Council may 1.) appoint the alternate member, if one is available, to serve the

remainder of the unexpired term, or 2.) require the vacated position to be posted, per Section 2(D). If the alternate member is appointed to fill the vacated position, the Council may require the City Clerk to post notice to fill the unexpired term of the alternate member. If the alternate member is appointed to fill the vacated position, that person shall not assume the position of Chair, Vice-Chair, or Secretary unless a new election of those positions is held by the Committee.

- D. Not less than ten (10) days prior to the meeting at which the Council will consider one or more appointments to the Traffic Safety Committee the City Clerk shall post notice of the pending appointments and invite qualified persons to apply for the position or positions. The City Clerk shall post such notice at the locations where the City Council agendas are posted pursuant to City Council resolution and on the City's website. In addition to these posting requirements, the City Clerk shall also comply with the posting requirements for vacancies and terms as provided in Government Code Sections 54970 to 54974 or their successor sections. The City Manager shall make his appointments following this period.

### SECTION 3. Staff Assistance.

The City Manager shall ensure that the appropriate staff members be present for technical and clerical assistance to the Committee.

### SECTION 4. Time and Place of Meetings.

The Committee shall determine the date and hour of its regular meetings. All such meetings shall comply and be conducted under the Brown Act, Sections 54950 through 54961 of the California Government Code.

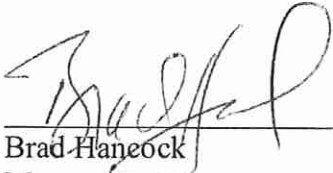
### SECTION 5. Duties of Committee.

The duties of the Committee shall consist of the following:

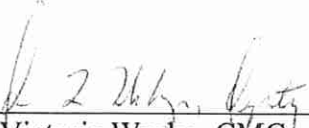
- A. Act as an advisory body to the City Council on all traffic safety matters relating to:
  - 1. Receiving complaints
  - 2. Making recommendations to improve traffic conditions
  - 3. Reviewing plans for improving parking
  - 4. Activities to educate the public in traffic safety
  - 5. Communicates information to the City Council
- B. Make recommendations concerning initiation and implementation of traffic safety programs defined by the California Vehicle Code.
- C. Act as a body to receive complaints and make recommendations on traffic matters.

D. The Traffic Safety Committee shall not duplicate the efforts of the Planning Commission concerning review of land use, subdivisions, and other development plans.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 19<sup>th</sup> day of November, 2015.

  
\_\_\_\_\_  
Brad Hancock  
Mayor

ATTEST:

  
\_\_\_\_\_  
Victoria Wasko, CMC  
City Clerk



## CERTIFICATION

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2015-56 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 19<sup>th</sup> day of November by the following vote, to wit:

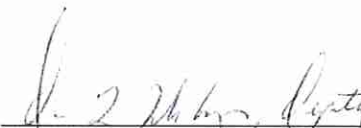
**AYES:           BERKSON, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON**

**NOES:           NONE**

**ABSENT:        NONE**

**ABSTAIN:       NONE**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 19<sup>th</sup> day of November, 2015.

  
\_\_\_\_\_  
Victoria Wasko, City Clerk  
City of Jurupa Valley

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** NOVEMBER 5, 2020  
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** ROD BUTLER, CITY MANAGER  
**SUBJECT:** AGENDA ITEM NO. 17.B

### **IMPLEMENTATION OF CAMPAIGN CONTRIBUTION LIMITS ESTABLISHED BY NEW STATE LEGISLATION**

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**RECOMMENDATION:** That the City Council:

1. Determine whether to: a) Allow the State campaign contribution limit of \$4,700 per election to be in effect in Jurupa Valley, as provided by Government Code Section 85301; or 2) adopt a Jurupa Valley campaign contribution limit prior to January 1, 2021 that may be higher or lower than the \$4,700 State campaign contribution limit.
2. If the Council determines to adopt a Jurupa Valley campaign contribution limit, then conduct a second reading and introduce Ordinance No. 2020-19, entitled:

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING SECTION 2.05.110, CAMPAIGN CONTRIBUTION LIMITATIONS, TO THE JURUPA VALLEY MUNICIPAL CODE ESTABLISHING A LIMIT ON CAMPAIGN CONTRIBUTIONS TO CANDIDATES FOR CITY COUNCIL**

## **ANALYSIS:**

### **City Council Options for Campaign Contribution Limits Under AB 571**

In 2019, the Legislature enacted Assembly Bill 571 ("AB 571"), which amends the Elections Code and Government Code to establish campaign contribution limits for elective city offices in a city in which the local government has not established a campaign contribution limit. Effective January 1, 2021, the State campaign contribution limit for candidates for city elective offices would be \$4,700 per election, subject to certain exceptions, and is subject to adjustment every two years by the Fair Political Practices Commission based on changes in the consumer price index. AB 571 allows a city to establish a campaign contribution limit that is higher or lower than the State default limit as long as those limits are in place prior to January 1, 2021. If a city does not have its own campaign contribution limits in place prior to January 1, 2021, the State campaign

contribution limits established by AB 571 will apply in that city. The State campaign contribution limit applies only to candidates and not to ballot measures.

The Council has two options in dealing with AB 571: 1) Allow the State campaign contribution limits to be in effect in Jurupa Valley; or 2) adopt a Jurupa Valley campaign contribution limit prior to January 1, 2021 that may be higher or lower than the State campaign contribution limit.

The State campaign contribution limit for cities is the same campaign contribution limit for “elective state office other than a candidate for statewide elective office” (i.e., members of the State Assembly but not Governor) under Government Code Section 85301(a). Section 85301(a) sets the campaign contribution limit at \$3,000, however the FPPC has adjusted the limit every two years since the section was enacted so it is currently \$4,700 per election under Section 18545(a)(1) of the FPPC Regulations.

If the State campaign contribution limit is in effect in a city, then the FPPC will enforce violations of the campaign contribution limit. The FPPC will not administer or enforce a city established campaign contribution limit.

AB 571 also enacts additional regulations relating to campaign contributions and use and transfer of campaign contributions.

### **Legal Analysis of AB 571:**

#### **Existing Law**

Under existing law, the Government Code only provides campaign contribution limits for candidates for elective state office, statewide elected office, and Governor. See Gov. Code § 85301. Although cities had the ability to limit campaign contributions by ordinance or resolution, neither the Elections Code nor the Government Code established a statutory limitation. See Elec. Code §§ 10003, 10202. AB 571 will repeal Elections Code sections 10003 and 10202, which state that a city can limit campaign contributions in their respective local elections by ordinance or resolution. AB 571 will amend a number of Government Code sections to establish default campaign contribution limits for city offices, unless a city has established a local campaign contribution limit.

#### **Effect of City Imposing Local Campaign Contribution Limit**

In lieu of the statutory default campaign contribution limits applying to a city election, Government Code section 85702.5 allows a city to impose a limit on contributions to a candidate for elective city office that is different from the limit set forth in the Government Code. This local campaign contribution limit may be higher or lower than the statutory default limit. A city may do this by ordinance, resolution or initiative measure. A city that establishes a local campaign contribution limit may adopt enforcement standards for a violation of that limit, which may include administrative, civil or criminal penalties. The FPPC will not administer or enforce a city established campaign contribution limit. Although this section will not become operative until January 1, 2021, a city campaign contribution limit that is in effect on the operative date will be deemed a limit imposed



under Government Code section 85702.5. This is relevant because the revisions to the Government Code sections described below will not be applicable to cities that have established a local campaign contribution limit pursuant to Government Code section 85702.5.

### Establishment of Statutory Campaign Contribution Limit

Beginning January 1, 2021, for those counties and cities that do not have a local campaign contribution limit, a person cannot contribute, and a candidate for elective city office may not accept, a contribution totaling more than the limit set forth for candidates for statewide elective office (State Senate and Assembly). See Gov. Code § 85301(d) (as amended). The 2019-2020 limit is \$4,700 per election, and is adjusted by the FPPC every two years. Additionally, the following regulations will apply. A candidate for elective city office:

- Shall not make a contribution to another candidate for elective state, or city office in excess of the statutory campaign contribution limits. See Gov. Code § 85305 (as amended).
- May transfer campaign funds from one controlled committee to a controlled committee of the same candidate; however, contributions must be attributed to specific contributors using a “last in, first out” or “first in, first out” accounting method, and these contributions will be aggregated with any other contribution from that contributor and cannot exceed the campaign contribution limit. See Gov. Code § 85306 (as amended). The “last in, first out” accounting method requires that the most recent contribution received must be transferred first, while the “first in, first out” accounting method requires that the oldest contribution received must be transferred first.
- Shall not personally loan their campaign an amount exceeding \$100,000, and shall not charge interest on such a loan. See Gov. Code § 85307 (as amended).
- May accept campaign contributions to oppose the qualification of a recall measure or any recall election, without regard for the statutory campaign contribution limits. See Gov. Code § 85315 (as amended).
- May accept a campaign contribution after the date of the election, only to the extent that the contribution does not exceed the net debts outstanding from the election, and does not otherwise exceed the contribution limit for that election. See Gov. Code § 85316 (as amended).
- May carry over contributions raised for one election to pay for expenditures incurred in a subsequent election for the same office. See Gov. Code § 85317 (as amended).

- May raise contributions for a general election before the primary election and for a special general election before a special primary election for the same office if the candidate sets aside those contributions and uses them for the general election or special general election. If the candidate for elective city office is defeated or withdraws in the primary or special primary, then they must refund those funds to the contributors on a pro rata basis, less expenses associated with the general election or special general election. See Gov. Code § 85318 (as amended).

### **FISCAL IMPACT:**

If the Council adopts an ordinance establishing a City campaign contribution limit, the City will incur the costs of enforcement.

### **ALTERNATIVES**

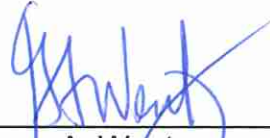
1. Allow the State campaign contribution limit of \$4,700 per election to be in effect in Jurupa Valley, as provided by Government Code Section 85301; or
2. Adopt a Jurupa Valley campaign contribution limit prior to January 1, 2021 that may be higher or lower than the \$4,700 State campaign contribution limit.
3. Request further information from Staff.

Submitted by:



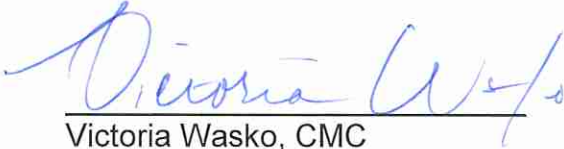
Rod B. Butler  
City Manager

Reviewed by:



George A. Wentz  
Deputy City Manager

Reviewed by:



Victoria Wasko, CMC  
City Clerk

Reviewed by:



Peter M. Thorson  
City Attorney

**Attachments:**

1. Ordinance adding Section 2.05.110 to the Jurupa Valley Municipal Code establishing a Jurupa Valley campaign contribution limitation
2. AB 571

**ORDINANCE NO. 2020-19**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING SECTION 2.05.110, CAMPAIGN CONTRIBUTION LIMITATIONS, TO THE JURUPA VALLEY MUNICIPAL CODE ESTABLISHING A LIMIT ON CAMPAIGN CONTRIBUTIONS TO CANDIDATES FOR CITY COUNCIL**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**Section 1.** Section 2.05.110, Campaign Contribution Limitation, is hereby added to Chapter 2.05 (City Council) of Title 2 (Administration and Personnel) of the Jurupa Valley Municipal Code to read as follows:

“2.05.110. Campaign Contribution Limitation.

“A. Pursuant to the authority of Government Code Section 85702.5, a person shall not make to a candidate for City Council, and a candidate for City Council shall not accept from a person, a contribution totaling more than \_\_\_\_\_ (\$\_\_\_\_\_.00) per election, as that amount is adjusted every two (2) years by the Fair Political Practices Commission pursuant to Government Code Section 83124 and Section 18545(a)(1) of the Fair Political Practices Commission Regulations. The provisions of this section do not apply to a candidate’s contributions of the candidate’s personal funds to the candidate’s own campaign. The terms used in this Section shall have the same meaning as those terms are used in the Political Reform Act of 1974, Title 9 of the Government Code, Section 81000 et seq.

“B. A candidate for City Council:

1. Shall not make a contribution to another candidate for City Council in excess of the campaign contribution limits set forth in this Section.

2. May transfer campaign funds from one controlled committee to a controlled committee of the same candidate; however, contributions must be attributed to specific contributors using a “last in, first out” or “first in, first out” accounting method , and these contributions will be aggregated with any other contribution from that contributor and cannot exceed the campaign contribution limit set forth in this Section.

3. Shall not personally loan their campaign an amount exceeding \$100,000, and shall not charge interest on such a loan.

4. May accept campaign contributions to oppose the qualification of a recall measure or any recall election, without regard for the campaign contribution limits set forth in this Section.



5. May accept a campaign contribution after the date of the election, only to the extent that the contribution does not exceed the net debts outstanding from the election, and does not otherwise exceed the contribution limit for that election set forth in this Section.

6. May carry over contributions raised for one election to pay for expenditures incurred in a subsequent election for the same office.

7. May raise contributions for a general election before the primary election and for a special general election before a special primary election for the same office if the candidate sets aside those contributions and uses them for the general election or special general election. If the candidate for elective City office is defeated or withdraws in the primary or special primary, then they must refund those funds to the contributors on a pro rata basis, less expenses associated with the general election or special general election.

“C. The provisions of this Section may be enforced though the criminal and civil penalties set forth in Chapters 1.15 and 1.20 of the Jurupa Valley Municipal Code. The City Attorney is authorized to bring such civil actions in law or equity as may be required to enforce the provisions of this Section.”

**Section 2.** If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

**Section 3.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**Section 4.** This Ordinance shall take effect on the date provided in Government Code Section 36937.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 19<sup>th</sup> day of November, 2020.

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Anthony Kelly, Jr.  
Mayor

ATTEST:

\_\_\_\_\_  
Victoria Wasko, CMC  
City Clerk

**CERTIFICATION**

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-19 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 5<sup>th</sup> day of November 2020 and thereafter at a regular meeting held on the 19<sup>th</sup> day of November, 2020, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 19<sup>th</sup> day of November, 2020.

\_\_\_\_\_  
Victoria Wasko, CMC  
City Clerk

## **Assembly Bill No. 571**

### **CHAPTER 556**

An act to amend and repeal Sections 10003 and 10202 of the Elections Code, and to amend Section 85301 of, to amend, repeal, and add Sections 85305, 85306, 85307, 85315, 85316, 85317, and 85318 of, and to add Section 85702.5 to, the Government Code, relating to the Political Reform Act of 1974.

[Approved by Governor October 8, 2019. Filed with Secretary  
of State October 8, 2019.]

#### **LEGISLATIVE COUNSEL'S DIGEST**

AB 571, Mullin. Political Reform Act of 1974: contribution limits.

The Political Reform Act of 1974 prohibits a person, other than a small contributor committee or political party committee, from making to a candidate for elective state office, for statewide elective office, or for the office of Governor, and prohibits those candidates from accepting from a person, a contribution totaling more than a specified amount per election. For a candidate for elective state office other than a candidate for statewide elective office, the limitation on contributions is \$3,000 per election, as that amount is adjusted by the Fair Political Practices Commission in January of every odd-numbered year.

Existing law authorizes a county, city, or district to limit campaign contributions in local elections. Existing law authorizes the governing board of a school district or of a community college district to limit campaign expenditures or contributions in elections to district offices. The act specifies that it does not prevent the Legislature or any other state or local agency from imposing additional requirements on a person if the requirements do not prevent the person from complying with the act, and that the act does not nullify contribution limitations or prohibitions by any local jurisdiction that apply to elections for local elective office, as specified.

This bill, commencing January 1, 2021, instead would prohibit a person from making to a candidate for elective county or city office, and would prohibit a candidate for elective county or city office from accepting from a person, a contribution totaling more than the amount set forth in the act for limitations on contributions to a candidate for elective state office. This bill would also authorize a county or city to impose a limitation that is different from the limitation imposed by this bill. This bill would make specified provisions of the act relating to contribution limitations applicable to a candidate for a elective county or city office, except as specified.

The act makes a violation of its provisions punishable as a misdemeanor and subject to specified penalties.



(g) This act establishes a limitation on contributions to a candidate for elective office in a city or county in which the local government has not established a limitation. However, a local government may establish a different limitation that is more precisely tailored to the needs of its communities.

SEC. 2. Section 10003 of the Elections Code is amended to read:

10003. (a) A county may by ordinance or resolution limit campaign contributions in county elections.

(b) This section shall remain in effect only until January 1, 2021, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2021, deletes or extends that date.

SEC. 3. Section 10202 of the Elections Code is amended to read:

10202. (a) A city may, by ordinance or resolution, limit campaign contributions in municipal elections.

(b) This section shall remain in effect only until January 1, 2021, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2021, deletes or extends that date.

SEC. 4. Section 85301 of the Government Code is amended to read:

85301. (a) A person, other than a small contributor committee or political party committee, shall not make to a candidate for elective state office other than a candidate for statewide elective office, and a candidate for elective state office other than a candidate for statewide elective office shall not accept from a person, a contribution totaling more than three thousand dollars (\$3,000) per election.

(b) Except to a candidate for Governor, a person, other than a small contributor committee or political party committee, shall not make to a candidate for statewide elective office, and except a candidate for Governor, a candidate for statewide elective office shall not accept from a person other than a small contributor committee or a political party committee, a contribution totaling more than five thousand dollars (\$5,000) per election.

(c) A person, other than a small contributor committee or political party committee, shall not make to a candidate for Governor, and a candidate for Governor shall not accept from any person other than a small contributor committee or political party committee, a contribution totaling more than twenty thousand dollars (\$20,000) per election.

(d) (1) A person shall not make to a candidate for elective county or city office, and a candidate for elective county or city office shall not accept from a person, a contribution totaling more than the amount set forth in subdivision (a) per election, as that amount is adjusted by the Commission pursuant to Section 83124. This subdivision does not apply in a jurisdiction in which the county or city imposes a limit on contributions pursuant to Section 85702.5.

(2) This subdivision shall become operative on January 1, 2021.

(e) The provisions of this section do not apply to a candidate's contributions of the candidate's personal funds to the candidate's own campaign.

SEC. 5. Section 85305 of the Government Code is amended to read:

(c) Notwithstanding subdivision (a), a candidate for statewide elective office who possesses campaign funds on November 6, 2002, may use those funds to seek elective office without attributing the funds to specific contributors.

(d) This section does not apply in a jurisdiction in which the county or city imposes a limit on contributions pursuant to Section 85702.5.

(e) This section shall become operative on January 1, 2021.

SEC. 9. Section 85307 of the Government Code is amended to read:

85307. (a) The provisions of this article regarding loans apply to extensions of credit, but do not apply to loans made to a candidate by a commercial lending institution in the lender's regular course of business on terms available to members of the general public for which the candidate is personally liable.

(b) Notwithstanding subdivision (a), a candidate for elective state office shall not personally loan to the candidate's campaign, including the proceeds of a loan obtained by the candidate from a commercial lending institution, an amount, the outstanding balance of which exceeds one hundred thousand dollars (\$100,000). A candidate shall not charge interest on any loan the candidate made to the candidate's campaign.

(c) This section shall remain in effect only until January 1, 2021, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2021, deletes or extends that date.

SEC. 10. Section 85307 is added to the Government Code, to read:

85307. (a) The provisions of this article regarding loans apply to extensions of credit, but do not apply to loans made to a candidate by a commercial lending institution in the lender's regular course of business on terms available to members of the general public for which the candidate is personally liable.

(b) Notwithstanding subdivision (a), a candidate for elective state, county, or city office shall not personally loan to the candidate's campaign, including the proceeds of a loan obtained by the candidate from a commercial lending institution, an amount, the outstanding balance of which exceeds one hundred thousand dollars (\$100,000). A candidate shall not charge interest on any loan the candidate made to the candidate's campaign. This subdivision does not apply to a jurisdiction in which the county or city imposes a limit on contributions pursuant to Section 85702.5.

(c) This section shall become operative on January 1, 2021.

SEC. 11. Section 85315 of the Government Code is amended to read:

85315. (a) Notwithstanding any other provision of this chapter, an elected state officer may establish a committee to oppose the qualification of a recall measure, and the recall election. This committee may be established when the elected state officer receives a notice of intent to recall pursuant to Section 11021 of the Elections Code. An elected state officer may accept campaign contributions to oppose the qualification of a recall measure, and if qualification is successful, the recall election, without regard to the campaign contributions limits set forth in this chapter. The voluntary

(A) Three thousand dollars (\$3,000) in the case of an elected state officer of the Assembly or Senate.

(B) Five thousand dollars (\$5,000) in the case of a statewide elected state officer other than the Governor.

(C) Twenty thousand dollars (\$20,000) in the case of the Governor.

(2) An elected state officer shall not receive contributions pursuant to paragraph (1) that, in the aggregate, total more than the following amounts per calendar year:

(A) Fifty thousand dollars (\$50,000) in the case of an elected state officer of the Assembly or Senate.

(B) One hundred thousand dollars (\$100,000) in the case of a statewide elected state officer other than the Governor.

(C) Two hundred thousand dollars (\$200,000) in the case of the Governor.

(3) Any contribution received pursuant to this subdivision shall be deemed to be a contribution to that candidate for election to any state office that the candidate may seek during the term of office to which the candidate is currently elected, including, but not limited to, reelection to the office the candidate currently holds, and shall be subject to any applicable contribution limit provided in this title. If a contribution received pursuant to this subdivision exceeds the allowable contribution limit for the office sought, the candidate shall return the amount exceeding the limit to the contributor on a basis to be determined by the Commission. None of the expenditures made by elected state officers pursuant to this subdivision shall be subject to the voluntary expenditure limitations in Section 85400.

(4) The Commission shall adjust the calendar year contribution limitations and aggregate contribution limitations set forth in this subdivision in January of every odd-numbered year to reflect any increase or decrease in the Consumer Price Index. Those adjustments shall be rounded to the nearest one hundred dollars (\$100).

(c) This section shall remain in effect only until January 1, 2021, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2021, deletes or extends that date.

SEC. 14. Section 85316 is added to the Government Code, to read:

85316. (a) Except as provided in subdivision (b), a contribution for an election may be accepted by a candidate for elective state, county, or city office after the date of the election only to the extent that the contribution does not exceed net debts outstanding from the election, and the contribution does not otherwise exceed the applicable contribution limit for that election.

(b) Notwithstanding subdivision (a), an elected state officer may accept contributions after the date of the election for the purpose of paying expenses associated with holding the office provided that the contributions are not expended for any contribution to any state or local committee. Contributions received pursuant to this subdivision shall be deposited into a bank account established solely for the purposes specified in this subdivision.

(1) A person shall not make, and an elected state officer shall not receive from a person, a contribution pursuant to this subdivision totaling more than the following amounts per calendar year:



in a jurisdiction in which the county or city imposes a limit on contributions pursuant to Section 85702.5.

(b) This section shall become operative on January 1, 2021.

SEC. 17. Section 85318 of the Government Code is amended to read:

85318. (a) A candidate for elective state office may raise contributions for a general election before the primary election, and for a special general election before a special primary election, for the same elective state office if the candidate sets aside these contributions and uses these contributions for the general election or special general election. If the candidate for elective state office is defeated in the primary election or special primary election, or otherwise withdraws from the general election or special general election, the general election or special general election funds shall be refunded to the contributors on a pro rata basis less any expenses associated with the raising and administration of general election or special general election contributions. Notwithstanding Section 85201, candidates for elective state office may establish separate campaign contribution accounts for the primary and general elections or special primary and special general elections.

(b) This section shall remain in effect only until January 1, 2021, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2021, deletes or extends that date.

SEC. 18. Section 85318 is added to the Government Code, to read:

85318. (a) A candidate for elective state, county, or city office may raise contributions for a general election before the primary election, and for a special general election before a special primary election, for the same elective state, county, or city office if the candidate sets aside these contributions and uses these contributions for the general election or special general election. If the candidate for elective state, county, or city office is defeated in the primary election or special primary election, or otherwise withdraws from the general election or special general election, the general election or special general election funds shall be refunded to the contributors on a pro rata basis less any expenses associated with the raising and administration of general election or special general election contributions. Notwithstanding Section 85201, candidates for elective state, county, or city office may establish separate campaign contribution accounts for the primary and general elections or special primary and special general elections.

(b) This section does not apply in a jurisdiction in which the county or city imposes a limit on contributions pursuant to Section 85702.5.

(c) This section shall become operative on January 1, 2021.

SEC. 19. Section 85702.5 is added to the Government Code, to read:

85702.5. (a) A county or city may, by ordinance or resolution, impose a limit on contributions to a candidate for elective county or city office that is different from the limit set forth in subdivision (d) of Section 85301. The limitation may also be imposed by means of a county or city initiative measure.

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** NOVEMBER 5, 2020

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER

**BY:** THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

**SUBJECT:** AGENDA ITEM NO. 17.C

**INITIATION OF A ZONING CODE AMENDMENT TO CONSIDER ADDING  
“TRADITIONAL NEIGHBORHOOD DEVELOPMENT STANDARDS” TO  
THE MUNICIPAL CODE**

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### **RECOMMENDATION**

That the City Council initiate a Zoning Code Amendment to add “Traditional Neighborhood Development Standards” to the Municipal Code and refer it to the Planning Commission for study, hearings and recommendation.

### **BACKGROUND**

#### Defining the Issue

Since City incorporation in 2011, the process of approving new single family residential subdivisions has been a challenge for the Council, as many applications have been met with opposition from neighboring residents. The principal issue has been the size of the lots in the newer projects. This has been complicated by the County zoning and General Plan requirements that was adopted by the City upon incorporation. Objections to new, higher density (smaller lot size) developments by the public has been based largely on two key factors:

1. Animal Keeping. Most of the older residential neighborhoods in the City have lots that are at least 20,000 square feet, which allow horses and other farm animals to be kept on the premises. Residents in these areas anticipate that new residents living in future nearby neighborhoods that do not allow animal keeping will complain about the animals and put pressure on the City to restrict animals where they are now allowed.

2. Continuity with the Past. Many residents moved to Jurupa Valley because it has a small town, semi-rural character. New, small lot subdivisions are often characterized by a very urban character with large, two story homes built close together and close to the street. The general expectation in the community has been for new development to have the same character as existing neighborhoods, with a small town, semi-rural character.

These two factors combine to result in public resistance to new residential subdivisions. In the face of this reality, the Council has also been faced with the demands of our citizens for new retail and commercial centers, and to improve the City's tax base in order to support an increase in public safety services.

### Recent Actions

In response to this need, the Council has adopted a new General Plan in 2017 that includes an Economic Sustainability Element and focused the City's economic development program on efforts to increase property values, increase median income and bring new higher paying jobs into our community. New residential neighborhoods are the cornerstone of this effort.

Since 2016, the Council has indicated the importance of reconciling these conflicting interests. The 2017 General Plan incorporated an Equestrian Lifestyle Protection Overlay that firmly establishes the permanent reality of animal keeping as a core value of the community. The process of approving new residential subdivisions has been slowed sufficiently for the Council to determine and articulate design elements that preserve the small town character of the community. The Planning Commission has been tasked with making recommendations to protect neighborhoods from nearby harmful industrial development. The Council has adopted new clear, objective standards for multi-family residential projects in response to recent State housing laws.

### Proposed Code Amendment

In order to establish clear guidance for residential developers for the design elements the City can accommodate within this framework, the development criteria should be incorporated into the City zoning. The criteria can be adopted as an incentive to create traditional, small town character neighborhoods that fit into the City's core values. Although the specific mechanism to accomplish this is yet to be developed, it would generally follow these principles:

- Design standards will address requirements for predominantly one story homes, more than 10 feet between homes on adjacent lots, spacious front yards, home sizes scaled down to match the lot size, tree lined parkways along street edges, etc.
- Pre-designated sites designated through Council adoption of special zoning or an overlay in areas deemed appropriate for these neighborhoods.
- Streamlined processing for projects in full compliance.
- Incorporate the various regulations, guidelines and studies in use today to create a unified set of regulations for traditional neighborhood development, including:

- 1) Pedley Village Center Design Guidelines
- 2) Countywide Design Guidelines (adopted in 2011)
- 3) Design and Landscape Guidelines for Development in the Second Supervisorial District (adopted in 2011)
- 4) Lot Size Ratio study (Done for the proposed Nova Homes project).

*Copies of these documents are attached for reference*

In particular, a new ordinance that establishes “Traditional Neighborhood Development Standards” or a “zoning overlay” would be created that achieves new residential development with housing proportionate to lot size, neighborhoods with greater walkability (including short blocks and sidewalks with landscaped parkways) and cottage style homes. The intention would be to codify existing guidelines into ordinance format and allow approval of such proposals if all standards are satisfied. Such an ordinance would assist the City with achieving its goal of traditional small town style neighborhoods as well as assist developers with a simplified entitlement process. The study will also include the identification of properties that accommodate this type of neighborhood design.

Thus, a new “traditional neighborhood” zone or overlay could promote residential development with the following features:

- a) spacious yards,
- b) houses that fit a lot-ratio of lot size to house size,
- c) adequate amount of open space per lot,
- d) rural or historic neighborhood style architecture (ranch, farmhouse, craftsman, bungalow, etc.),
- e) street views that are not dominated by garage doors,
- f) narrow streets with a 9-foot parkway and 5 – foot wide sidewalks or Decomposed Granite trails,
- g) typical walls and fencing replaced with river rock or layered stone walls,
- h) generous, indigenous landscaping using Oaks, Sycamores, etc.)
- i) variable setbacks, semi-rural character with gentle curvilinear streets,
- j) pedestrian/equestrian connectivity, linkages to surrounding developments,
- k) front porches, shade trees, room for minor expansions for patio’s and /or a bedroom,
- l) some provision to keep animals,
- m) adequate guest parking,
- n) special design features such as trash pick-up areas, entry statements, enriched pavement, traffic calming, mail box conformity and minimal use of cul de sac’s.

## **CONCLUSION**

In order to address the often conflicting demands of economic development and the need to preserve the City’s small town, semi-rural character, staff recommends that the Council initiate a code amendment to provide for traditional neighborhood development standards and refer the amendment to the Planning Commission for study, hearings and recommendation.



## FINANCIAL IMPACT

The costs associated with the research, analysis and adoption of a new set of standards will be covered by the Planning Department budget.

## ALTERNATIVES

1. Initiate a Zoning Code Amendment to add "Traditional Neighborhood Development Standards" to the Municipal Code and refer the it to the Planning Commission for study, hearings and recommendation.
2. Discuss the proposed development standards and do not initiate a zoning code amendment.
3. Discuss the proposed development standards and provide direction to staff as appropriate.

Prepared by:

  
Thomas G. Merrell, AICP  
Planning Director

Reviewed by:

  
Connie Cardenas,  
Administrative Services Director

Submitted by:

  
Rod B. Butler  
City Manager

Reviewed by:

  
Peter M. Thorson  
City Attorney

## Attachments:

1. Pedley Village Center Design Guidelines
2. Jurupa Valley Home-Lot Size Ratio Study
3. Countywide Design Standards and Guidelines
4. Riverside County Design and Landscape Guidelines for Development

ATTACHMENT 1

# City of Jurupa Valley

## **Pedley Village Center Design Guidelines**

City Council Resolution 2015-48

September 17, 2015

### **1.0 INTRODUCTION**

The purpose of these guidelines is to provide land owners and developers clear direction for the creation of new neighborhoods and commercial projects in Pedley Village. The principles and guidelines are non-binding and are not regulations. Instead, they serve to establish the basis for constructive and collaborative land planning by the City and development applicants.

The application of these guidelines may differ depending on the location and type of development proposed. The City will consider all development proposals regardless of the degree to which they follow these guidelines. However, General Plan amendments or rezoning proposals that satisfy most or all of these guidelines and principles are more likely to be approved.

### **2.0 GENERAL PRINCIPLES**

The following principles should guide decisions regarding zoning or General Plan changes in the Pedley Village area. Developers are encouraged to design projects such that they incorporate as many of these principles as possible.

#### **LAND USE**

- Design elements of new projects should reflect the rural heritage of the area.
- Civic center should be focused on a public amenity, such as a park or plaza.
- Office uses, if any, should be concentrated near civic center.
- Public uses/buildings should be concentrated near civic center (such as schools, libraries, etc.).
- Neighborhoods and civic center should be located within a comfortable walking and biking distance to a neighborhood center with basic commercial amenities, such as shops, services and restaurants.
- Parks and plazas should be integrated into neighborhoods and centers.
- Primary strategy around civic center should be to create a "town center" or "Main Street," with slow traffic, broad sidewalks, and thriving retail and dining that serves local residents.
- Vertical mixed use, if any, should be concentrated around retail centers.
- Residential density should be concentrated around activity centers such as transit stops and retail centers to promote and encourage walkability.
- New residential developments should be designed to connect streets, walkways and trails with existing adjacent neighborhoods. Gated residential communities are discouraged, and if approved should not prevent social interaction and vehicular circulation with existing adjacent neighborhoods.
- Strategy to attract new residents and businesses should focus on providing and maintaining high quality of life (amenities, attractions, views, walkability, experience, quality schools and services).

- Should be a strong emphasis on creating a sense of place through cohesive development throughout the policy area.
- Abundant open space (plazas, parks, etc.) within at least ¼ mile of all residences. 1/8 of mile distance ideal

#### TRANSPORTATION

- Transportation network comprised of smaller blocks, high intersection density, and few cul-de-sacs with strong connectivity to village commercial center and train station.
- Roads/rights-of-way should be designed to encourage pedestrian use.
  - Narrow lanes (vs. narrow roads/rights-of-way).
  - Striped bike lanes or off road bike paths.
  - Pedestrian buffers comprised of parking lanes and planting strips (no curb adjacent sidewalks).
  - Abundant crosswalks throughout the area.
- Mid-block crossings, through-block walkways and curb extensions should be encouraged to slow traffic and protect the pedestrian.
- Grade-separated interchange of Van Buren/Limonite should be redesigned to be a node, not a barrier.
- Limit commercial driveways and encourage shared parking strategies.
- Public transit amenities are accommodated and included.

### 3.0 DESIGN GUIDELINES

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The following guidelines are encouraged for new projects in Pedley Village. The City will give a greater weight to projects that incorporate the most of these guidelines into the project design.

#### GENERAL DEVELOPMENT GUIDELINES

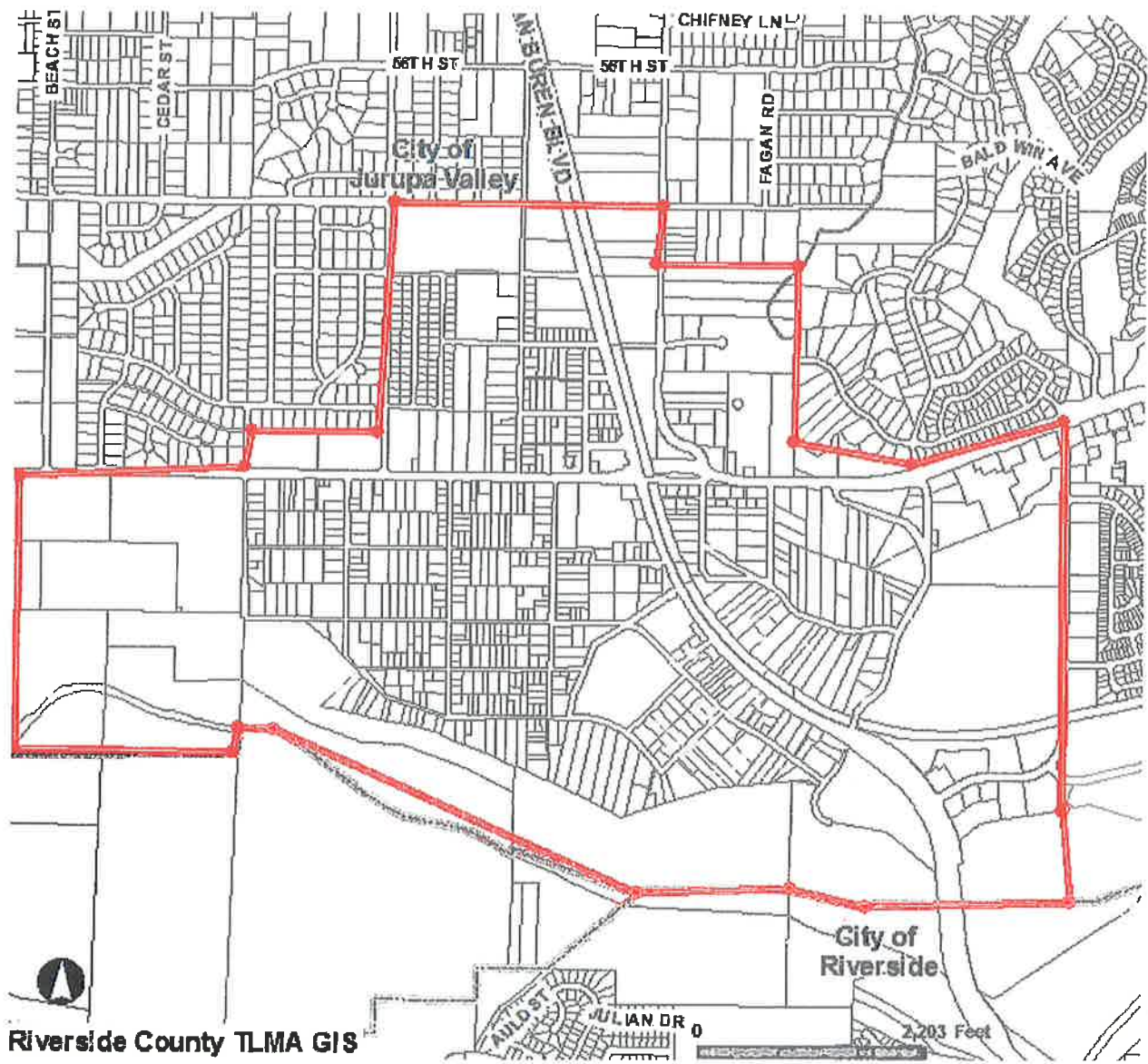
- Commercial buildings should be oriented to the street
  - Few or no parking lots separating buildings from street
  - Shallow front yards
  - Shallow or no front yard setbacks for commercial
  - Outdoor cafes and street furniture should be encouraged in commercial areas
- Neighborhood orientation
  - Diversity of housing
  - Many amenities within easy walking distance of homes
  - Appropriate density for context
  - Multi-family residential limited to three stories
  - Broad mix of housing types and designs in every neighborhood; mix of housing types on each block ideal
  - Housing should reflect types found in smaller, traditional neighborhoods and should include mix of house sizes, duplexes, triplexes, quadplexes, and row houses.
  - Auto-oriented forms such as apartment complexes and “six-packs” are discouraged
  - Built as neighborhoods and centers, not as subdivisions/projects
- Non-residential
  - Neighborhood scale retail primary strategy for most areas
  - Mixed-use preferred, but can be horizontally mixed (vertically mixed unlikely to be successful in near term or ever)
  - Non-retail allowed, but not focus of strategy in most areas

- Transit station area
  - Surface parking
  - Parking is designed so as not to be focus of station
  - Station-serving retail in walking distance of station
- A range of harmonious and attractive historically indigenous architectural styles
- Sound wall lined streets unacceptable
- Extensive tree cover to reduce impact of hot summers: 50% cover within five years of planting for sidewalks, roads (excluding intersections), and parking lots.
- Fruit trees and vines should be considered for front and rear yard areas.

## RESIDENTIAL DESIGN GUIDELINES

- Allow for spacious yards, make house fit the lot - ratio of lot size to house size (for example 35% 1<sup>st</sup> floor + 15% 2<sup>nd</sup> floor = 2,100 sq. ft. habitable area and 2,500 sq. ft. with a 400 sq. ft. two-car garage).
- Amount of unpaved open space per lot (of at least 50% of total site area).
- Rural or historic neighborhood style architecture (ranch, farmhouse, craftsman, bungalow, etc.).
- Variable setbacks, semi-rural character with gentle curvilinear streets
  - R-1 or larger lots: 25' – 30' front setback or 10' side yard with 20' setback
  - R4 (3,500 sq. ft. or larger) lots: 15' – 20' front setback or 12' front setback for 50% of the width of the structure with 7.5' side yard setback
- Avoid street view dominated by garage doors (side facing garages, rear yard garages, secure alley access, etc.)
- Narrow street with 10' parkway to accommodate a 6' wide landscape area adjacent to the curb & 6' sidewalk or DG trail
- River rock or layered stone walls
- Indigenous landscaping (Oaks, Sycamores, etc.)
- Pedestrian / equestrian connectivity to activity centers (commercial, church, park, staging areas, etc.)
- Neighborhood / social design
  - Usable front porches
  - Extensive shade trees in parkways
  - Minimize cul de sac design
  - Connectivity to existing neighborhoods
  - Allow room on each lot for additions (patio, bedroom, etc.)
  - Connectivity/permeability throughout neighborhoods
  - Minimize length of blocks (interrupt with streets, alleyways, trails, bike paths, open space corridors, etc.)
- Common areas within the neighborhood with a provision to keep animals, community gardens, RV parking, etc.
- Accommodation for existing and planned equestrian lifestyle, including such features as provision for trails, equestrian facilities, extension of equestrian routes to the Santa Ana River, etc.
- Adequate guest parking
- Preservation of open space / natural features
- Unique system to carry storm water that is consistent with both rural, small town character and state of the art engineering practice as determined by the City Engineer
- Special design features
  - Mailboxes
  - Trash pickup areas
  - Entry statement
  - Enriched pavement
  - Traffic calming

4.0 PEDLEY VILLAGE CENTER BOUNDARY



ATTACHMENT 2



# City of Jurupa Valley

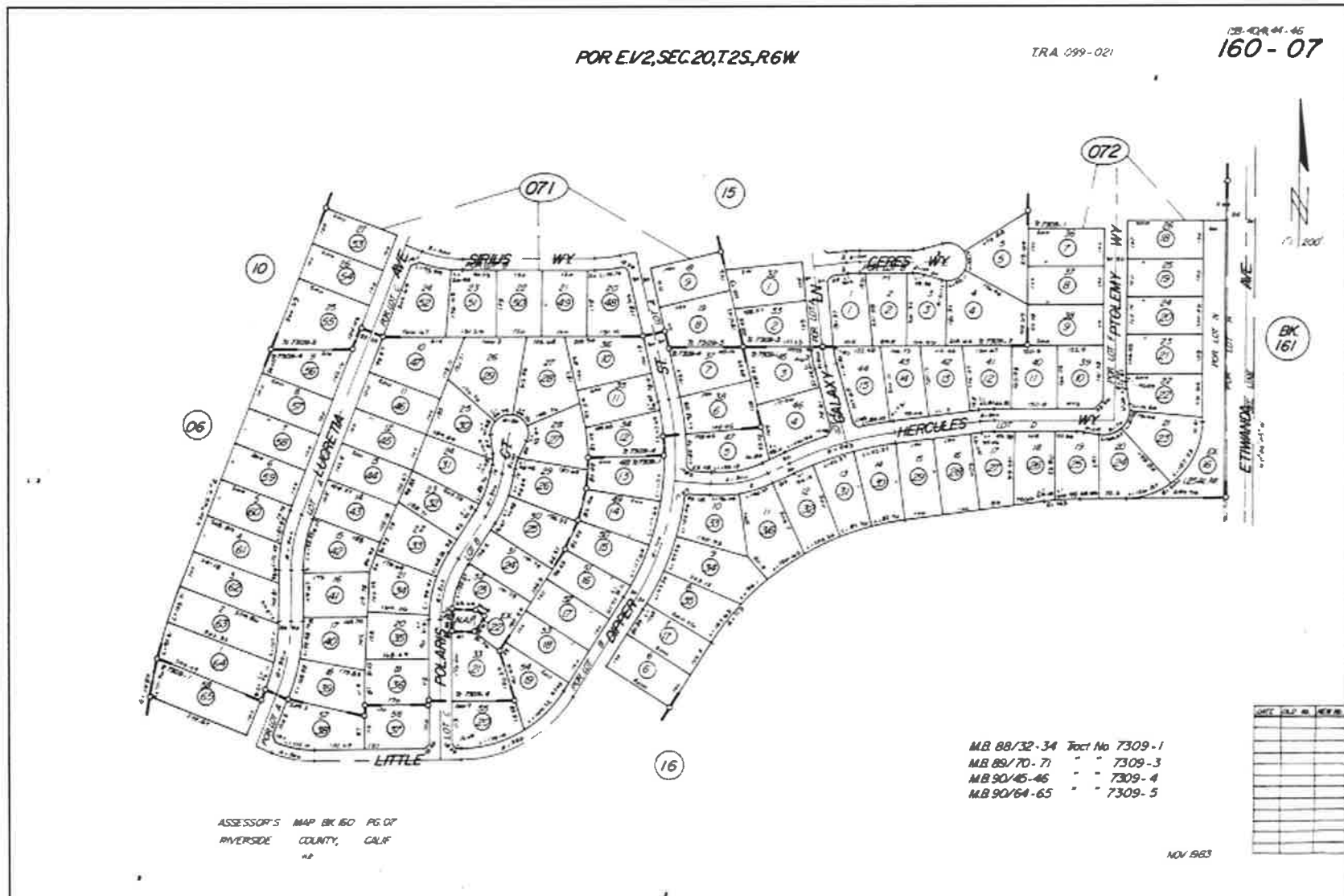
## PLANNING DEPARTMENT

### HOME – LOT SIZE RATIO STUDY

ANALYSIS								
Lot width	Lot depth	Lot area	TFA	FY	RY	SY	25%1st FLR	15% 2nd FLR
70	142.86	10,000	4,000	25	50	10	2500	1500
60	100.00	6,000	2,400	25	25	9	1500	900
50	120.00	6,000	2,400	25	25	7.5	1500	900
60	83.33	5,000	2,000	25	25	9	1250	750
DEVELOPMENT GUIDELINES								
SETBACKS		1ST FLR	2ND FLR					
SIDE		10% LOT WD	15% LOT WD					
FRONT		25 FEET						
REAR		25 FEET						
FAR								
TOTAL FAR W/ GARAGE		40%						
1ST FLOOR INCL GARAGE		25%						
2ND FLOOR		15%						



These guidelines are intended to maintain the same general character of small lot neighborhoods as in large lot neighborhoods. The same front and side setback requirements, together with a proportionate home size ratio provides the Jurupa Valley neighborhood character.

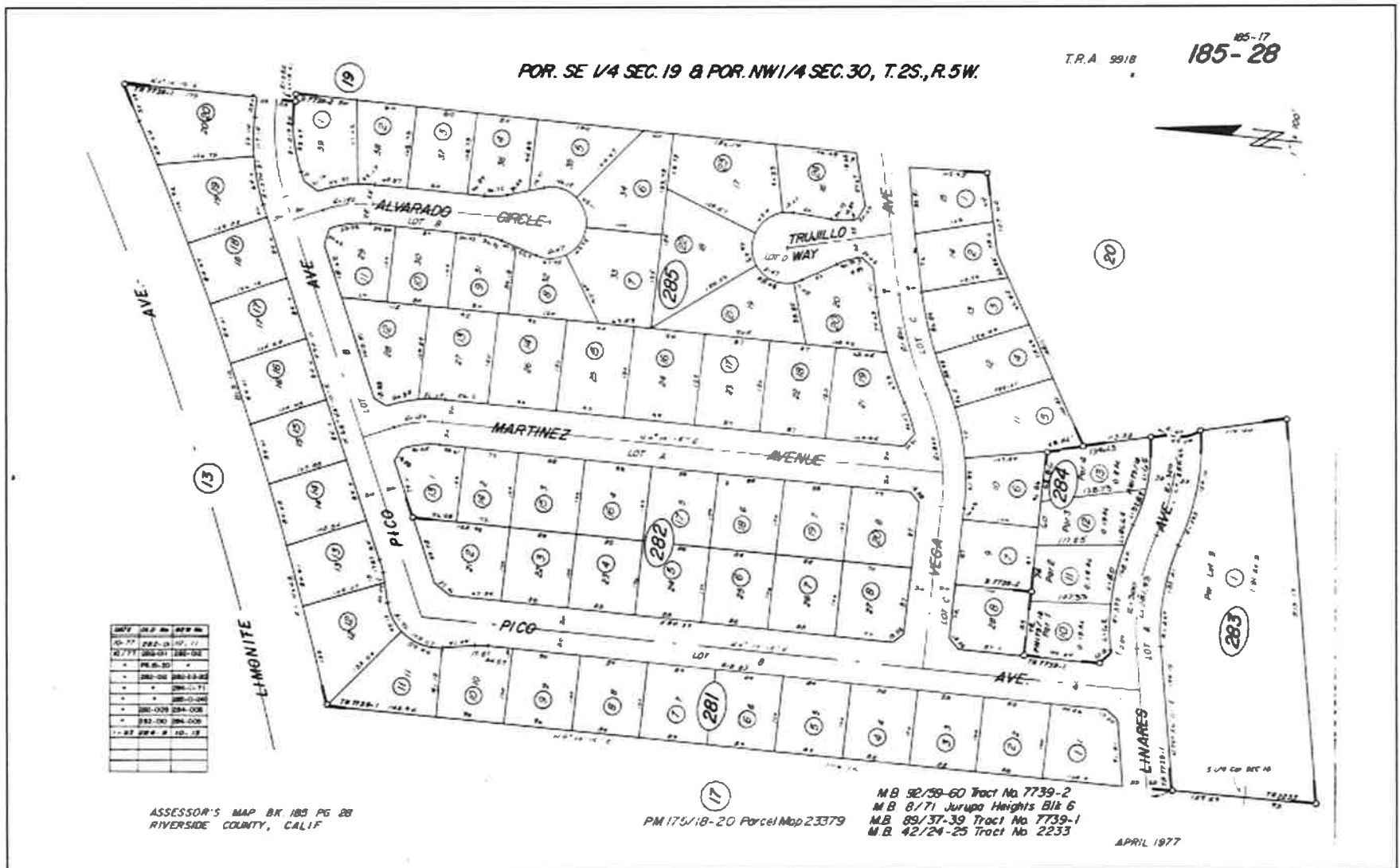


This AP map is a neighborhood in Sky Country, where the lots are generally 20,000 square feet and 100 feet wide by 200 feet deep.



**This aerial view of the same neighborhood in Sky Country shows that most homes are set back from the street about 25 feet and have one side yard at 10 feet and the other at 5 feet. Thus, the homes are generally 15 feet apart and are all single story. The rear yards are as much as 100 feet.**





This R-1 neighborhood in Jurupa Hills has 10,000 square foot lots, most of which are 100 feet wide



**This aerial view shows a similar spacing between homes and similar front setbacks as the Sky Country neighborhood. The difference is in the amount of land in the rear yard. The general character of the neighborhood is visually the same except for the trail along street frontages in Sky Country.**

## DESIGN GUIDELINES

ALLOW FOR SPACIOUS YARDS, MAKE HOUSE FIT THE LOT - RATIO OF LOT SIZE TO HOUSE SIZE (FAR – 25% 1<sup>ST</sup> FLOOR + 15% 2<sup>ND</sup> FLOOR)

AMOUNT OF OPEN SPACE PER LOT (SOFTSCAPE 50%)

RURAL OR HISTORIC NEIGHBORHOOD STYLE ARCHITECTURE (RANCH, FARMHOUSE, CRAFTSMAN, BUNGELow, ETC.)

25' – 30' FRONT SETBACK OR 10' SIDE YARD WITH 20' SETBACK

AVOID STREET VIEW DOMINATED BY GARAGE DOORS (SIDE FACING GARAGES, REAR YARD GARAGES, SECURE ALLEY ACCESS, ETC.)

NARROW STREET WITH 9' PARKWAY & 5' SIDEWALK OR DG TRAIL

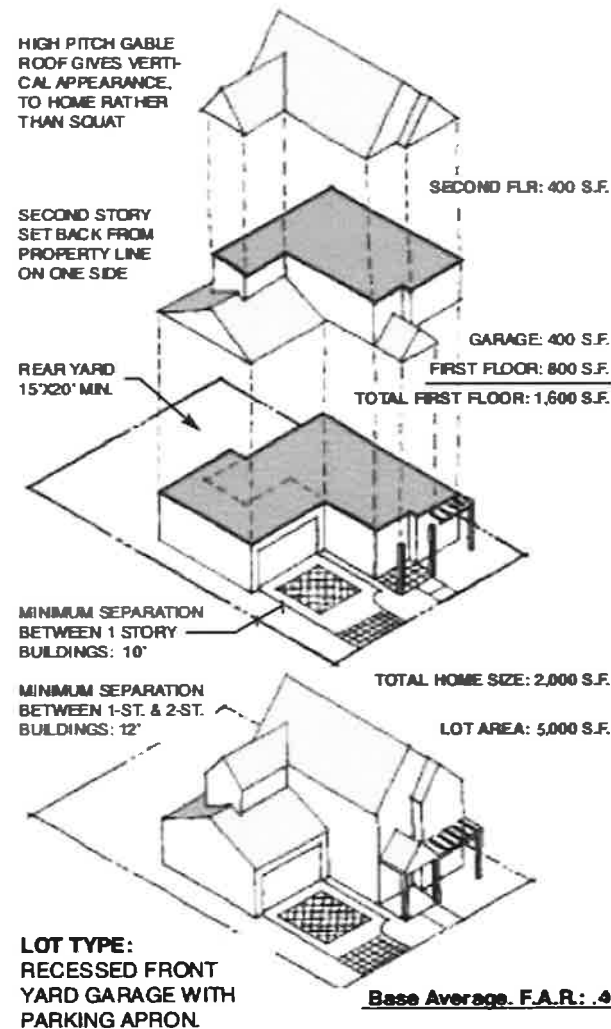
RIVER ROCK OR LAYERED STONE WALLS

INDIGENOUS LANDSCAPING (OAKS, SYCAMORES, ETC.)

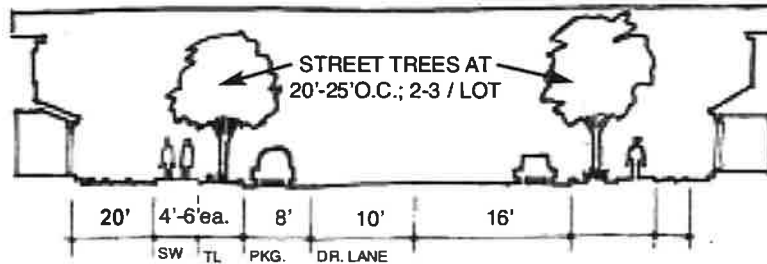
VARIABLE SETBACKS, SEMI-RURAL CHARACTER WITH GENTLE CURVILINEAR STREETS

PEDESTRIAN / EQUESTRIAN CONNECTIVITY TO ACTIVITY CENTERS (COMMERCIAL, CHURCH, PARK, STAGING AREAS, ETC.)

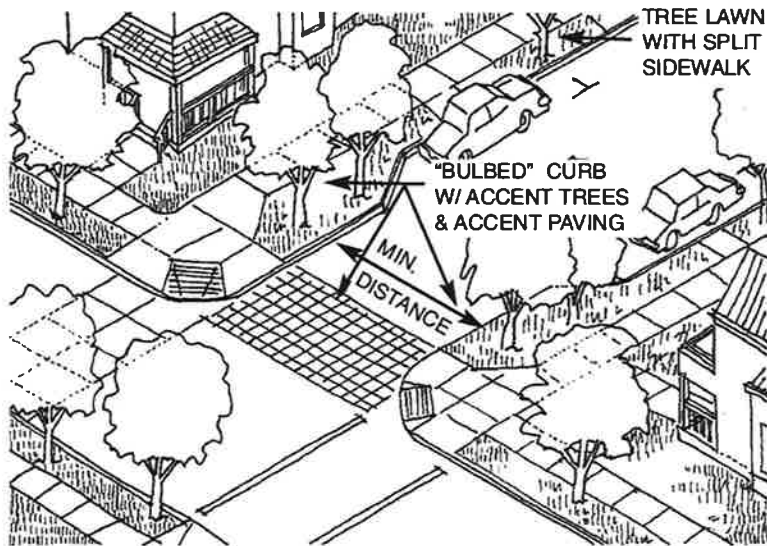
### Example F.A.R. Calculation of a Single Lot



### PREFERRED STREET SECTIONS



### Street Section: With Street Trees (Preferred)



**DGL 1.4.5:** Neckdown curbs, accent trees and decorative paving at primary intersections, parks and tot lots are desirable.

### NEIGHBORHOOD / SOCIAL DESIGN

- USABLE FRONT PORCHES
- EXTENSIVE SHADE TREES IN PARKWAYS
- MINIMIZE CUL DE SAC DESIGN
- CONNECTIVITY TO EXISTING NEIGHBORHOODS
- ALLOW ROOM ON EACH LOT FOR ADDITIONS (PATIO, BEDROOM, ETC.)
- CONNECTIVITY/PERMEABILITY THROUGHOUT NEIGHBORHOODS
- MINIMIZE LENGTH OF BLOCKS (INTERRUPT WITH STREETS, ALLEYWAYS, TRAILS, BIKE PATHS, OPEN SPACE CORRIDORS, ETC.)

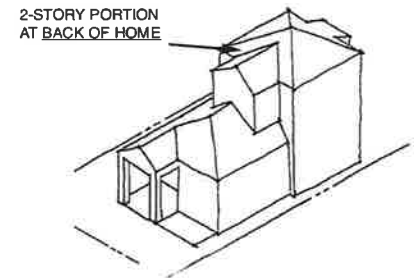
PROVISION TO KEEP ANIMALS

ADEQUATE GUEST PARKING

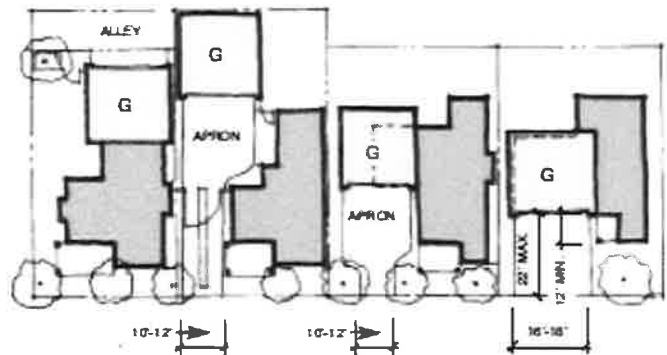
PRESERVATION OF OPEN SPACE / NATURAL FEATURES

### SPECIAL DESIGN FEATURES

- MAILBOXES
- TRASH PICKUP AREAS
- ENTRY STATEMENT
- ENRICHED PAVEMENT
- TRAFFIC CALMING







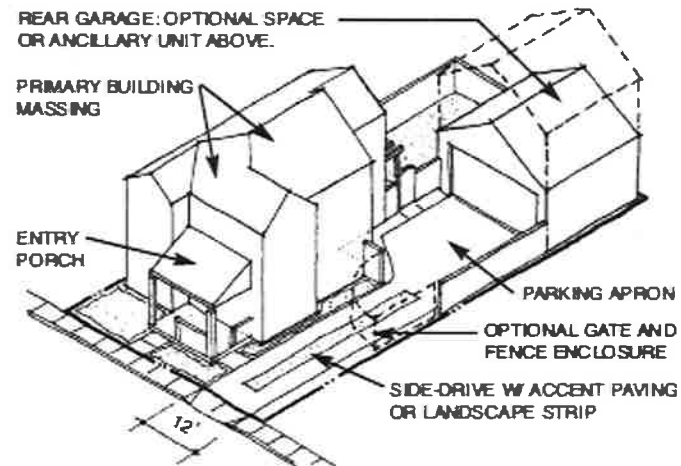
Alley Access Attached or Detached (Minimum 25% Required)

Side-Drive, Rear-Yard, Attached or Detached

Semi-Recessed Front Yard Apron (Additional 26% Max. allowed)

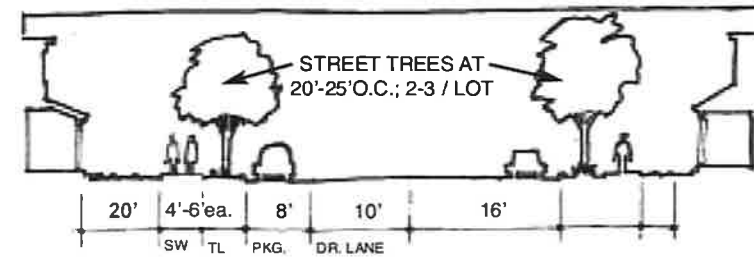
Garage with Standard Front Yard Apron (50% Max. Allowed)

**Typical Garage Locations and Proportions**

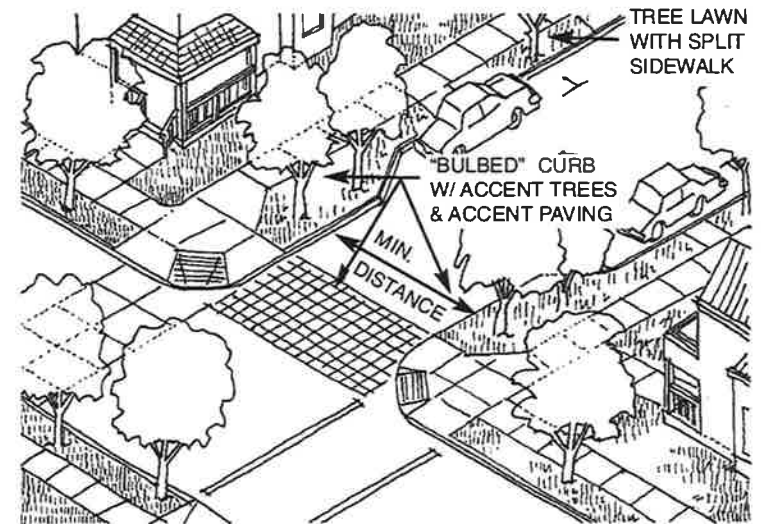


**Preferred: Side-Drive Lot Configuration**

### PREFERRED STREET SECTIONS



**Street Section: With Street Trees (Preferred)**



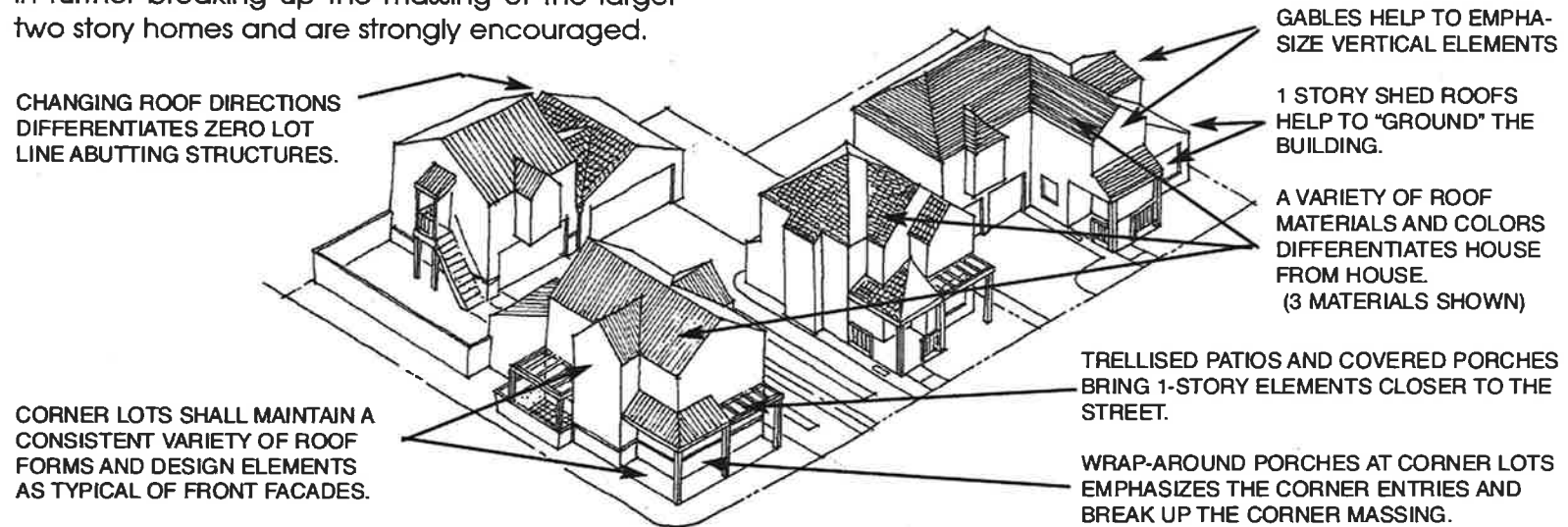
**DGL 1.4.5:** Neckdown curbs, accent trees and decorative paving at primary intersections, parks and tot lots are desirable.

## Roof Forms

### Single story Roof Elements

One story roofs, often over porches or bays assist in further breaking up the massing of the larger two story homes and are strongly encouraged.

*A variety of hips and gables shall be used. High pitched roofs and gables are often most successful when used to emphasize vertical elements of the facade.*



*First Floor roofs over porches and bays as well as extended roofs and trellis are encouraged to "bring the buildings to the ground" and add detail, breaking up the massing.*

**Note:** *Roof forms, materials and details add a great deal of variety to the residential neighborhood or development.*

ATTACHMENT 3

Location: [Planning Home](#) > [Development Process](#) > [Design Guidelines](#) > [Countywide Design Standards & Guidelines](#)

***Riverside County - Countywide Design Standards & Guidelines***



**COUNTY OF RIVERSIDE**  
**Adopted: January 13, 2004**  
**COUNTY OF RIVERSIDE**  
**ADOPTED BY**  
**RIVERSIDE COUNTY BOARD OF SUPERVISORS**  
**ON JANUARY 13, 2004**

**These Standards are based upon and include provisions from the following:  
Standards for the Third and Fifth Supervisorial District as adopted by Riverside County Board of  
Supervisors on July 17, 2001**

**and**

**Standards for the Second Supervisorial District adopted by Riverside County Board of Supervisors  
on September 15, 1998. (Revised October 23, 1998. Revised August 27, 2002. Revised October 8,  
2002)**

**and**

**Draft Design Standards for the Fourth Supervisorial District**

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**ATTACHMENT NO. 4**

County-wide Design Guidelines & Design & Landscape  
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- L. Residential Lot Design
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- A. Street Pattern: Curvilinear and Grid Street Design
- B. Street Width Reductions
- C. Minimum Street, Median, Reverse Frontages, and Parkway Widths
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### IV. LANDSCAPE DESIGN STANDARDS

- A. Neighborhood Entry Statements
- B. Corner Cutbacks or Cutoffs
- C. Landscaped Medians
- D. Reverse Frontage Treatments
- E. Yard Landscaping Requirements

Multi-Family Residential, Commercial, Industrial, Wireless Communications and Auto Sales Standards and Guidelines are to be provided in separate documents

### List of Exhibits

#### APPENDIX A

- Exhibit A: Meandering Sidewalk
- Exhibit B: Entry Monument and Landscaping
- Exhibit C: Entry Median Landscaping and Concrete Stamping
- Exhibit D: Landscaped Berms
- Exhibit E: Reverse Frontage Treatments
- Exhibit F: General Local Street
- Exhibit G: Collector Streets
- Exhibit H: Secondary Highway
- Exhibit I: Major Highway
- Exhibit J: Commercial Arterial Highway
- Exhibit K: Residential Arterial Highway
- Exhibit L: Commercial (Urban) Arterial Highway
- Exhibit M: Residential (Urban) Arterial Highway

#### APPENDIX B – Additional Photographic Examples

- Building Articulation
- Front Porch Treatments
- Landscape Buffers, Mini-Parks, and Paseos
- Walls and Fences
- Garage Door Treatments

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## I. INTRODUCTION

The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and actions are synchronized, our communities prosper; where they are in

conflict, so are the communities. (Riverside County Integrated Plan (RCIP), 2002)

Riverside County, like a quilt, is a composite of differing lifestyles connected together through common strands. The RCIP and subsequent General Plan are designed to ensure that the quilt retains its core identity by guiding future growth that respects the diversity of the region, shapes and configures development in relation to the land it occupies and ensures that its various parts relate to its whole. This unity of form also promotes innovative development that actively accommodates a balance of housing, employment, and service opportunities for the citizenry.

The Countywide Design Standards and Guidelines for the County of Riverside (hereinafter "Guidelines") are for the use of those property owners and design professionals submitting development applications to the County of Riverside Planning Department. The following design guidelines and standards have been developed by the County of Riverside with assistance of representatives from several of the municipalities in the County. In addition, it is intended that this document will provide the baseline criteria, in which to measure and to evaluate justifications for potential density bonuses under the RCIP Incentives Program. Where certain standards apply specifically to one Supervisorial District, that notation appears in the document.

This document includes both design "standards" and design "guidelines". Design standards are considered mandatory requirements and usually include the term "shall". Standards are often quantitative or have performance criteria that can be measured. Design guidelines are more generalized statements, alternatives or illustrations of what is expected and encouraged. In this sense, the "guidelines" may offer ways to meet a certain "standard". The degree to which the design guidelines are met is subject to a finding or determination made by the County. Variations to either the design standards or guidelines may be considered by the Planning Commission or Board of Supervisors in the review of any project.

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#### **A. Design Strategies**

To successfully shape the County's future, piecemeal regulations must be replaced by overall strategies, guidelines and standards that maintain base values and promote connectivity. Design strategies have been developed to provide for the continuous evolution of urban and rural form consistent with the sense of knowing where one is, the enjoyment in moving through urban/rural environments and providing the opportunity to experience physical and visual variety and diversity throughout the County. Enhancing community edges, landmarks, districts, nodes and paths can strengthen the physical and visual experiences creating this composite image of Riverside County. Design strategies include:

- o Recognizing each community in the County as an identifiable and unique place
- o Defining corridors that, on the one hand link communities, but on the other create distinctive edges that separate and protect each community's qualities and character
- o Promoting interesting juxtapositions that contrast boundaries between distinctly different characteristics of existing neighborhoods
- o Identifying and protecting commonly used view points, view paths, natural panoramas and views of major community landmarks
- o Protecting, repairing, restoring and interconnecting natural watercourses and associated riparian habitat which serve as a unifying element
- o Planning and designing streets and thoroughfares which are visually integrated into the landscape by promoting a distinct sense of district, neighborhood and place
- o Preserving natural and built landmarks which create a special or unique community flavor
- o Protecting and preserving buildings, structures and established public places which are historically and culturally significant to local communities and County Institutions
- o Planning and designing new neighborhoods in ways that make them visually distinctive / identifiable and please the senses

In an attempt to advance quality and visually distinctive development responsive to the natural and built environment of Riverside County, the Board of Supervisors has adopted these Residential Design Standards & Guidelines. These standards and guidelines have been crafted to assist those individuals submitting development applications to better understand the design context from which the County will evaluate project submittals.

The Planning Commission or the Board of Supervisors may consider variations to the design standards as part of their hearing process. Staff may modify design guidelines during the project review process if alternatives meet the intent or context of the adopted guidelines. However, changes to the guidelines will be noted as part of staff reports to the Hearing Officer, Planning Commission or Board of Supervisors.

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#### **B. Planning Objectives**



Based on the Design Strategies outlined in the RCIP and Riverside County General Plan, it is the County's desire to advance several specific development goals including:

- o Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance
- o Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years
- o Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work
- o Incorporating conveniently located and accessible neighborhood parks, trails, and open space
- o Providing functional public access to recreational opportunities in relation to the overall open space system

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### C. Applicability

Provisions of the Riverside County Residential Design Standards & Guidelines supplement the minimum specifications for land development in Riverside County Ordinance No. 348, and will be incorporated by reference in all applicable development Conditions of Approval. The Standards & Guidelines pertain to the following types of projects located within the County:

- o The "Residential Standards" in this document are required for any residential subdivision with a minimum lot size of one-half acre or less, and is located in the following residential zoning categories: R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4 and R-6 and the following General Plan Land Use Designations: Low Density Residential (0.5 acre minimum), Medium Density Residential (2-5 dwelling units per acre), Medium High Density Residential (5-8 dwelling units per acre), High Density Residential (8-14 dwelling units per acre), Very High Density Residential (14-20 dwelling units per acre), Highest Density Residential (20+ dwelling units per acre).
- o Where a residential lot is smaller than 7,200 square feet, the Standards & Guidelines related to unit location, setbacks, % of lot coverage and street frontage may be waived *if* the project applicants demonstrate that they have addressed the Planning Objectives in Paragraph B as well as providing a sense of privacy and personal space for each residential unit.
- o The Residential Design Standards & Guidelines will be evaluated for effectiveness and revised as appropriate in conjunction with the pending update of the Riverside County Ordinance 348

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### D. Exceptions

The County Design Standards & Guidelines shall apply to all applicable development projects unless:

- o Other standards have been imposed upon an individual development project by the Planning Commission and/or the Board of Supervisors
- o Other standards have been adopted by the Board of Supervisors relative to a particular designated area of a District (e.g., Community Plans / Specific Plans)
- o Physical constraints of an individual site make the application of a particular standard or guideline impractical

### Commercial / Industrial Design Standards & Guidelines

Design Standards & Guidelines for Commercial/Industrial development and Multiple-Family Residential are currently being drafted and will be published in separate documents.

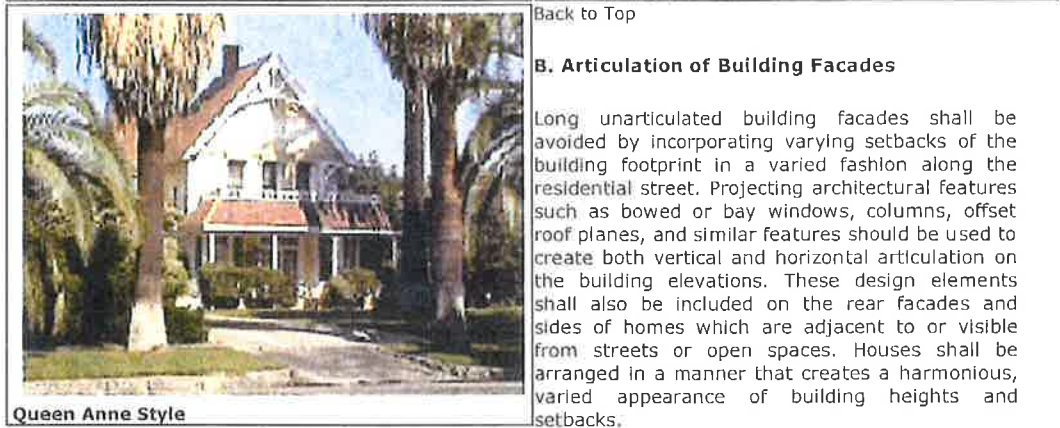
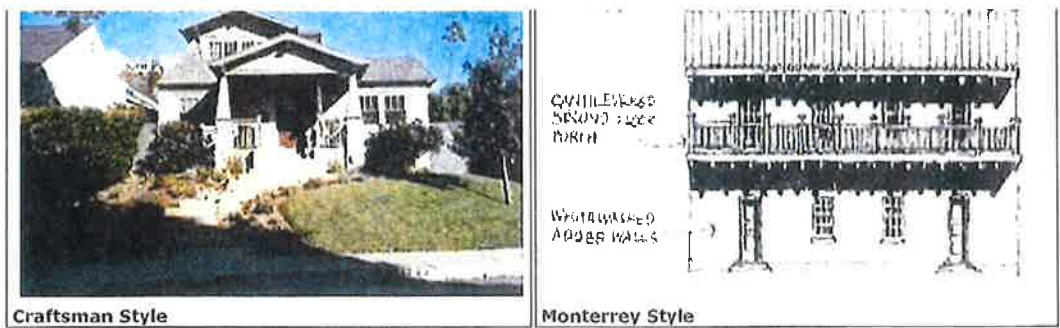
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## II. RESIDENTIAL

### A. Design Style

A design style or a common palette of architectural features is encouraged for each neighborhood or community usually through a planned development, Specific Plan or the Incentive Program. A design style is not required; however, consistency in the design features and use of materials is encouraged.





Special design features, such as covered front porches, garage placement to rear of a lot, use of multiple floor plans, window and door articulation, extended overhangs and building edge treatments (such as arbors, awnings or trellises) are encouraged. Windows should be framed with compatible materials to create well-defined "edge" treatments and be designed to provide distinctive shadows on the building facades. These design features may be accomplished in a manner similar to the following photographic examples.



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### C. Varied Roof Planes

Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers. A-frame type roofs, and mansard roofs are discouraged unless a part of a coordinated design theme style.



Flat Roof/Contemporary Style



Multiple Gables



Varied Roof Forms



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### D. 360 Degree Architecture

Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features shall occur on those facades of the residence that are visible from streets or open spaces.



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### E. Streetscape Design

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#### 1. Varied Building Heights/Rooflines - Minimum Number of Single Story Units



Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights. All projects of ten or more residential lots should include at least one single-story floor plan. In the Fourth District, single-story homes should be located on the perimeter of the development area.



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## 2. Multiple Floor Plans and Elevations

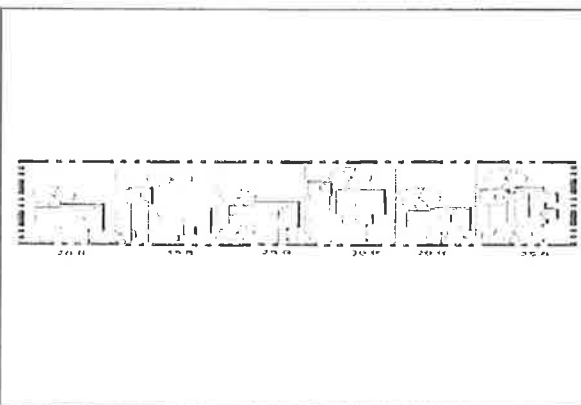
**Floor Plans.** At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

**Elevations.** Each floor plan shall have at least three distinct elevations. One elevation shall not be repeated more than each fourth house. Please note that adding or deleting false shutters, or similar types of minimal elevation changes will not suffice as one of the required distinct elevations.

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## 3. Variable Front Yard Setbacks

Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.



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## 4. Colors and Materials

The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.







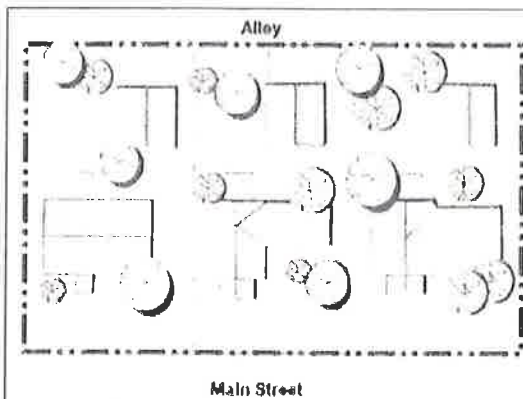
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#### F. Garage Location and Design

The visual impact of garages should be reduced by the use of additional setback from the curb face where garage doors must face the street or by the use of side-facing or rear garages (including detached garages) where possible. Residential plans that feature attached garage designs whose entries are from the side ("side-loaded garages") are also encouraged. Where more than two garage doors face the street, the third garage door should have an increased setback or offset. Setbacks for the side-loaded garages shall be consistent with those specified in Ordinance 348. Garage access from an alley is

also encouraged. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows. Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, and maximum height. Detached garages located at the rear of the property, and "drive through" or "tandem" garages are also encouraged.



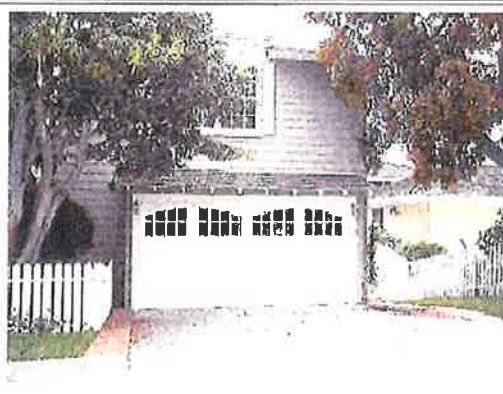
Garages with Alley Access



Side-facing Garage Door



Offset Garage Doors



Decorative Garage Doors with windows

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#### G. Walls and Fencing. Walls and Fencing shall be designed in accordance with the following standards:

- o Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.
- o Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone

iron, wood, vinyl or tubular steel and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications which shall be approved by the Planning Department).



All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block which is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

- o Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block, stucco, or other attractive and durable material.
- o Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)
- o Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.
- o Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.
- o Wrought iron, tubular steel, wood, vinyl, or chain link fences or gates are allowed where a residence is being constructed on a lot of at least 20,000 square feet.
- o Wood fencing, where permitted, shall be constructed with galvanized steel posts set in concrete to a minimum depth of 24 inches with domed caps. Wood fencing or other like-material walls are not permitted along reverse frontage areas.
- o Community perimeter or theme walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete, stucco on masonry or steel framing or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged.
- o Swimming pool fencing shall meet all County safety provisions of the Building Code. Fences around swimming pools shall have an outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five to climb.

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## H. Lighting

Outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Street lighting standards are addressed by other County Regulations. Ordinance No. 655 (45 miles from Mt. Palomar) lighting requirements shall be observed where applicable. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods shall be required in the desert areas and Mt. Palomar District

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## I. General Site Plan Requirements

Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, maximum height requirements, and other county standards, unless specific variances are granted.

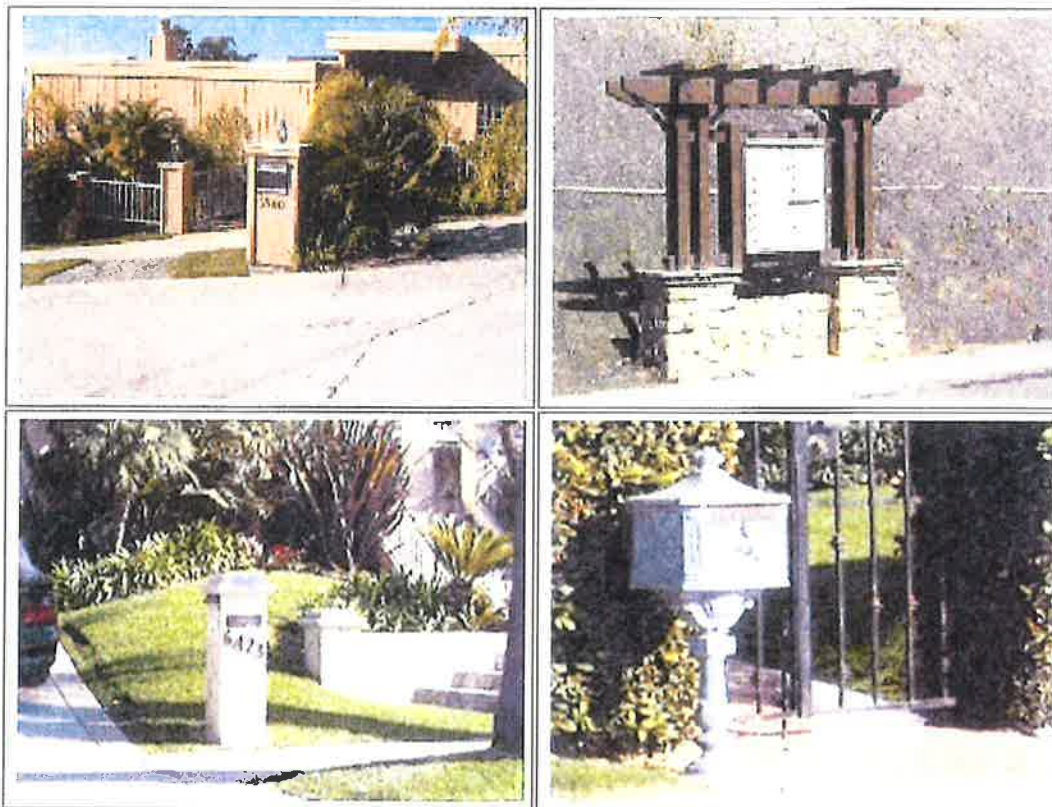
The following information shall be submitted with the building permits application and as a part of the Final Site Plan of Development:

- o building footprints for each lot which identify the model number of the home shall be included on the tract map;
- o front, rear, and side elevations of all facades of all models to be constructed within the tract shall be included on separate sheets;
- o front, rear, and side yard setbacks of all homes shall be shown on the tract map
- o typical landscape plans for each model (including all plant names/varieties and container sizes)
- o landscape plans for reverse frontages and neighborhood entry statements and medians (including all plant names/varieties and container sizes).
- o Material and color sample boards shall be provided.

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## J. Mailbox Design

Installation of cast iron, cast aluminum, brick, or slump stone-encased curbside mailboxes are encouraged. Each mailbox installation shall conform to current United States Postal Service standards.





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## K. Residential Design Features

1. All new residences should have at least one clean-burning fireplace. Fireplaces in the living room or family room areas are required in Supervisorial District Two.
2. Provision for solar heating/cooling equipment or other energy conservation or saving equipment is encouraged. As required in Ordinance 460, subdivision layout and design shall address future passive or natural heating and cooling opportunities. Attention to the extreme heat conditions in the summer shall be viewed as a significant element in project review. Homes and buildings should be oriented to receive the greatest amount of afternoon shade or other protection from the sun. Lot size and configuration should consider future orientation of a structure to take advantage of shade and prevailing winds.
3. In the desert regions evaporative ("swamp") coolers are required as well as refrigerated air conditioners. Solar heating and saline swimming pools are encouraged in the desert areas.

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## L. Residential Lot Design

All Schedule "A" residential tracts within the Districts shall be designed consistent with the following design standards.

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### 1. Schedule of Design Standards

Description	For lots 7200 square feet or greater	For lots less than 7200 square feet
Minimum net usable area (See section L (5) below)	6500 sq. ft.	Not less than 85% of total area
Minimum lot widths (frontage) Variation of lot width is encouraged	65 ft. An average of seventy (70 feet) or wider of road frontage, as measured at the property line. (The average excludes lots fronting on cul-de-sacs or street knuckles)	50 ft. A minimum of fifty (50) percent of the lots within each tract should have fifty-five (55) feet or wider of road frontage, as measured at the property line.
Lot width at frontage on cul-de-sac lots or street knuckle (see note 1)	The minimum lot frontage on a knuckle or a cul-de-sac shall be 40 feet measured along the property line unless otherwise specified in the development standards of the zoning classification.	The minimum lot frontage on a knuckle or a cul-de-sac shall be 40 feet measured along the property line unless otherwise specified in the development standards of the zoning classification.
Minimum front yard setback for side-loaded garages	15 ft.	10 ft.
Recommended minimum depth of rear yards	20 ft.	15 ft.
Spacing between Structures <sup>3</sup>	10 ft.	10 ft.

**Notes to Schedule of Design Standards**

(1) For purposes of satisfying the minimum frontage requirement, corner lots with angle cuts shall be measured at their rear property line.

(2) Planned Residential Development or Specific Plan or the Incentives Program provisions allow for smaller setbacks on a case by case basis, with minimum spacing determined by UBC requirements.

(3) Yard encroachments permitted under Ordinance No. 348 may interrupt this spacing. However, on lots less than 7,200 square feet, such encroachment into the side yard may occur in only one side yard, and the side yard into which the gate opens must remain a minimum of five feet in width.

(4) A patio and patio cover may extend into a rear yard by right up to 10 feet (no Planning permit required, only Building and Safety Department permit.) For all lots, swimming pools and swimming pool equipment may extend into the backyard, with a setback adjustment, to within five feet of the property line.

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### 2. Minimum Lot size

The minimum residential lot size within a Schedule "A" housing tract should be no smaller than 7,200 square feet. Reductions in the lot size may be permitted only through a discretionary review process. Projects located within a Specific Plan or Planned Residential Development or participating in the Incentives Program may have reduced lot areas based upon the quality of the design and the provision of additional open space areas, parks or other exceptional public improvements or amenities. The lot area should not be less than 5,000 square feet for a detached single-family residential unit in the (2-5 du/acre) Medium Density Residential designation. For developments in the Medium High Density

designation (5-8 du/acre) and the High Density designation (8-14 du/acre), the minimum lot size will be determined through the discretionary review process and will be based upon the types of housing products proposed, and the specific amenities to be provided.

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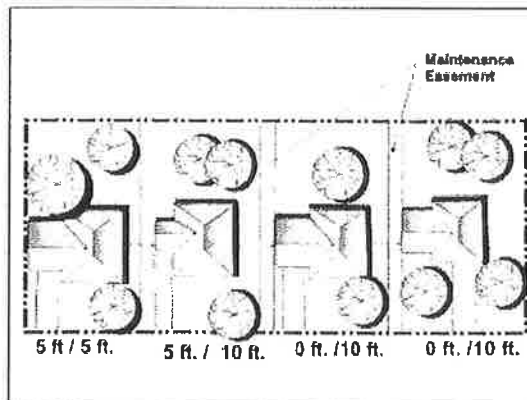
### 3. Maximum Lot Coverage

No residential lot within a Schedule "A" housing tract should have a lot coverage of greater than 50% (including the garage).

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### 4. Minimum Spacing Between Structures

Side yards should be varied to add interest and usable space, however, the minimum spacing between two structures shall be ten feet. In the case of zero lot line developments, a three (3) foot maintenance easement shall be provided.

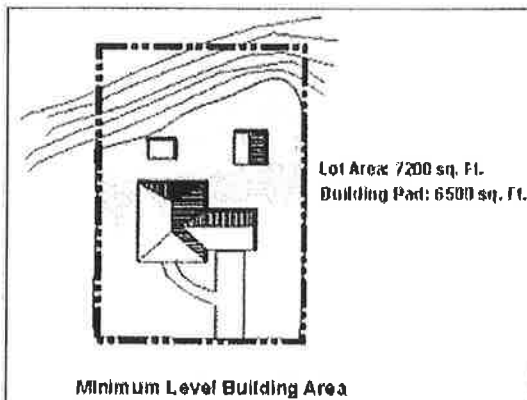


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### 5. Minimum Net Usable Area

For projects with lots of 7200 square feet or greater, the minimum net usable area for development should be 6,500 square foot pads or twenty foot level rear yards. Side yards shall be a minimum of five feet level on one side with no encroachments and the opposite side yard shall be a minimum of five feet with limited encroachments (three feet clear). Usable areas of less than 6500 square feet may be permitted through a specific plan, planned development application or through the Incentives Program. For lots with steep topography, the minimum net usable area shall be determined by the Planning Director based upon the site constraints analysis in order to minimize disturbance to

the sloped areas. The site design should minimize cut and fill as much as possible.



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### M. Watercourses and Drainage

The planning and design of residential communities should protect the natural land forms watercourses and drainage patterns of the site. Consideration should be given to linear parks and enhancement of the edges along watercourses and drainage ways. Efforts should be made to protect and preserve the natural vegetation along watercourses and to re-vegetate degraded areas.

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### N. Recreational Vehicle Parking

1. No recreational vehicle shall be stored in the front yard, or on the driveway in the front of any residential structure.

2. The storage of boats, camper trailers, or other watercraft or non-commercial vehicle may be permitted in the side yard so long as it is located behind an opaque wall, fence or gate. A paved parking surface is required.

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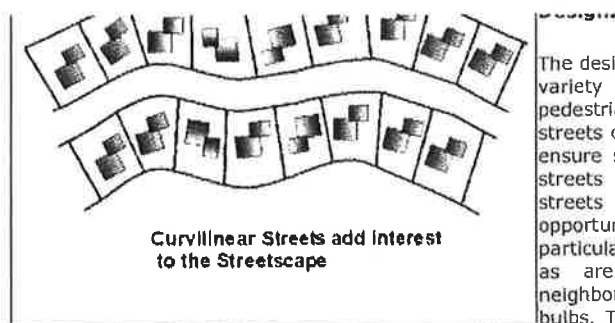
## III. RESIDENTIAL STREET DESIGN

Residential streets shall be designed with the goal of facilitating the desired general residential design concepts. The following elements shall be used to accomplish this goal:



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### A. Street Pattern - Curvilinear and Grid Street Design



The design of the overall street pattern should present a variety of streetscapes, offer various driving and pedestrian experiences, clearly distinguish between streets of varying purposes and carrying capacities and ensure safe, walkable local neighborhoods. Curvilinear streets offer an ever-changing scene while straight streets offer concentrated focus and landmark/vista opportunities. Either may be permissible. Grids, particularly with short, walkable blocks are encouraged as are traffic calming features associated with neighborhood streets such as chicanes, chokers or bulbs, T-intersections, diverters and round-a-bouts. To

the extent possible, direct connections with adjoining properties and projects are encouraged to alleviate congestion on arterials and secondary highways. All applicants are requested to consult with Transportation and Planning Staff concerning an acceptable street design concept. Examples of acceptable designs are available upon request. Projects are encouraged to be designed with efficient street circulation patterns that provide visual interest and creativity to the subdivision design.

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### B. Street Width Reductions

The County General Plan and ordinances provide for local roads (36-foot wide within a 56-foot right-of-way) which may serve to reduce speeds in residential areas and encourage pedestrian use, while providing for emergency vehicular access.

Within planned private communities, a further reduction in local street width may be appropriate, subject to the review and approval of the Transportation Department. In these instances, the private streets should have parking restrictions in place and enforced by a Home Owner's Association to assure that proper access for emergency vehicles is maintained at all times.

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### C. Minimum Street, Median, Reverse Frontage, and Parkway Widths

The following table shows the minimum street, median, and parkway widths (refer to the Exhibit indicated in the Exhibit column for illustrated sections of these requirements). These standards are adopted as a part of the General Plan and are duplicated here as a convenient reference. Separate standards may be adopted for rural and mountainous areas.

Street Type	Total Width: ROW	Total Width: Curb to Curb	Median Width	Total Minimum Parkway Width per Side	Landscaping	Side walk	Exhibit
Local	56'	36'	Not required	10'	5'	5'	F
Collector	74'	44'	Not required	15'	10'	5'	G
Secondary	100'	64'	Not required	18'	13'	5' (1)	H
Major	118'	76'	12' Painted	21'	16'	5' (2)	I
Arterial (Commercial)	128'	86'	18'	21'	15'	6'	J
Arterial (Residential)	128'	86'	18' (3)	21'	16'	5' (2)	K
Urban Arterial (Commercial)	152'	110'	14'	21'	15'	6'	L
Urban Arterial (Residential)	152'	110'	14' (3)	21'	16'	5' (2)	M

(1) 5' Sidewalk in middle of 18' parkway  
 (2) 5' Meandering sidewalk for 21' parkways  
 (3) Curbed and landscaped medians

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### D. Bus and Transit - Related Facilities

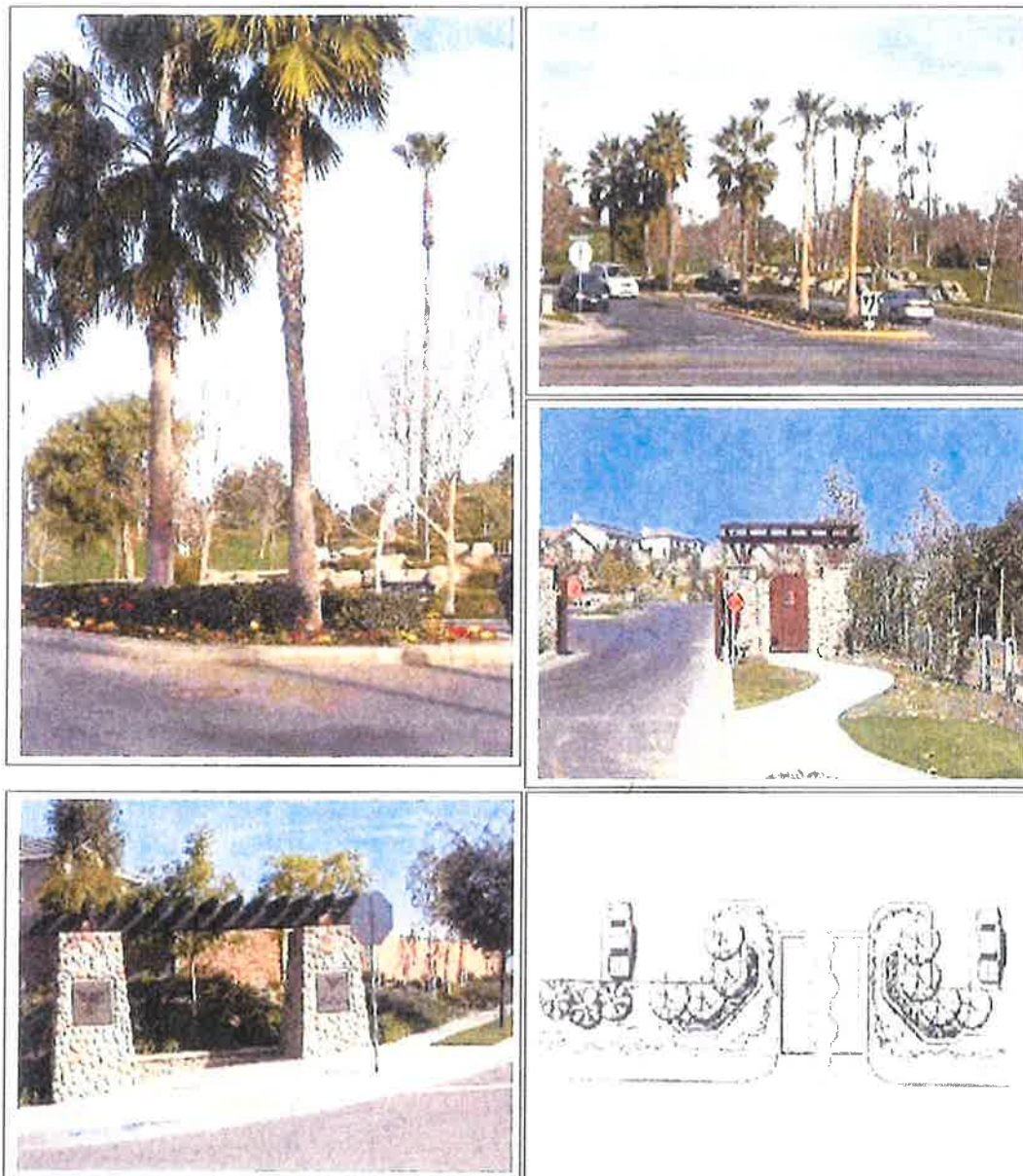
Bus stops, turnouts, bus shelters and other transit facilities shall be provided in accordance with the standards established by the Riverside Transit Agency and other applicable agencies. Residential areas planned adjacent to commercial centers shall consider convenient vehicular and pedestrian access to the centers and transit access areas.

#### IV. LANDSCAPE DESIGN STANDARDS

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##### A. Neighborhood Entry Statements

Any Schedule A Subdivision with 50 lots or greater shall have entry statements that create a distinctive image of a particular residential development. This entry feature should be designed to assist passing motorists to easily identify the development, and should complement the overall appearance of the greater community of which it is a part. Exhibit "C" provides an illustrative example of an entry monument and landscaping. All intersections of General Plan roads classified as Secondary Highway or higher shall have tract entrance designations. A tract entrance designation shall consist of a neighborhood identification sign on a decorative wall or monument, with at least a twelve foot depth of landscaping (measured from the right-of-way line) surrounding the wall or monument (Exhibit "B"). No element of the tract entrance designation shall be placed within the public right-of-way. The developer shall create private party maintenance arrangements for these elements at the time the project is built.



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##### B. Corner Cutbacks or Cutoffs.

Corner cutbacks or cutoffs shall be included at all intersections of General Plan roads classified as Secondary Highway or higher with all designated tract entrances. A minimum curb radius of 35 feet shall be provided at these intersections (Exhibit C).

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### C. Landscaped Medians

Where required, landscaped street medians shall be constructed for the following road classifications within the Districts, consistent with the following Exhibits:

- o Exhibit "J" Commercial Arterial Highway
- o Exhibit "K" Residential Arterial Highway
- o Exhibit "L" Commercial Urban Arterial Highway
- o Exhibit "M" Residential Urban Arterial Highway

Similarly, at all designated residential tract entrances from roadways classified as Secondary Highways or higher, a landscaped entry median shall be installed. Decorative trees, shrubs and drought tolerant landscaping planted in medians should be clustered in random patterns rather than planted in evenly-spaced locations. Other acceptable median treatments include stamped concrete or river rock between landscaped areas.

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### D. Reverse Frontage Treatments

Where reverse frontage occurs on Schedule "A" residential streets, the following guidelines shall apply:

- (1) The reverse frontage is defined as the parkway and sidewalk widths combined. Wider reverse frontage treatments should be employed on General Plan roadways with eighty-eight feet of right-of-way or more or where design considerations would make them appropriate (e.g., where project amenities like bike or jogging paths are included).
- (2) Meandering walks should be constructed to provide a random influence to the rigid geometry of the adjoining street scene. Adequate parkway widths are required to assure that the sidewalks create unique landscaping opportunities and do not take on a cramped, arbitrary appearance. Meandering walks which are designed to make use of existing mature trees or other natural aspects, e.g., large boulders, are encouraged.
- (3) Meandering sidewalks are encouraged and should be incorporated at the Specific Plan Map/Tentative Tract Map stage of project development. When a meandering sidewalk is appropriate along a particular reverse frontage, it shall be constructed consistent with the standards and examples shown in Exhibit A and Exhibit E.



- (4) Equestrian or hiking trails and bikeways and other recreational facilities shall be integrated into such treatments wherever required by current adopted local and regional trails system plans.
- (5) The location of lakes, parks, and other open space assets adjacent to major roads and other community entry points is encouraged to enhance community appearance and identity.
- (6) Reverse frontage treatments shall be maintained by a property owners' association or other maintenance entity, approved by the County, which insures maintenance in perpetuity.
- (7) Community perimeter (or theme) walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Wood fencing or other like-material walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged.

(8) Where privacy of views is not an issue, powder-coated tubular steel or wrought iron sections may be constructed in perimeter walls in order to take advantage of casual view opportunities. A combination of a two-foot to three-foot high solid wall base with a wrought iron or tubular steel fence section between solid pilasters is a recommended design alternative.

(9) The typical maximum height of walls or fencing shall be six feet. Note that a greater height for perimeter walls may be required where noise mitigation or other special circumstances would dictate.

(10) Recreational amenities should be encouraged as a part of reverse frontage treatments:

(11) For a maximum effect, landscaping within the reverse frontage treatments shall be designed to have a "stepped-up" appearance, with low flowering ground cover nearest the curb, progressing to low and/or medium height plants or shrubs, and on to randomly clustered street trees near the perimeter wall of the tract. Plants shall be selected from the applicable Water District's approved list.

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#### **E. Yard Landscaping Requirements**

All new residences shall be provided with front yard landscaping and an automatic irrigation system. Drought tolerant landscape materials should be used as much as possible, especially in the desert areas. Landscaping shall be provided as follows:

- o A minimum of six, five gallon shrubs, one 24" box tree (minimum 2" caliper), and one 15 gallon or larger tree (minimum 1" caliper) shall be planted along the front of all homes (garage and side yard gate areas are excluded).
- o Creative project design uses of hardscape, decorative gravels, placement of landscaping for afternoon shade and water efficient irrigation systems are encouraged.
- o Landscaping should also consider the often high wind conditions of many portions of the county, providing hedges and windbreaks where appropriate, such as in common areas, and the strong securing of recently planted trees.
- o Street parkways and common lots, such as retention basins, shall be provided with landscaping consisting of decorative gravels, living ground covers, shrubs and some trees
- o Additional street facing common landscape planters should be encouraged in subdivision design for bikeways, recreational trails, neighborhood entry statements and noise buffering.
- o An appropriate maintenance entity shall be required for landscaping installed outside of the street right-of-way.
- o Location of landscaping shall be in accordance with applicable County Ordinances.
- o Drought tolerant landscape materials shall be provided in accordance with Ordinance 348.



ATTACHMENT 4

**DESIGN AND  
LANDSCAPE GUIDELINES  
FOR DEVELOPMENT**



**ADOPTED BY RIVERSIDE COUNTY BOARD OF  
SUPERVISORS ON SEPTEMBER 15, 1998  
REVISED OCTOBER 23, 1998  
REVISED AUGUST 27, 2002  
REVISED OCTOBER 8, 2002**

**Riverside County Planning Department**

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# **Design and Landscape Guidelines**

## **SECTION 1**

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# Residential Design and Landscape Guidelines

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## I. STREET LAYOUTS

Curvilinear streets are required in the interiors of all housing tracts and subdivisions. The use of short cul-de-sac streets is strongly encouraged in order to create a small neighborhood feeling for residents.

Meandering sidewalks are encouraged along all reverse frontages where the parkway width is twenty-one (21) feet or greater. Said sidewalks shall be constructed in a random fashion rather than a repeating pattern and shall be constructed per Figure 1.

"T" intersections are a preferred design alternative to "four-way" intersections wherever two local streets or a collector and a local street intersect.

A reduction in the width of asphalt roadways and increases in the amount of horizontal curve of the street can be utilized to reduce traffic speeds where appropriate. A reduction in the width of built street surface must be utilized to accomplish other design objectives such as enhancing the buffer treatment of reverse frontage lots, providing for sheltered parking opportunities, incorporating bus stop turnouts, etc. The minimum interior street width may be reduced from the sixty (60) foot standard to no less than fifty-six (56) feet by reducing the asphalt travel lanes by two feet in each direction in order to achieve these objectives. Reduced street widths cannot be utilized in order to increase the number of saleable lots within a tract (see Figure 2).

## II. NEIGHBORHOOD ENTRY STATEMENTS

Neighborhood entry treatments shall contain the following:

- (1) Corner cutbacks at all intersections of General Plan roads and all tract entrances which include an up-lighted neighborhood identification sign on a decorative wall or monument, and at least a twelve foot width of landscaping surrounding the wall or monument (see Figure 3);
- (2) A landscaped entry median at least ten (10) feet in width curb to curb, with landscaping six (6) feet in width, and twenty (20) feet in length is required at all tract entrances off of streets eighty-eight (88) feet in width ("Secondary Highways") and wider. Said medians shall be up-lighted and heavily landscaped with turf, trees, shrubs and flowers. Stamped concrete roadways shall be constructed perpendicular to all entry medians from curb to curb on both sides of medians (see Figure 4).



Additional distinguishing design features at all neighborhood entries are strongly encouraged.

### III. REVERSE FRONTAGE TREATMENTS

Minimum reverse frontage treatments are:

**TABLE 1.**

Street	Standard ROW Width	Minimum Additional Parkway Width per Side	Total Minimum Parkway Width per side	Median width (Ord. 461)	Landscaping	Sidewalk	Total Width:		Figures
							Curb to Curb	ROW	
Local Street	60'	-2'	10'	Not required	5'	5'	36'	56'	I
Collector Street	66'	4'	15'	Not required	10'	5'	44'	74'	A
Secondary	88'	6'	18'	Not required	13'	5'	64'	100'	B
Major	100'	9'	21'	12'	16'	5'	76'	118'	C
Arterial (Commercial)	110'	9'	21'	18'	15'	6'	86'	128'	D
Arterial (Residential)	110'	9'	21'	18'	16'	5'	86'	128'	E
Urban Arterial (Commercial)	134'	9'	21'	14'	15'	6'	110'	152'	F
Urban Arterial (Residential)	134'	9'	21'	14'	16'	5'	110'	152'	G

(see Figure 5A. through 5G. for illustrated sections of above requirements)

Greater widths may be required of reverse frontage treatments employed on General Plan roadways with more than eighty-eight (88) feet of right-of-way or where design considerations would deem appropriate (e.g. where project amenities like bike paths or pedestrian ways are included). Acceptable widths of reverse frontage treatments in these instances could range from twenty-five (25) feet to fifty (50) feet.

Recreational amenities are a required part of reverse frontage treatments: (see Figure 5)

- Meandering walks shall contribute a random influence to the rigid geometry of the adjoining street scene. Adequate parkway widths (at least twenty-one (21) feet) will assure that the sidewalks create unique landscaping opportunities and do not take on a cramped, arbitrary appearance. Meandering walks which are designed in a fashion to make use of existing mature trees or other natural aspects (large boulders..) to

enhance the user's recreational experience are highly desirable.

- Equestrian or hiking trails and bikeways and other recreational facilities shall be integrated into such treatments wherever required by current adopted local and regional trails system plans, and are encouraged throughout the Second District.
- The location of lakes, parks, and other open space assets adjacent to major roads and other community entry points is encouraged to enhance community appearance and identity.

For a maximum effect, landscaping within the reverse frontage treatments shall be designed to have a “stepped-up” appearance, with low flowering ground cover nearest the curb, progressing to low and/or medium height plants or shrubs, and on to randomly clustered street trees near the perimeter wall of the tract. Plants shall be selected from the Riverside County Transportation Department's list of approved plants or from Eastern Municipal Water District's approved list.

Community perimeter or theme walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Wood, stucco-covered, or other like-material walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged (see Figure 6).

Where privacy of views is not an issue, powder coated tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities (see Figure 6).

The maximum height of walls or fencing shall be six (6) feet in height.

#### **IV. STREET MEDIANS**

Landscaped street medians shall be constructed where required by Riverside County Ordinance No. 461. Medians that are at least twelve (12) feet wide provide sufficient separation of traveled ways to increase safety and offer room for decorative landscaping and hardscaping (see Table 1 and Figure 5).

Decorative trees and shrubs planted in medians should be clustered in random patterns rather than planted in evenly spaced locations. Other acceptable median treatments include stamped concrete or river rock between landscaped areas, turf, and/or flower beds.

## **V. RESIDENTIAL BUILDING LAYOUT**

**The minimum residential lot size within a housing tract in the Second Supervisorial District shall be no smaller than 7,200 square feet. A minimum of fifty (50) percent of the lots within each tract must have seventy (70) feet or wider of road frontage, as measured at the property line. The minimum lot frontage within a tract shall be sixty-five (65) feet except on knuckles or cul-de-sacs where the frontage may be reduced to thirty-five (35) feet. Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, maximum height requirements, and other county standards, unless specific variances therefrom are granted.**

**Tracts of fifty or more homes must have a minimum of four distinct models. For the purposes set forth herein, a floor plan and its reverse floor plan shall count as one model. Each model shall be constructed with a minimum of three distinct facades.**

**The following information shall accompany all tentative subdivision maps for Riverside County review and approval:**

- **building footprints for each lot which identify the model number of the home shall be included on the tract map;**
- **front, rear, and side elevations of all facades of all models to be constructed within the tract shall be included on separate sheets;**
- **front, rear, and side yard setbacks of all homes shall be shown on the tract map;**
- **all exterior building materials, including roofing materials shall be identified on the elevations (composition shingles and wood shakes are not permitted);**
- **typical landscape plans for each model (including all plant names/varieties and container sizes);**
- **landscape plans for reverse frontages and neighborhood entry statements and medians (including all plant names/varieties and container sizes).**
- **mailbox locations and design shall conform to current United States Postal Service standards.**

**Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint in a random fashion along the residential street. Projecting architectural features such as wood-framed windows, columns, offset roof planes, and other features shall be used to create both vertical and horizontal articulation. These features shall be included**

on the rear facades and sides of homes in order to prevent monotonous views from back yards and exterior roadways with views of reverse frontages. Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Residential plans that feature attached garage designs whose entries are from the side ("side-loaded garages") are encouraged. If side-loaded garages are utilized, a reduction in front yard setback of up to five feet is permitted if approved in conjunction with the approval of the tract. If the additional setback is not requested until after construction has commenced, setback adjustments may be requested for up to thirty (30) percent of the total lots.

## **VI. RESIDENTIAL AMENITIES**

All new residences shall be provided with front yard landscaping and an automatic irrigation system. Landscaping shall include a combination of turf, trees and shrubs. A minimum of two (2) trees (15 gallon or larger) shall be planted in each front yard along with a commensurate number of shrubs which are to be planted within three (3) foot deep planters along the front of all homes (garage and side yard gate areas are excluded).

All new residences shall be provided with roll-up garage doors.

All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block which is a minimum of five (5) feet in height, subject to the following parameters:

- all lots having rear and/or side yards facing local streets or otherwise open to public view shall be constructed of decorative block wall.
- corner lots shall be constructed with wrap around decorative block wall returns.
- side yard gates are required on one side of the home and shall be constructed of powder coated wrought iron or tubular steel.

Powder coated wrought iron fence sections may be included within tracts where view opportunities and/or terrain warrant its use (see Figure 6).

Powder coated wrought iron, wood, or chain link fences or gates are allowed where a residence is being constructed on a lot of at least 20,000 square feet.

- wood fencing shall be constructed with galvanized steel posts set in concrete to a minimum depth of 24 inches with 3 inches of cover on all sides.

All new residences shall have at least one fireplace in the living room or family room area.

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# Nonresidential Design and Landscape Guidelines

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## VII. COMMERCIAL DEVELOPMENT

Along the adjoining street of a commercial development, shade trees shall be provided in an adequate manner and extent to minimize that development's visual impact on nearby residential areas and soften its impact on through traffic.

Shade trees shall also be provided in an adequate manner and extent to shade off-street parking areas, and shall meet or exceed the shading requirements of Ordinance 348.

Landscaped berms adjacent to streets shall be used to minimize the visual effect of shopping centers on adjacent uses (see Figure 7).

Gas stations located at intersections shall be oriented so that the site's building is located adjacent to the intersection corner, with attractive landscaping, and that the gas pumps are located in the interior of the site, with access drives located as far from the intersection corner as possible. Adequate sight distance shall be maintained at intersections for all traffic movements.

A commercial development sign plan must be submitted for review with a project application and shall achieve consistency throughout.

- Identity signs for commercial and industrial projects shall utilize low profile monument signs rather than pylon or pole signs (see Figure 8).
- Individual tenant spaces within a project shall utilize channel lettering rather than "canned" lettering in their signs (see Figure 9).

# City of Jurupa Valley

## **STAFF REPORT**

**DATE:** NOVEMBER 5, 2020

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ROD BUTLER, CITY MANAGER  
PAUL TOOR, PUBLIC WORKS DIRECTOR/CITY ENGINEER

**SUBJECT:** AGENDA ITEM NO. 17.D

**CONSIDERATION OF AN ORDINANCE AND RESOLUTION DESIGNATING CITY PARKING LOTS AND AMENDING SECTION 12.25.135 OF THE JURUPA VALLEY MUNICIPAL CODE REGULATING PARKING ON OFF-STREET CITY PARKING LOTS AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15323**

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## **RECOMMENDATION**

- 1) That the City Council conduct a first reading and introduce Ordinance No. 2020-20, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMENDING SECTION 12.25.135 OF THE JURUPA VALLEY MUNICIPAL CODE REGULATING PARKING ON OFF-STREET CITY PARKING LOTS AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15323**

- 2) That the City Council adopt Resolution No. 2020-85, entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, DESIGNATING CITY PARKING LOTS AND PROVIDING ADDITIONAL PARKING RESTRICTIONS FOR PARKING LOTS PURSUANT TO SECTION 12.24.135 OF THE JURUPA VALLEY MUNICIPAL CODE AND FINDING THE RESOLUTION EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15323**

## **BACKGROUND**

The City of Jurupa Valley owns four facilities that provide for off-street parking. These four facilities are:



- City Hall, located at 8930 Limonite Ave., Jurupa Valley, CA 92509
- Eddie Dee Smith Senior Center, located at 5888 Mission Blvd., Jurupa Valley, CA 92509
- “Downey Park Recreation Area,” located adjacent to the intersection of Downey St. and 64<sup>th</sup> St., Jurupa Valley, CA 92509
- Jurupa Valley Boxing Club, located at 5626 Mission Blvd., Jurupa Valley, CA 92509

Section 12.25.135 of the Jurupa Valley Municipal Code (JVMC) sets forth regulations for off-street parking at the Downey Park Recreation Area and other City-owned facilities. However, this section of the JVMC does not specifically identify City Hall, the Eddie Dee Smith Senior Center, or the Jurupa Valley Boxing Club as City-owned properties. Specifically identifying these four facilities and describing the times for which certain parking regulations will be enforced adds clarity and can provide reference for administrative regulations established by the City Manager.

## ANALYSIS

The attached Ordinance No. 2020-19 (Attachment A) and Resolution No. 2020-84 (Attachment B) specifically identify City Hall, the Eddie Dee Smith Senior Center, the Downey Park Recreation Area, and the Jurupa Valley Boxing Club as City-owned facilities that include off-street parking. If approved, Ordinance No. 2020-19 and Resolution No. 2020-84 would enable the City Manager to establish a regulatory process that could result in the removal of vehicles from any of these properties if they are found in violation of the JVMC.

Both the resolution and the ordinance identify the specific times when parking is not allowed at each facility and vehicles in violation would be subject to removal.

Facility	Prohibited Hours for Parking
City Hall	7:00 PM to 7:00 AM*
Downey Park Recreation Area	7:00 PM to 7:00 AM
Eddie Dee Smith Senior Center	11:00 PM to 5:00 AM*
Jurupa Valley Boxing Club	11:00 PM to 5:00 AM*
*Except if there is a meeting or event at City Hall, the prohibition would begin 30-minutes after the meeting/event ends or as authorized by the City Manager.	

The California Vehicle Code largely dictates how municipalities can implement public parking regulations that include vehicle removal. These proposed regulations are compliant with the California Vehicle Code. Specifically identifying City-owned parking lots and prohibited parking times provides a legally durable reference point for parking regulations that may be adopted by the City Manager in the future.

If the proposed JVMC changes are adopted and the City Manager establishes administrative regulations related to off-street parking, the City will need to post signage at each facility to describe the adopted parking regulations. City Staff will work with the City Attorney's Office to ensure that the size and content of the signs are compliant with the California Vehicle Code and the JVMC.

### **FINANCIAL IMPACT**

The price of each "no parking" sign is approximately \$75.00-\$100.00. The fiscal impact of establishing regulations related to no parking on City-owned lots is minimal.

### **ALTERNATIVES**

1. Do not approve proposed Ordinance No. 2020-20
2. Do not approve proposed Resolution No. 2020-85
3. Provide alternate direction to staff.

\*\*\*\*\* SIGNATURES ON FOLLOWING PAGE \*\*\*\*\*

Prepared by:

  
Sean McGovern  
Senior Management Analyst


Reviewed by:

  
Paul Toer  
Public Works Director/City Engineer

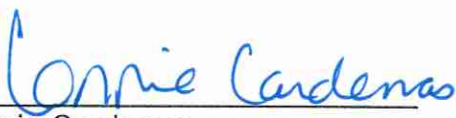
Reviewed by:

  
George Wentz, P.E.  
Deputy City Manager

Reviewed by:

  
Keith Clarke  
Director of Building & Safety


Reviewed by:

  
Connie Cardenas  
Director of Administrative Services

Reviewed by:

  
Peter M. Thorson  
City Attorney

Submitted by:

  
Rod B. Butler  
City Manager

**Attachments:**

- A. Ordinance No. 2020-20
- B. Resolution No. 2020-85

**ORDINANCE NO. 2020-20**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMENDING SECTION 12.25.135 OF THE JURUPA VALLEY MUNICIPAL CODE REGULATING TO PARKING ON OFF-STREET CITY PARKING LOTS AND FINDING THE ORDINANCE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15323**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**Section 1. Off-Street City Owned Parking Lot Restrictions.** Section 12.25.135 of the Jurupa Valley Municipal Code is hereby amended to read as follows:

**12.25.135 Parking Restrictions on Off-Street City Parking Lots**

- A. This section shall apply to all real property owned, lease, or otherwise controlled by the City for the purpose of providing temporary or permanent off-street public parking ("City Parking Lots"). It shall be presumptive evidence that a parking lot is a City Parking Lot subject to the provisions of this Section if the parking lot is designated as a City Parking Lot on a resolution adopted by the City Council or otherwise referenced in this Section.
- B. No vehicle shall be parked or left standing on a City Parking Lot in violation of any of the following requirements:
  - 1) Adjacent to a red curb or line painted red;
  - 2) In any parking space or area marked with a sign or pavement markings stating "No Parking;"
  - 3) Within two or more designated parking spaces;
  - 4) In violation of applicable time restrictions on the time allowed for parking vehicles within the City Parking Lot as set forth in this Section or by resolution of the City Council;
  - 5) In violation of the times when parking at the City Parking Lot is prohibited as set forth in this Section or by resolution of the City Council;
  - 6) In violation of such other parking restrictions as may be set forth in this Section or by resolution of the City Council limiting parking at a City Parking Lot to patrons of an adjacent or near-by City facility;



- 7) In violation of any applicable requirements of the California Vehicle Code, including without limitation, restrictions on parking in parking space reserved for persons with disabled placards; or
  - 8) Such other parking restrictions as may be set forth in this Section or by resolution of the City Council.
- C. Pursuant to Subsections B.4), B.5) and B.6) of this Section and in addition to the parking restrictions set forth in Subsection B, the following specific parking restrictions shall apply to the City Parking Lots listed below and vehicles parking in violation of these provisions may be removed as provided in Subsection F. of this Section:
- 1) The parking lot at the Jurupa Valley City Hall located at 8930 Limonite Avenue, Jurupa Valley, CA:
    - a) No vehicles shall be parked or left standing on this City Parking Lot between the hours of 7:00 p.m. on one day and 7:00 a.m. on the next day, except during a meeting or event at City Hall and until thirty (30) minutes thereafter or as authorized by the City Manager.
  - 2) The temporary and permanent parking lot for the 26 acres of land owned by the City and adjacent to and northerly of the Santa Ana River with the entrance to the property being at the southeast corner of 64th Street and Downey Street, Jurupa Valley, CA ("26 Acre Site Parking Lot"):
    - a) No vehicles shall be parked or left standing on this City Parking Lot between the hours of 7:00 p.m. on one day and 7:00 a.m. on the next day.
  - 3) The parking lot at the Eddie Dee Smith Center located at 5888 Mission Boulevard, Jurupa Valley, CA:
    - a) No vehicles shall be parked or left standing on this City Parking Lot between the hours of 11:00 p.m. on one day and 5:00 a.m. on the next day, except during a meeting or event at Eddie Dee Smith Center and until thirty (30) minutes thereafter or as authorized by the City Manager.
  - 4) The parking lot at the Jurupa Valley Boxing Club located at 5626 Mission Boulevard, Jurupa Valley, CA:
    - a) No vehicles shall be parked or left standing on this City Parking Lot between the hours of 11:00 p.m. on one day and 5:00 a.m. on the next day, except during a meeting or event at the Boxing Club and until thirty (30) minutes thereafter or as authorized by the City Manager.

- D. The parking restrictions set forth in Subsections B.4), B.5) and B.6) shall be posted on signs in plain view at all vehicle entrances at each City Parking Lot.
- E. The parking restrictions set forth in Subsection C. allowing the removal of vehicles in violation of Subsection C shall be posted on signs at the City Parking Lot in accordance with the following requirements:
  - 1) A sign shall be displayed, in plain view at all vehicle entrances to the City Parking Lot;
  - 2) Each sign shall be not less than seventeen inches (17") by twenty two inches (22") in size with red lettering not less than one inch (1") in height, describing the parking restrictions;
  - 3) Each sign shall indicate that vehicles violating the parking restrictions may be removed at the owner's expense;
  - 4) Each sign shall contain the telephone number of the local traffic law enforcement agency where a person whose vehicle has been removed from a City Parking Lot may find out the status of the vehicle and the location to which it has been removed; and
  - 5) Designating the parking restriction as "tow away" if applicable.
- F. In addition to the grounds for removal specified in the California Vehicle Code, and pursuant to California Vehicle Code section 22651(n), vehicles parked in violation of Subsection C. of this Section, shall be subject to removal from a City Parking Lot within the City.
  - 1) Such vehicles may be removed by any peace officer, as defined in Chapter 4.5 (commencing with Section 830) of Title 3 of Part 2 of the Penal Code, or may be removed by any regularly employed and salaried employee of the City who is engaged in directing traffic or enforcing parking laws and regulations of the City. Vehicles removed from City Parking Lots shall be removed to such locations as approved in writing by the City Manager.
  - 2) The City Council hereby delegates to and authorizes the City Manager to adopt such written regulations and procedures as necessary to implement the removal of vehicles parked or left standing on a City Parking Lot in violation of this Section.
  - 3) The City Council hereby delegates to and authorizes the City Manager to enter into such agreements with tow services as may be necessary to implement the removal remedies of this Section.
- G. The provisions of this Section shall not be applicable to license agreements, encroachment permits or other agreements entered into by the City Council or City Manager for the use of a City Parking Lot for purposes other than parking. The



City Manager is hereby authorized to temporarily suspend the parking restrictions on one or more City Parking Lots when necessary or convenient for special events approved or authorized by the City.

**Section 2. CEQA.** The City Council finds that that the proposed ordinance amending Jurupa Valley Municipal Code Section 12.24.135 is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Ordinance to regulate parking on the designated City parking lots will have a significant effect on the environment. Placing such a restriction will not result in a permanent or temporary alteration of property nor the construction of any new or expanded structures. The proposed ordinance is an administrative process of the City that will not result in direct or indirect physical changes in the environment. Additionally, the proposed ordinance is exempt from CEQA under CEQA Guidelines Section 15323 as the proposed ordinance only regulates parking in an existing facility for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. The City Hall Parking Lot, 26 Acre Site, the Eddie Dee Smith Senior Center, and the Jurupa Valley Boxing Club have all been used as a gathering areas and public facilities for many years without regulatory controls.

**Section 3. Severability.** If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are hereby declared to be severable.

**Section 4. Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside in conflict with the terms of this ordinance.

**Section 4. Certification.** The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 19<sup>th</sup> day of November, 2020.

---

Anthony Kelly, Jr.  
Mayor

Draft: October 20, 2020

ATTEST:

\_\_\_\_\_  
Victoria Wasko, CMC  
City Clerk

**CERTIFICATION**

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-20 was introduced at a meeting of the City Council of the City of Jurupa Valley on the 5<sup>th</sup> day of November 2020 and thereafter at a regular meeting held on the 19<sup>th</sup> day of November, 2020, it was duly passed and adopted by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 19<sup>th</sup> day of November, 2020.

\_\_\_\_\_  
Victoria Wasko, CMC  
City Clerk

**RESOLUTION NO. 2020-85**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, DESIGNATING CITY PARKING LOTS AND PROVIDING ADDITIONAL PARKING RESTRICTIONS FOR PARKING LOTS PURSUANT TO SECTION 12.24.135 OF THE JURUPA VALLEY MUNICIPAL CODE AND FINDING THE RESOLUTION EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTIONS 15061(B)(3) AND 15323**

**THE CITY COUNCIL OF THE CITY OF JURUPA DOES RESOLVE AS FOLLOWS:**

**Section 1.** Pursuant to the provisions of Section 12.25.135.A. of the Jurupa Valley Municipal Code, the following parking lots are owned, leased, or otherwise controlled by the City of Jurupa Valley for the purpose of providing temporary or permanent off-street parking and are therefore designated as City parking lots ("City Parking Lots"):

(a) The parking lot at the Jurupa Valley City Hall located at 8930 Limonite Avenue, Jurupa Valley, CA;

(b) The parking lot for the 26 acres of land owned by the City and adjacent to and northerly of the Santa Ana River with the entrance to the property being at the southeast corner of 64th Street and Downey Street, Jurupa Valley, CA ("26 Acre Site Parking Lot");

(c) The parking lot at the Eddie Dee Smith Center located at 5888 Mission Boulevard, Jurupa Valley, CA; and

(d) The parking lot at the Jurupa Valley Boxing Club located at 5626 Mission Boulevard, Jurupa Valley, CA.

**Section 2.** Pursuant to Subsections B.4), B.5) and B.6) of Section 12.25.135 of the Jurupa Valley Municipal Code and in addition to the parking restrictions set forth in Subsection B. of Section 12.25.135, the following specific parking restrictions shall apply to the City Parking Lots listed below, subject to all of the provisions of Section 12.25.135 and vehicles parking in violation of these provisions may be removed as provided in Subsection F. of Section 12.25.135:

(a) The parking lot at the Jurupa Valley City Hall located at 8930 Limonite Avenue, Jurupa Valley, CA: No vehicles shall be parked or left standing on this City Parking Lot between the hours of 7:00 p.m. on one day and 7:00 a.m. on the next day, except during a meeting or event at City Hall and until thirty (30) minutes thereafter or as authorized by the City Manager.

(b) The temporary and permanent parking lot for the 26 acres of land owned by the City and adjacent to and northerly of the Santa Ana River with the entrance to the property being at the southeast corner of 64th Street and Downey Street, Jurupa Valley, CA ("26 Acre Site Parking Lot"): No vehicles shall be parked or left standing on this City Parking Lot between the hours of 7:00 p.m. on one day and 7:00 a.m. on the next day.



(c) The parking lot at the Eddie Dee Smith Center located at 5888 Mission Boulevard, Jurupa Valley, CA: No vehicles shall be parked or left standing on this City Parking Lot between the hours of 11:00 p.m. on one day and 5:00 a.m. on the next day, except during a meeting or event at Eddie Dee Smith Center and until thirty (30) minutes thereafter or as authorized by the City Manager.

(d) The parking lot at the Jurupa Valley Boxing Club located at 5626 Mission Boulevard, Jurupa Valley, CA: No vehicles shall be parked or left standing on this City Parking Lot between the hours of 11:00 p.m. on one day and 5:00 a.m. on the next day, except during a meeting or event at the Boxing Club and until thirty (30) minutes thereafter or as authorized by the City Manager.

**Section 3. CEQA.** The City Council finds that that the proposed resolution establishing certain parking regulations is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Resolution to regulate parking on the designated City parking lots will have a significant effect on the environment. Placing such a restriction will not result in a permanent or temporary alteration of property nor the construction of any new or expanded structures. The proposed resolution is an administrative process of the City that will not result in direct or indirect physical changes in the environment. Additionally, the proposed resolution is exempt from CEQA under CEQA Guidelines Section 15323 as the proposed resolution only regulates parking in an existing facility for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. The City Hall Parking Lot, 26 Acre Site, the Eddie Dee Smith Senior Center, and the Jurupa Valley Boxing Club have all been used as a gathering areas and public facilities for many years without regulatory controls.

**Section 4. Certification.** The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 5th day of November 2020.

---

Anthony Kelly, Jr.  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

**CERTIFICATION**

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-85 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 5<sup>th</sup> day of November 2020 by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 5th day of November 2020.

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Victoria Wasko, City Clerk  
City of Jurupa Valley